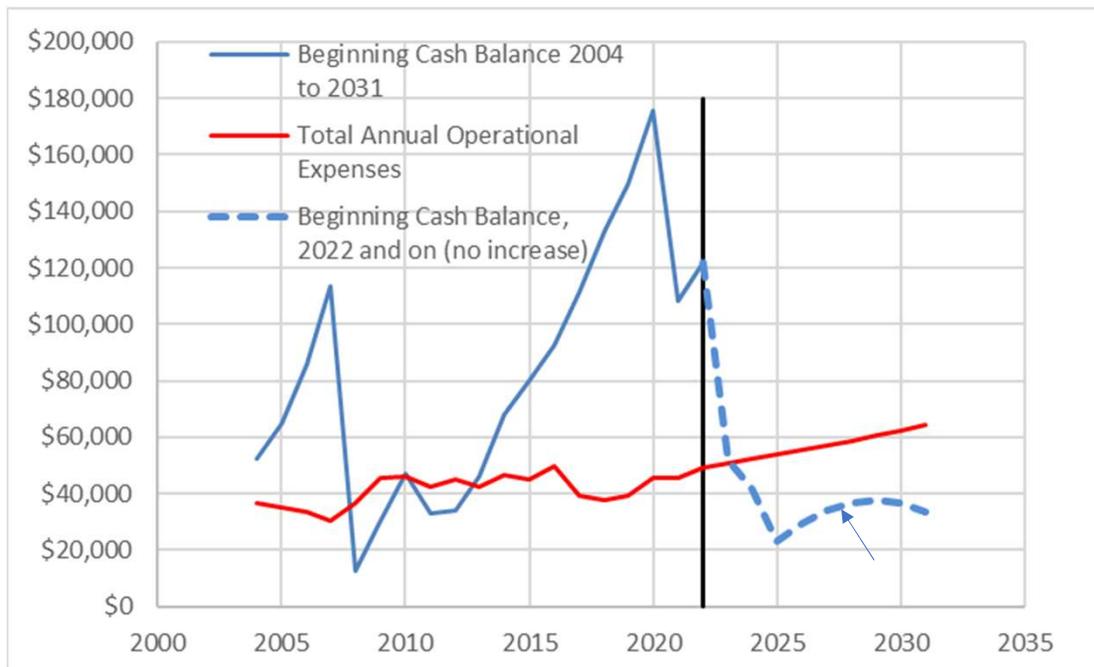


Devenger Place Special Tax District and Family Center – Capital History and projection 2004 to 2031

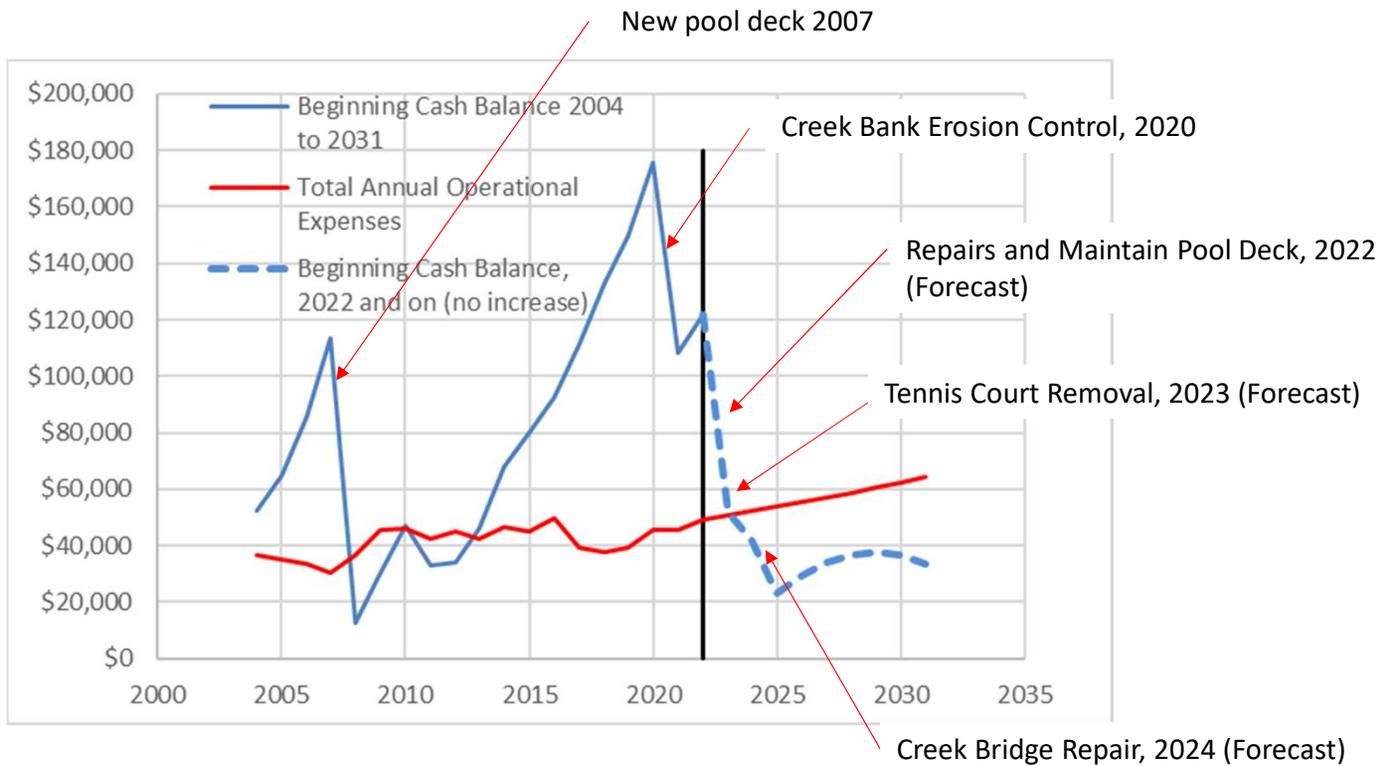
No changes in income for the neighborhood



No increase in service fee or millage, cash on hand does not recover from improvement expenses to cover ordinary operating costs (arrow).

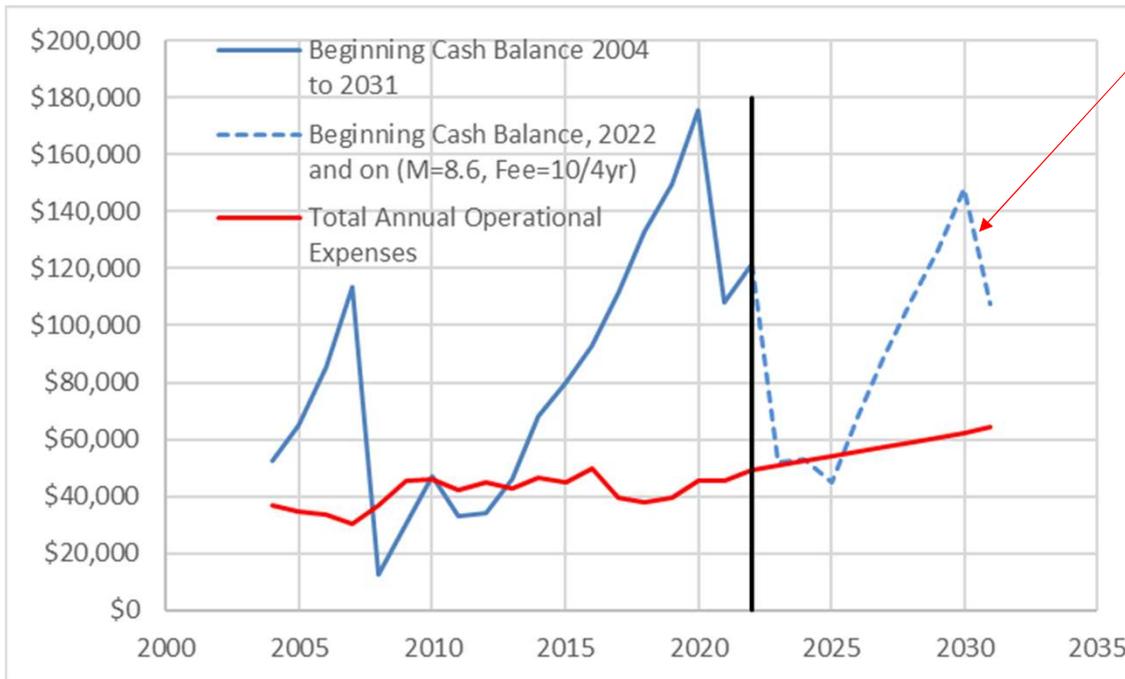
Devenger Place Special Tax District and Family Center – Capital History and projection 2004 to 2031

Some explanation of capital expenses depicted here:



Devenger Place Special Tax District and Family Center – Capital History and projection 2004 to 2031

We change neighborhood direction by growing neighborhood income



Parking lot repaving or some combination of parking lot repair and Tennis court repurposing, added in 2029, but clearly timing could be moved up

Modest* millage increase from current 6.6 to 8.6 out of a maximum of 12 and ...

a 4 year interval +\$10 service charge growth leveling off in 2029 at \$70

enables increased pace of future capital improvement AND covering operating expenses well into the future.

*Modest meaning millage expenses for average (200k\$) homeowner increase by \$16/yr and fee increases by \$10 every four years until 2028 then levels off at \$70 per year.