



NOTICE CONCERNING PUBLIC HEARING ON BUDGETS AND ASSESSMENTS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING

The Board of Supervisors of the Dunes Community Development District (District) will hold public hearings on August 8, 2025, at 9:30 AM in the District's Administrative Office located at 101 Jungle Hut Road, Palm Coast, Florida. The purpose of these public hearings is to receive public comment and objections on the adoption of the District's General Fund Budget, Water & Sewer Fund Budget, Bridge Fund Budget and Stormwater Fund Budget and to consider the imposition of administrative and maintenance special Assessments. The District's staff may propose changes, additions to or deletions from these budgets at the public hearing. A Board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. Copies of the proposed budgets, proposed assessment roll and agenda may be obtained at the offices of the District Manager, located at 101 Jungle Hut Road, Palm Coast, Florida (386) 445-9045 during normal business hours, or on the Districts website <http://www.dunescdd.org>.

The General Fund Budget and Assessments

Each year the District imposes a non-ad valorem assessment on your property to fund the District's general administrative costs. This budget is adopted each year after consideration by the Board and after holding a public hearing. As always, you have the right to appear at this public hearing to express any objections, suggestions or comments. You may also file written objections within twenty days of the date of this notice at 101 Jungle Hut Road, Palm Coast, Florida, Attention: District Manager. By operation of law, these non-ad valorem assessments along with property taxes constitute a lien against your property located within the District. It is important to pay your tax bill each year since failure to pay will cause a tax certificate to be issued against the property, which may result in loss of title.

All benefited lands within the District pay these assessments, including undeveloped and developed lands. Lands within the District are assigned units of measurement in accordance with their use. Developed land is assessed at one assessment unit per residential unit or lot. Undeveloped land is assessed at one assessment unit per acre. The table below shows the schedule of the proposed administrative and maintenance assessments, which are subject to change at the hearing. The assessment against each parcel is the total of the residential units or acres in each parcel multiplied by the cost per assessment unit. The District expects to collect no more than \$475,000 in gross assessment revenues.

Land Use Description	Total # of Units	Current Annual O&M Assessment (October 1, 2024 – September 30, 2025)	Proposed Annual O&M Assessment (October 1, 2025 – September 30, 2026)	Change in Annual Dollar Amount
Single Family	2,990	\$110	\$135	\$25
Commercial	447	\$110	\$135	\$25

The Water and Sewer Fund, Stormwater Fund and the Bridge Fund Budgets

The District also adopts a Water & Sewer Fund Budget, a Stormwater Fund Budget and a Bridge Fund Budget to cover the cost of operations and the debt service related to the utility systems, the stormwater system and the toll bridge. Each budget is currently funded by the rates, fees and charges which the District imposes for utility services, stormwater services and use of the toll bridge. During the past several years, both the utility rates and the bridge toll charges have been reduced. The District is committed to reducing costs wherever possible while maintaining a high level of quality services.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

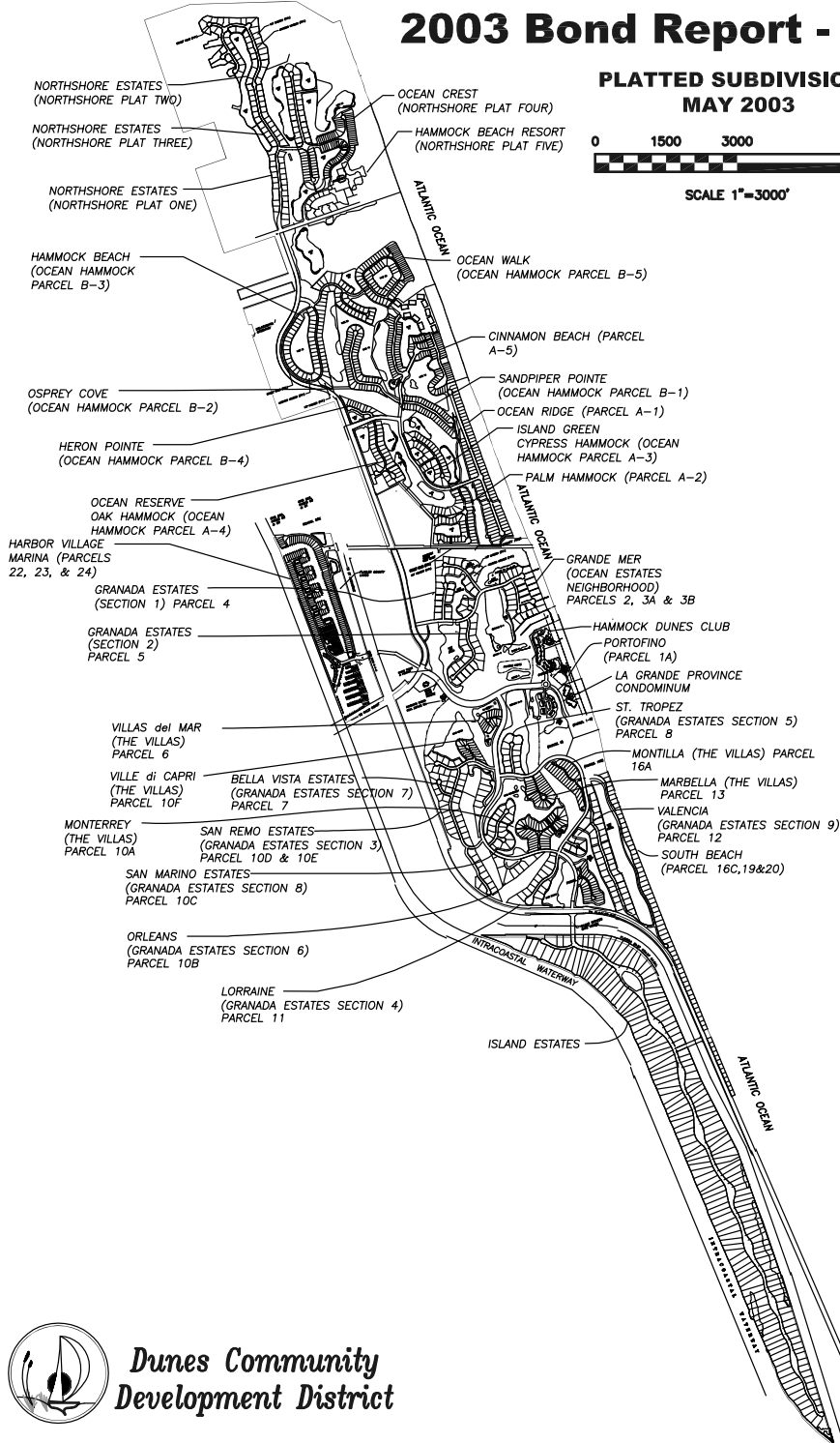
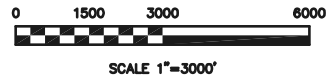
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Gregory Peugh
District Manager

2003 Bond Report - Figure 2

PLATTED SUBDIVISIONS MAY 2003



*Dunes Community
Development District*

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