

Date: March 11, 2026

To: Community Development Authority Board

From: Jeremiah Thomas, Comptroller

Re: Stonehaven Development – Personal Financial Statement Analysis

The Finance department was asked to review the Personal Financial Statement (PFS) provided by Tim Vandeville in conjunction with the proposed Stonehaven Development on Bluff Road.

The primary focus of the analysis is to assess the risk involved in the proposed development to the City and secondarily verify if there is enough liquidity from Tim to support potential minor payments of invoices while working through the reimbursement process from the City provided revolving loan.

First, to assess the possible liquidity capacity, we calculated a reasonable target based on the scope of the building project. Based on the proposed modular build costs, an assumed 4 homes built at a time and a 3-6 month completion timeframe to be ready for sale, and considering the City would be paying contractors directly for invoices incurred during the build a reasonable coverage ratio would be 15% of the total build cost for the 4 homes. Finance calculated this 15% coverage amount to be \$186,924 (this would also be more than 50% of the build cost of a single home). Based on the PFS provided by Tim, between his business and personal liquid assets he would have adequate funds to fund the 15% coverage amount.

The risk to the City is low due to the City securing the home and land as collateral for the revolving loan, and the City paying contractors directly through submitted invoices from the Revolving loan. With direct reimbursement from the Revolving loan to the contractors this eliminates or reduces the possibility of cash flow issues by Tim throughout the Stonehaven Development project.

It is Finance's opinion that there is no hinderances found in the PFS provided by Tim that would be a barrier to the Stonehaven Development moving forward. This conclusion was based on the understanding that the majority of invoices to be paid directly by the City from the Revolving Loan fund to the contractors, and the liquid funds stated on Tim's PFS show adequate reserves to fund up to 15% of the project costs while seeking reimbursement if that should arise.