



COMMUNITY DEVELOPMENT DISTRICT

April 1, 2021

COMMUNITY WORKSHOP AGENDA



**Community Development District
OFFICE OF THE DISTRICT MANAGER**

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (954) 571-0013 • Toll-free: (877) 276-0889

March 25, 2021

Board of Supervisors
Grand Haven Community Development District

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Grand Haven Community Development District will hold a Virtual Community Workshop on April 1, 2021 at 9:00 a.m., accessible via Zoom video at <https://zoom.us/j/2043596216> or via phone at 1-929-205-6099 followed by Meeting ID 204 359 6216. The agenda is as follows:

1. CALL TO ORDER/ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. PUBLIC COMMENTS (*3-Minute Rule*)
4. DISCUSSION ITEM(S)
 - A. Fiscal Year 2022 Proposed Budget
 - General Fund
 - Special Revenue Fund
 - FY2022 CIP
 - Road Resurfacing Plan
 - B. Facility Openings
5. REPORT: Operations Manager [Barry Kloptosky]
6. NEXT BOARD OF SUPERVISORS MEETING DATE: April 15, 2021 at 9:00 A.M.
 - QUORUM CHECK

John Polizzi	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Dr. Merrill Stass-Isern	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Kevin Foley	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Michael Flanagan	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Chip Howden	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

7. SUPERVISORS' REQUESTS

8. ADJOURNMENT

Should you have any questions, please do not hesitate to contact me directly at (904) 386-0186.

Sincerely,



Howard McGaffney
District Manager

FOR VIRTUAL PARTICIPATION:

JOIN ZOOM MEETING: <https://zoom.us/j/2043596216>

MEETING ID: 204 359 6216

OR

VIA PHONE: 1-929-205-6099

MEETING ID: 204 359 6216



COMMUNITY DEVELOPMENT DISTRICT

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**GRAND HAVEN
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2022**

**GRAND HAVEN
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Adopted	Proposed Budget FY 2022
REVENUES		
Assessment levy: general	\$ 3,662,033	\$ 3,959,192
Assessment levy: infrastructure reinvestment	831,757	-
Assessment levy - Escalante, LLC ³	8,626	8,626
Allowable discounts (4%)	(180,097)	(158,713)
Assessment levy - net	4,322,319	3,809,105
Reuse water	21,000	23,166
Gate & amenity guest	8,000	8,000
Tennis	3,000	500
Room rentals	2,000	500
Interest and miscellaneous	5,500	23,676
Total revenues	4,361,819	3,864,947
EXPENDITURES		
Professional & admin		
Supervisors - regular meetings	12,000	12,000
Supervisor - workshops	10,000	9,000
District management	39,127	40,301
Administrative	10,413	10,725
Accounting	21,478	22,122
Assessment roll preparation	9,478	9,762
Audit	11,300	11,300
Legal - general counsel	92,000	103,000
Engineering	30,000	30,000
Insurance: general liability & public officials	11,896	11,200
Legal advertising	3,500	5,200
Bank fees	1,500	1,500
Dues & licenses	175	175
Website hosting & development	1,800	730
ADA website compliance	210	210
Communications: e-blast	500	480
Music licensing	3,350	3,520
IT support	18,000	21,900
Property taxes	3,000	2,400
Postage	3,000	3,000
Office supplies	500	650
Tax collector	90,048	79,356
Total professional & admin	373,275	378,531

**GRAND HAVEN
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Adopted	Proposed Budget FY 2022
EXPENDITURES (continued)		
Field operations		
Electric		
Electric services - #12316, 85596, 65378	4,300	5,200
Electric- Village Center - #18308	31,500	31,500
Electric - Creekside - #87064, 70333	21,500	21,500
Street lights ¹	20,000	21,000
Propane - spas/café	38,750	40,600
Garbage - amenity facilities	11,000	15,200
Water/sewer		
Water services ²	98,750	139,300
Water - Village Center - #324043-44997	13,500	13,000
Water - Creekside - #324043-45080	10,000	7,300
Pump house shared facility	15,500	43,000
Aquatic contract	44,615	51,438
Aquatic contract: lake watch	4,076	4,076
Aquatic contract: aeration maintenance	4,000	4,000
Lake bank spraying	6,128	6,128
Storm clean-up	20,000	26,000
Insurance: property	65,117	69,300
Insurance: auto general liability	2,000	4,000
Flood insurance	4,700	3,600
Property maintenance		
Horticultural consultant	9,600	9,600
Landscape enhancement	112,220	80,000
Landscape repairs & replacement	20,000	38,000
Stormwater system repairs & maintenance	15,000	15,000
Roads & bridges repairs	15,000	15,000
Sidewalk repairs & replacement	20,000	-
Landscape maintenance contract services	574,328	585,814
Landscape maintenance: croquet	50,800	50,800
Tree maintenance (Oak tree pruning)	35,000	35,000
Optional flower rotation	20,000	20,000
Irrigation repairs & replacement	20,000	22,000
Street light maintenance	15,000	15,000
Lift truck repairs & maintenance	5,000	5,000
Holiday lights	9,000	9,000

**GRAND HAVEN
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Adopted	Proposed Budget FY 2022
EXPENDITURES (continued)		
Staff support and amenity operations		
Gate access/administrative support		
Payroll	520,345	659,287
Merit pay/bonus	20,000	25,000
Payroll taxes	67,905	86,037
Health insurance	65,000	80,000
Insurance: workers' compensation	26,500	30,000
Payroll services	4,100	6,250
Mileage reimb: operations manager	2,750	2,750
Car allowance: staff	6,000	16,000
Amenity Management	479,000	592,786
Amenity Operations & Maintenance	73,000	-
A/C maintenance and service	3,750	3,900
Fitness equipment service	7,500	7,500
Cable/internet	14,500	14,700
Office supplies: field operations	12,000	14,000
Village center telephone, fax	10,000	4,800
Creekside telephone, fax	10,000	11,600
Pool/spa permits	875	875
Pool chemicals	13,176	15,500
Pest control	3,050	3,900
Amenity maintenance	110,000	110,000
Community maintenance	110,000	110,000
CERT operations	500	500
Repairs & maintenance: projects		
Fire & security system	3,350	5,300
Gate access control (formerly: Security operations)		
Gate access control staffing	198,373	204,375
Additional guards	15,000	8,000
Guardhouse facility maintenance	21,000	16,000
Gate communication devices	20,000	21,000
Gate operating supplies	22,000	16,000
Special events	10,000	10,000
Miscellaneous contingency	4,000	4,000
Total field operations	3,190,058	3,486,416
Total admin & field ops expenditures	3,563,333	3,864,947
Infrastructure reinvestment		
Capital improvements ⁴		
General infrastructure replacement/repair	1,027,702	-
Total infrastructure reinvestment	1,027,702	-
Total expenditures	4,591,035	3,864,947

**GRAND HAVEN
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Adopted	Proposed Budget FY 2022
EXPENDITURES (continued)		
Excess/(deficiency) of revenues over/(under) expenditures	(229,216)	-
OTHER FINANCING SOURCES/(USES)		
Transfer out	-	(1,171,211)
Total other financing sources/(uses)	-	(1,171,211)
Net change in fund balances	(229,216)	(1,171,211)
Fund balance - beginning (unaudited)	3,327,233	3,219,358
Fund balance - ending (projected)		
Committed		
Disaster ⁶	981,211	750,000
Future capital improvements	940,000	-
Assigned		
3 months working capital ⁵	890,833	966,237
Unassigned	285,973	331,910
Fund balance - ending	<u>\$ 3,098,017</u>	<u>\$ 2,048,147</u>

¹See exhibit 1.

²See exhibit 2.

³See exhibit 3

⁴See exhibit 4. Also, please note that in conformity with the District's capitalization policy, only items/projects in excess of \$5,000 will be reflected on the schedule of capital assets.

⁵This item represents fund balance that will be needed to cover expenditures from October through December each fiscal year. Note, current fiscal year assessments should be sufficient to replenish this component of fund balance as it will be needed for the same purpose in the subsequent fiscal year.

⁶This item represents a portion of fund balance that is intended to cover the costs of a material disaster, which is defined as aggregate expenditures in excess of \$50,000 that are necessary to mitigate significant damage resulting from a hurricane, tornado, flood, sinkhole or chemical spill within the boundaries of the District.

**GRAND HAVEN
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional and Administrative Services

Supervisors - regular meetings	\$ 12,000
<p style="padding-left: 20px;">Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates twelve meetings and all five Board Members receiving fees.</p>	
Supervisor - workshops	9,000
<p style="padding-left: 20px;">Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates eleven workshop meetings and all five Board Members receiving fees.</p>	
District management	40,301
<p style="padding-left: 20px;">Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and operate & maintain the assets of the community.</p>	
Administrative	10,725
<p style="padding-left: 20px;">Wrathell, Hunt and Associates, LLC provides administrative services to the District under the management services agreement. These services include preparation of meeting agenda and minutes, maintaining the District website, records retention, resident requests and all regulatory requirements involving documentation of District activities.</p>	
Accounting	22,122
<p style="padding-left: 20px;">Wrathell, Hunt and Associates, LLC provides budget preparation and reporting, cash management, revenue reporting and accounts payable functions.</p>	
Assessment roll preparation	9,762
<p style="padding-left: 20px;">Wrathell, Hunt and Associates, LLC provides assessment roll services, which include preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments. This was titled "financial consulting services" in the previous fiscal year.</p>	
Audit	11,300
<p style="padding-left: 20px;">The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General. Grau & Associates conducts the District's audit.</p>	
Legal - general counsel	103,000
<p style="padding-left: 20px;">Clark & Albaugh, LLP. provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, this firm provides services as "local government lawyers" realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	

**GRAND HAVEN
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Engineering	30,000
<p>The District has engaged a District Engineer to provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Insurance: general liability & public officials ³	11,200
<p>The District carries public officials and general liability and public officials insurance with policies written by Florida Insurance Alliance and these amounts have been combined for the current year budget. The limit of liability is set at \$2,000,000 for general liability (\$4,000,000 general aggregate) and \$1,000,000 for public officials liability (\$2,000,000 general aggregate).</p>	
Legal advertising	5,200
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Bank fees	1,500
<p>Bank charges incurred during the year.</p>	
Dues & licenses	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Website hosting & development	730
<p>Strange Zone, provides website hosting for a fee of \$10.00 per month and website maintenance at an hourly rate of \$115.00.</p>	
ADA website compliance	210
Communications: e-blast	480
<p>Constant Contact, Inc. transmits District news and information to the residents via email.</p>	
Music licensing	3,520
IT support	21,900
<p>Celera: June 1, 2020 - May 31, 2021 = \$1,278.50/mon, \$15,342/yr. + repairs/calls</p>	
Property taxes	2,400
<p>The District pays property taxes to Flagler County on certain parcels of land within the District. Ad valorem taxes are assessed for the parking lot at Escalante Golf.</p>	
Postage	3,000
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Office Supplies	650
<p>Accounting and administrative supplies and automated AP routing.</p>	
Tax collector	79,356
<p>The tax collector's fee is 2% of assessments collected.</p>	
Field operations	
<i>Electric</i>	
Electric services - #12316,65378,85596	5,200
<p>FPL charges for electric usage at the main entrance, guardhouse (AC/heat) and lights(#65378), pond aerator, electric at south entrance (#12316) and electric at the north entrance gate house.</p>	
Electric- Village Center - #18308	31,500
<p>FPL charges for electric usage at the Village Center, which includes air conditioning, heating, pool equipment, café appliances and lights.</p>	

**GRAND HAVEN
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Electric - Creekside - #87064, 70333	21,500
FPL charges for electric usage at the Creekside facility, which includes air conditioning, heating, pool equipment and lights. Account #87064 is for air conditioning and account #70333 is for pool pumps and lighting.	
Street lights ¹	21,000
FPL bills for energy usage of the 495 streetlights located within the District as shown in exhibit 1.	
Propane - Pool/spas/café	40,600
Amerigas Corporation: Propane Heating for Pools/Spas and Café March 2, 2021 - March 1, 2022 = \$1.84 per gallon	
Garbage - amenity facilities	15,200
Waste Management Corp: Creekside: April 1, 2018 - March 31, 2021 = \$870.46/month, \$10,445.52/yr. Village Center: April 1, 2018 - March 31, 2021 = 276.77/month, \$3,321.24/yr.	
<i>Water/Sewer</i>	
Water services ²	139,300
Reuse and potable water is supplied by City of Palm Coast for irrigation purposes. Exhibit 2 lists all of the accounts. The potable water accounts were not converted to reuse because of the extensive conversion costs (account #'s 46201, 46064 and 46200).	
Water - Village Center	13,000
Potable water/sewer is supplied to the Village Center by the City of Palm Coast. (account # 44997)	
Water - Creekside	7,300
Potable water/sewer is supplied to Creekside by the City of Palm Coast (account # 45080).	
Pump house shared facility	43,000
The District has a shared services agreement with Escalante Golf for the operation and maintenance costs of the Marlin Drive pump house. The District bills Escalante Golf 75% of all costs and pays the remaining 25% per the agreement. The agreement went into effect on November 10, 2005 and shall terminate upon the termination of the reclaimed water agreement that went into effect November 17, 2005 and is still in effect.	
Aquatic contract	51,438
Solitude Lake Management: \$3,935.75/mon, \$47,229/yr., for algae and aquatic weed control, monthly inspections, management and reporting for the 47 waterways. Additional costs for fish stocking.	
Aquatic contract: lake watch	4,076
Solitude Lake Management: \$333/mon, \$3996/yr., for water quality monitoring/testing	
Aquatic contract: aeration maintenance	4,000
Solitude/Vertex: \$608/semi-annually, \$1,216/yr., for planned aeration maintenance. Additional costs for repairs.	
Lake bank spraying	6,128
Storm clean-up	26,000
Property insurance	69,300
The District carries property insurance with Florida Property Alliance. This policy insures District property and contents.	

**GRAND HAVEN
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Insurance: Auto general liability	4,000
Represents automobile insurance for the District's E-350 work truck with lift bucket. The limit of liability is \$1,000,000 for any one accident or loss.	
Flood insurance	3,600
The District carries flood insurance. The limit of coverage is \$4,000,000. The deductible is \$1,000 (except for the conspan and walking bridges). The deductible for the conspan and walking bridges is 5% of their respective values.	
Property maintenance	
Horticultural consultant	9,600
The District has a continuous contract with Louise Leister (horticulturalist) in March 2010 to audit current landscape specifications and develop a landscape master plan that will provide ecological, environmental and economical benefits.	
Landscape enhancement	80,000
Firewise, Vine removal and landscape enhancement projects (formally in Capital)	
Landscape repairs & replacement	38,000
Repairs and/or replacement of existing turf, trees, plants and other landscaping.	
Stormwater system repairs & maintenance	15,000
Repairs and maintenance to the District's stormwater system	
Roads & bridges repairs	15,000
Repairs and maintenance to the District's curbs, gutters, roads and bridges	
Sidewalk repairs & replacement	-
Repairs and/or replacement of existing sidewalks.	
Landscape maintenance service contract	585,814
Verdego Agreement commenced on May 1, 2020 Expires September 30, 2022.	
Year 2-October 1, 2020 through September 30, 2021=\$574,328	
Year 3-October 1, 2021 through September 30, 2022=\$585,814	
Can auto renew until either party terminates, under year 3 price	
Landscape maintenance: croquet	50,800
Precision Land Grading: Maintenance of the croquet courts.	Year
1 (additional new court)-October 1,2021 through September 30, 2022=\$50,800	
Tree maintenance (Oak tree pruning)	35,000
Optional flower rotation	20,000
Irrigation repairs & maintenance	22,000
Irrigation repairs and maintenance, including sprinkler system inspections, nozzle adjustments, cleaning, and timer adjustments. Additional repairs are provided upon district approval.	
Street light maintenance	15,000
Painting, repairs and maintenance costs associated with the 495 streetlights including all fixtures and lighting parts.	
Lift truck repairs & maintenance	5,000
Holiday lights	9,000
The District provides annual holiday decorations.	
<i>Staff support and amenity operations</i>	

**GRAND HAVEN
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Payroll	659,287
This is payroll for all District employees, which includes: Operations Manager, Field Superintendent (7) maintenance workers, 1 Office Manager, 1 Executive Assistant to the Operations Manager, and 1 Office Assistant	
Merit pay/bonus	25,000
Employee merit and performance based compensation.	
Payroll taxes	86,037
FICA tax	
Health insurance	80,000
Estimated cost of health insurance for the District's employees.	
Insurance: workers' compensation	30,000
Payroll services	6,250
Payroll for District Supervisors and employees is provided by ADP Corporation	
Mileage reimb: operations manager	2,750
Operations Manager is reimbursed for business mileage at a rate of \$.585/mile per employment agreement. If this is above IRS guideline for mileage reimbursement, the difference will be a taxable benefit.	
Car allowance: staff	16,000
Maintenance workers receive \$2000 / year for vehicle allowance	
Amenity Management	592,786
Vesta Property Services: For Amenity/Cafe Management, programs and activities at the Village Center and Creekside Amenity Centers.	
Year 1 May 1, 2021 - Sept. 30, 2022 = \$592,785.60 annually, \$49,398.80 monthly	
Year 2 Oct. 1, 2022 - Sept. 30, 2023 = \$632,226 annually, \$52,685.50 monthly	
Year 3 Oct. 1, 2023 - Sept. 30, 2024 = \$664,639.13 annually, \$55,386.59 monthly Opt.	
Yr. 4 Oct. 1, 2024 - Sept. 30, 2025 = \$698,571.93 annually, \$58,214.33 monthly	
Amenity A/C maintenance and service	3,900
District contractor provides preventative maintenance on air conditioning systems including filters.	
Fitness equipment service	7,500
Lloyd's exercise equipment provides quarterly maintenance on the exercise equipment at Village Center and Creekside fitness centers for \$1700 annually. Lloyd's charges the District \$175 four times per year for service to Creekside and charges \$250 four times per year for service to the Village Center. Lloyd's also performs any repairs or adjustment service to fitness equipment for an additional cost.	
Cable/internet	14,700
Spectrum, provides cable and internet service at the V.C., CAC and wife for gates.	
Office supplies: field operations	14,000
Sprint Cell phones, paper, printer cartridges, toner, supplies, folders, binders, equipment purchases, coffee supplies, employee logo shirts and other miscellaneous items.	
Village center telephone, fax	4,800
AT&T and Fonality, provides telephone and fax service at the Village Center.	
Creekside telephone, fax	11,600
AT&T and Fonality provides telephone and fax service at Creekside.	
Pool/spa permits	875
City of Palm Coast requires annual pool and spa permits to operate these facilities.	
Pool chemicals	15,500
The District is billed for pool and spa chemicals at the Village Center and Creekside by Poolsure, Inc.	

**GRAND HAVEN
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Pest control	3,900
Massey and Bug Guard: Termite treatment and pest control at each building location.	
<i>Repairs and maintenance</i>	
Amenity maintenance	110,000
These are general expenditures that relate to the maintenance, purchase of bathroom supplies, sanitizer, PPE, paper towels, soap etc., water for fitness centers, repair & replacement items at the amenity centers.	
Community maintenance	110,000
These are general expenditures that relate to the maintenance, repair & replacement of District infrastructure throughout the community.	
CERT operations	500
Fire & security system	5,300
Fire Alarm-Vector Security: \$86.95/mon, \$1,034.40/yr., plus repair/service calls. Security	
Camera's-WebWatchdogs: \$1,800/yr.	Jan1, 2021-Dec
31, 2021 Creekside-AlarmPro: \$144/qtr, \$576/yr., + repairs	Jan 1, 2021-Dec 31,
2021 Village Ctr.-AlarmPro: \$204/qtr, \$816/yr., + repairs	
<i>Gate access control operations</i>	
Gate access control staffing	204,375
Guard One Security Services Agreement	
Year 1 April 1, 2020 - March 31, 2021 = \$198,373 annually, \$16,532 monthly	
Year 2 April 1, 2021 - March 31, 2022 = \$204,375 annually, \$17,032 monthly	
Year 3 April 1, 2022 - March 31, 2023 = \$210,478 annually, \$17,540 monthly	
Additional guards	8,000
As needed for overflow traffic at main gate.	
Guardhouse facility maintenance	16,000
Repairs and maintenance of 3 guard houses / buildings.	
Gate communication devices	21,000
Costs associated with the purchase of access cards and remotes	
Gate operating supplies	16,000
Costs associated with repairs/replacement of gate transmitters, gate poles, keypads, control loops, detectors, and access strips.	
Special events	10,000
Expense associated with Board sanctioned events and activities.	
Miscellaneous contingency	4,000
Expenses of an expedient or required nature that have not been budgeted elsewhere.	
Total expenditures	<u><u>\$ 3,864,947</u></u>

¹See exhibit 1.

²See exhibit 2.

⁴See exhibit 4.

**GRAND HAVEN
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - INFRASTRUCTURE REINVESTMENT
FISCAL YEAR 2022**

	Adopted	Proposed Budget FY 2022
REVENUES		
Assessment levy: infrastructure reinvestment	\$ -	\$ 1,064,814
Allowable discounts (4%)	-	(42,593)
Assessment levy - net	-	1,022,221
Interest and miscellaneous	-	5,500
Total revenues	-	1,027,721
EXPENDITURES		
Professional & admin		
Tax collector	-	21,296
Total professional & admin	-	21,296
Infrastructure reinvestment		
General infrastructure replacement/repair ¹	-	1,206,425
Total infrastructure reinvestment	-	1,206,425
Total expenditures	-	1,227,721
EXPENDITURES (continued)		
Excess/(deficiency) of revenues over/(under) expenditures	-	(200,000)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	1,171,211
Total other financing sources/(uses)	-	1,171,211
Net change in fund balances	-	971,211
Fund balance - beginning (unaudited)	-	-
Fund balance - ending (projected)		
Committed		
Future capital improvements	-	669,605
Assigned		
3 months working capital ²	-	301,606
Unassigned	-	-
Fund balance - ending	\$ -	\$ 971,211

¹See exhibit 4. Also, please note that in conformity with the District's capitalization policy, only items/projects in excess of \$5,000 will be reflected on the schedule of capital assets.

²This item represents fund balance that will be needed to cover expenditures from October through December each fiscal year. Note, current fiscal year assessments should be sufficient to replenish this component of fund balance as it will be needed for the same purpose in the subsequent fiscal year.

**GRAND HAVEN
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED ASSESSMENTS**

Projected Fiscal Year 2022 Assessments

Description	Number of Units	General Fund		Special Revenue Fund (SRF)		Debt Service Fund		Combined (General & Debt Service Funds)		
		Admin & Field Ops	Prior Year to Current Year Change	Infrastructure Reinvestment	Prior Year to Current Year Change	DSF	Prior Year to Current Year Change	Total FY 2022 Assessments	Total FY 2021 Assessment	Prior Year to Current Year Change
SF	1,806.0	\$ 2,072.12	\$ 155.53	\$ 557.29	\$ 121.97	\$ -	\$ -	\$ 2,629.41	\$ 2,351.91	\$ 277.50
SF - Parcel 505	89.0	2,072.12	155.53	557.29	121.97	-	-	2,629.41	2,351.91	277.50
Golf Course - Regular	15.7	2,072.12	155.53	557.29	121.97	-	-	2,629.41	2,351.91	277.50
Golf Course - Escalante, LLC	-	8,626.00	-	-	-	-	-	8,626.00	8,626.00	-
Total	1,910.7									

Adopted Fiscal Year 2021 Assessments

Description	Number of Units	General Fund		Special Revenue Fund (SRF)		Debt Service Fund		Combined (General & Debt Service Funds)		
		Admin & Field Ops	Prior Year to Current Year Change	Infrastructure Reinvestment	Prior Year to Current Year Change	DSF	Prior Year to Current Year Change	Total FY 2021 Assessments	Total FY 2020 Assessment	Prior Year to Current Year Change
SF	1,806.0	\$ 1,916.59	\$ 150.57	\$ 435.32	\$ (115.75)	\$ -	\$ -	\$ 2,351.91	\$ 2,317.09	\$ 34.82
SF - Parcel 505	89.0	1,916.59	380.12	435.32	(115.75)	-	-	2,351.91	2,087.54	264.37
Golf Course - Regular	15.7	1,916.59	150.57	435.32	(115.75)	-	-	2,351.91	2,317.09	34.82
Golf Course - Escalante, LLC	-	8,626.00	-	-	-	-	-	8,626.00	8,626.00	-
Total	1,910.7									

**GRAND HAVEN
SPECIAL REVENUE FUND - INFRASTRUCTURE REINVESTMENT
FISCAL YEAR 2022**

Item	Priority	Description	Location	Budgeted Cost	Revised Budget	Approved Cost	Additional Change \$ (+/-)	Invoiced Amount
1	RES	Concrete Curbing Replacement Plan		100,000				
2	C	Sidewalk Replacement Plan-materials only		50,000				
3	E	Paving Project: The Crossings, Village Center North/South Parking Lots		440,000				
4	RES	High Speed Commercial Copier / Scanner / Printer-Replacement		11,425				
5	R	Parking Lot Expansion - 1x cost to construct		310,000				
6	R	Phase 3 Bathroom Renovation		150,000				
7	E	Additional Work Truck		40,000				
8	C	Planned-Pool Heater Replacements (4), Creekside		45,000				
9	E	Planned-Street Light Replacement (10)		60,000				
10								
11								
Total capital projects for FY2022				\$ 1,206,425		\$ -	\$ -	\$ -

Priority
C Critical
E Essential
RES Reserve Study
R Requested

**Total approximate value of Capital Assets on Reserve Study = \$18,800,000*

Road Resurfacing Plan

\$444,000
 \$500,000
 \$468,000
 \$548,000
 \$457,000
 \$618,000
 \$527,000
 \$668,000

Financing Structure (10 year outlook)					
Outlook	Net Assessment	(+/-) Prior Year	Planned Capital Projects	Projected (use)/gain of Fund Balance	Projected Ending CIP Fund Balance
FY2022	\$ 1,022,221	\$ 190,464	\$ 1,206,425	\$ (200,000)	\$ 971,211
FY2023	\$ 1,032,443	\$ 10,222	\$ 958,553	\$ 73,890	\$ 1,045,101
FY2024	\$ 1,042,767	\$ 10,324	\$ 900,853	\$ 141,914	\$ 1,187,015
FY2025	\$ 1,053,195	\$ 10,428	\$ 1,333,063	\$ (279,868)	\$ 907,147
FY2026	\$ 1,063,727	\$ 10,532	\$ 1,090,831	\$ (27,104)	\$ 880,043
FY2027	\$ 1,074,364	\$ 10,637	\$ 1,127,498	\$ (53,134)	\$ 826,909
FY2028	\$ 1,085,108	\$ 10,744	\$ 1,092,112	\$ (7,004)	\$ 819,905
FY2029	\$ 1,095,959	\$ 10,851	\$ 1,147,398	\$ (51,439)	\$ 768,466
FY2030	\$ 1,106,919	\$ 10,960	\$ 755,130	\$ 351,789	\$ 1,120,255
FY2031	\$ 1,117,988	\$ 11,069	\$ 466,750	\$ 651,238	\$ 1,771,493



COMMUNITY DEVELOPMENT DISTRICT

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GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 COMMUNITY WORKSHOP AND REGULAR MEETING SCHEDULE

COMMUNITY WORKSHOPS WILL BE HELD VIRTUALLY

Join Zoom Meeting: <https://zoom.us/j/2043596216> Meeting ID: 204 359 6216

Dial by your location: 1-929-205-6099 Meeting ID: 204 359 6216

LOCATION FOR REGULAR MEETINGS

Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 1, 2020 CANCELED	Community Workshop	10:00 AM
October 15, 2020 CANCELED	Virtual Regular Meeting	10:00 AM
October 29, 2020	Virtual Regular Meeting	10:00 AM
November 5, 2020 CANCELED	Community Workshop	10:00 AM
November 19, 2020	Regular Meeting	10:00 AM
December 3, 2020	Virtual Community Workshop	10:00 AM
December 17, 2020	Regular Meeting	10:00 AM
January 7, 2021	Virtual Community Workshop	10:00 AM
January 21, 2021	Regular Meeting	10:00 AM
February 4, 2021	Virtual Community Workshop	9:00 AM
February 18, 2021	Regular Meeting	9:00 AM
March 4, 2021	Virtual Community Workshop	9:00 AM
March 18, 2021	Regular Meeting	9:00 AM
April 1, 2021	Virtual Community Workshop	9:00 AM
April 15, 2021	Regular Meeting	9:00 AM

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
May 6, 2021	Virtual Community Workshop	9:00 AM
May 20, 2021	Regular Meeting	9:00 AM
June 3, 2021	Virtual Community Workshop	9:00 AM
June 17, 2021	Regular Meeting	9:00 AM
July 1, 2021	Virtual Community Workshop	9:00 AM
July 15, 2021	Regular Meeting	9:00 AM
August 5, 2021	Virtual Community Workshop	9:00 AM
August 19, 2021	Regular Meeting	9:00 AM
September 2, 2021	Public Hearing & Regular Meeting	3:00 PM
September 16, 2021	Virtual Community Workshop	9:00 AM