



Advanced Meeting Package

Workshop Meeting

*Thursday
October 5, 2023
9:00 a.m.*

*Location:
Grand Haven Room
Grand Haven Village Center
2001 Waterside Pkwy,
Palm Coast, FL 32137*

*Note: The Advanced Meeting Package is a working document and thus all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval or adoption.*

Grand Haven Community Development District

250 International Parkway, Suite 208
Lake Mary FL 32746
321-263-0132

Board of Supervisors
Grand Haven Community Development District

Dear Board Members:

The Workshop Meeting of the Board of Supervisors of the Grand Haven Community Development District is scheduled for **Thursday, October 5, 2023, at 9:00 a.m.** at the **Grand Haven Room**, at the **Grand Haven Village Center**, located at **2001 Waterside Parkway, Palm Coast, Florida 32137**.

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-193 or dmcinnes@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

David McInnes

David McInnes
District Manager

Cc: Attorney
Engineer
District Records

District: **GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, October 5, 2023
Time: 9:00 AM
Location: Grand Haven Room, at the Grand Haven Village Center, located at 2001 Waterside Parkway, Palm Coast, Florida 32137
Website: <https://www.grandhavencdd.org/>

Ways to Follow Meeting:

Zoom:

<https://vestapropertyservices.zoom.us/j/7055714830?pwd=dUFTN091cjVHZzluYUN0blEwUUYYdz09>

Phone (Listen Only): +1 (929) 205-6099

Meeting ID: 7055714830#

Revised Agenda

- I. Call to Order/ Roll Call**
- II. Pledge of Allegiance**
- III. Audience Comments** – *(limited up to 3 minutes per individual for agenda items)*
- IV. Presentation of Proof of Publication(s)** [Exhibit 1](#)
- V. Discussion Items**
 - A. Pedestrian Gates
 - B. Re-Prioritization of Topics for FY 2024 [Exhibit 2](#)
 - C. Bank United Line of Credit Proposal [Exhibit 3](#)
 - D. Proposed Staffing Organizational Structure [Exhibit 4](#)
 - E. Upgrades to Gate Access Technology
 - 1. Remote Guard Kiosks [Exhibit 5](#)
 - 2. Imaging Module [Exhibit 6](#)
 - F. Review of Long-Term Capital Plan Presentation
 - 1. 10-Yr. General Fund (GF) & Special Reserve Fund (SRF) Overview [Exhibit 7](#)
 - 2. 2-Pg. Overview of GF & SRF [Exhibit 8](#)
 - 3. GF FY2024-FY2033 [Exhibit 9](#)
 - 4. SRF Annual Summary [Exhibit 10](#)
 - 5. SRF 10-Yr. Outlook [Exhibit 11](#)
- VI. Audience Comments** – *(limited up to 3 minutes per individual for non-agenda items)*

VII. Next Meeting Quorum Check: October 19, 9:00 AM

John Polizzi	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Dr. Merrill Stass-Isern	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Kevin Foley	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Michael Flanagan	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Nancy Crouch	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

VIII. Action Items Review

IX. Adjournment

EXHIBIT 1

**GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS WORKSHOP MEETING**

Notice is hereby given that a workshop meeting of the Board of Supervisors of the Grand Haven Community Development District (the “**District**”) will be held on Thursday, October 5, 2023, at 9:00 a.m. at the Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137. The purpose of the meeting is to discuss matters brought to the board.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193.

The meeting is open to the public and will be conducted in accordance with the provisions Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager’s office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 193. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager’s office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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 the appeal is to be based.

Grand Haven Community Development District

David McInnes, District Manager
(321) 263-0132, Ext. 193

September 28, 2023

23-00242F

EXHIBIT 2

Possible topics for Discussion and Decision in the next year

<u>Topic</u>	<u>Comments</u>	<u>Cost \$-\$\$\$\$\$</u>
Oak Tree Management	Study written by UF with alternative Strategies expected late 2024	\$\$\$
Long Term Plan Review	UF or similar to review?	\$
Dog Park *	Cost and location	\$\$
Website/communications strategy	Fact finding group alternatives. Deliver late 23.	\$
New organization structure*	Need costs info. Succession implications	\$\$
Working Capital Line of Credit	Need offer from a bank to consider terms and conditions.	\$
Pedestrian Gates at all entrances	Need estimate of cost	\$\$\$
Hog Mgmt. Policies	Use fact finding group	\$
Amenity management brought inside	Cost? Don't want to run café.	\$\$\$\$
Vesta participation in café renovation	Firmer cost estimate, timing, downtime est.	
Pond and pond bank policies *	Opinion of counsel, Louise, Solitude, MA. Get UF involved too?	\$\$
Parking lot decision	Cost, location, need	\$\$\$

Call Box and access upgrades*	What tech do we need/want vs. cost	\$\$
Speed attenuation device installation	Cost, effect on emergency vehicles, Invite Sgt Biss	\$\$
Intersection Visibility Improvement*	Cost to cut/replace plantings for safety	\$\$
Building expansions	Need, beneficiaries, cost	\$\$\$\$
Salary study	Needed vs. Bunnell and Flagler Beach studies	\$
Parcel K	Alternative uses—Fact Finding Group	??
Cap the number of non-res amenity cards	Legal	\$
Banking Oversight	Needed? Assign to a supervisor?	

*already on matrix

EXHIBIT 3



14817 Oak Lane, Miami Lakes, Florida 33016

September 13, 2023

Kevin Foley
Chair
Board of Supervisors
Grand Haven Community Development District

Skye Lee
Corporate Controller
Vesta District Services
Grand Haven Community Development District

Mr. Foley and Ms. Lee:

BankUnited, N.A. (the "Bank") has reviewed Grand Haven Community Development District's request for financing to support its working capital needs. Based upon a satisfactory level of financial disclosure and assuming all due diligence investigations and credit analysis provides the comfort level we need to proceed, the Bank is prepared to seek approval of a financing package as outlined in the attached term sheet ("Term Sheet").

This proposal is based upon our evaluation of facts currently presented and known to us; any material change in the facts as presented or as disclosed during our due diligence process could result in a revision to all or part of the terms contained herein, including complete withdrawal.

THE ATTACHED TERM SHEET IS PROVIDED FOR DISCUSSION PURPOSES ONLY. IT IS NOT INTENDED TO BE, NOR SHOULD IT BE CONSTRUED AS, AN OFFER, AGREEMENT OR COMMITMENT, IMPLIED OR OTHERWISE, ON THE PART OF THE BANK TO LEND MONEY OR PROVIDE FINANCING AS DESCRIBED HEREIN. THE TERM SHEET MERELY SERVES AS A PRELIMINARY EXPRESSION OF INTEREST OUTLINING THE GENERAL TERMS UPON WHICH THE BANK MIGHT EXTEND CREDIT TO THE BORROWER, WHICH TERMS ARE SUBJECT IN ALL RESPECTS TO FURTHER REVIEW, DUE DILIGENCE, ANALYSIS, CONSIDERATION AND FINAL APPROVAL BY THE BANK. THE TERM SHEET DOES NOT CONTAIN ALL THE TERMS, CONDITIONS, COVENANTS, REPRESENTATIONS, WARRANTIES AND OTHER PROVISIONS WHICH WOULD BE CONTAINED IN THE DEFINITIVE LEGAL DOCUMENTATION FOR THE PROPOSED TRANSACTION SHOULD THE BANK OBTAIN ALL NECESSARY APPROVALS. FINAL APPROVAL MAY BE CONDITIONED UPON MODIFICATION OR ADJUSTMENT OF THESE TERMS. THE TERM SHEET IS NOT, AND DOES NOT PURPORT TO BE, BINDING ON THE BANK, AND SHOULD NOT BE CONSTRUED AS AN OFFER OR AGREEMENT OF ANY KIND. UNLESS AND UNTIL FINAL LOAN DOCUMENTS HAVE BEEN EXECUTED BY AN AUTHORIZED SIGNATORY OF THE BANK, THE BANK SHALL HAVE NO OBLIGATION OR LIABILITY OF ANY KIND WITH RESPECT TO THE FINANCING DESCRIBED IN THE TERM SHEET OR OTHERWISE (EXCEPT THE OBLIGATION TO RETURN THE UNUSED PORTION (IF ANY) OF THE GOOD FAITH DEPOSIT).

This letter and the attached Term Sheet are for the confidential use of the Borrower and are not to be disclosed to any other person without the Bank's prior written consent; provided that the Borrower may disclose the terms contained herein or the fact that this letter and the Term Sheet exist to any of the Borrower's officers, directors, employees, accountants, advisors and legal counsel who require such information in order to evaluate the proposed financing on behalf of the Borrower, in each case on a confidential need-to-know basis.

By executing this letter below, the Borrower requests that the Bank proceed with its underwriting and approval process with respect to the proposed financing request and agrees to furnish all relevant materials which may be requested by the Bank to complete its due diligence.

THE BORROWER ACKNOWLEDGES THAT THE BANK IS UNDER NO OBLIGATION AND HAS MADE NO COMMITMENT OR AGREEMENT TO LEND ANY MONEY OR PROVIDE ANY FINANCING TO THE BORROWER OR TO ANY ENTITY OR AFFILIATE OF THE BORROWER.

IF THE BANK DOES NOT RECEIVE A FULLY SIGNED COPY OF THIS LETTER AND THE GOOD FAITH DEPOSIT WITHIN FORTY-FIVE (45) DAYS OF THE DATE HEREOF, THEN THE PROPOSAL SET FORTH IN THE TERM SHEET WILL EXPIRE AND NO FURTHER CONSIDERATION WILL BE GIVEN TO THE BORROWER'S APPLICATION.

THE BANK WILL COMMENCE THE DUE DILIGENCE AND CREDIT APPROVAL PROCESS UPON RECEIPT OF A FULLY EXECUTED LETTER, GOOD FAITH DEPOSIT, AND ALL ADDITIONAL INFORMATION REQUESTED IN THE TERM SHEET.

Very truly yours,



Michele A. Palmo
SVP, NFP Practice Leader
BankUnited, N.A.

READ AND ACKNOWLEDGED:

BORROWER:

Grand Haven Community Development District

By: _____

Title:

Date: _____

Term Sheet
General Terms and Conditions

Borrower:	Grand Haven Community Development District (the “Borrower” or “District”)
Lender:	BankUnited, N.A. (the “Bank”).
Facility:	Taxable, revolving line of credit (“Line”) to be used for working capital purposes. Provided no event of default has occurred or is continuing, the Line may be advanced, repaid in whole or in part, and re-advanced as directed by the District.
Facility Amounts:	Up to \$750,000
Facility Maturity:	Two (2) years from the date of closing. The District may request a one-year extension on each anniversary date to effectively maintain a rolling two-year term. The determination by the Bank to extend or not to extend the Facility Maturity shall be subject to credit approval, at the sole and absolute discretion of the Bank and on terms satisfactory to the Bank. Any failure by the Bank to respond to an extension request shall be deemed a denial of such request.
Interest Rates:	Advances shall bear interest at a taxable, variable rate of one-month Term SOFR + 2.00% through the Maturity Date, subject to a Term SOFR floor of 1.00%. Indicative floating, taxable rate as of September 13, 2023 is 7.33%.
Up-Front Fee:	None.
Unused Fee:	None.
Amortization:	Interest only, payable monthly, based on actual/360-day count. The outstanding principal balance, if any, may be repaid in whole or in part without penalty at any time, and in full at Facility Maturity, unless otherwise extended hereunder.
Clean-Up Provision:	The District shall maintain a \$0 balance on the Line for at least 60 consecutive days within each 12-month period.
Security:	Line advances shall be secured by a pledge of (i) all revenues received by the District from Special Assessments levied and collected on all or a portion of the District Lands including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Special Assessments or from the issuance of tax certificates with respect to such Special Assessments; and (ii) all moneys on deposit in Funds and Accounts as may be established under an Indenture (collectively, the Pledged Revenues).
Covenants:	The District shall covenant to levy and collect non-ad valorem special assessments annually in an amount sufficient to cover all operating and debt service expenditures at least 1.00x.

Negative Covenants: Usual and customary for transactions of this type.

Affirmative Covenants: Usual and customary for transactions of this type.

Representations and Warranties: Usual and customary for transactions of this type.

Events of Default and Remedies: Usual and customary for transactions of this type.

Default Rate: Base Rate plus 3.0%

Governing Law: State of Florida

Reporting Requirements:

- Consolidated Audited Financial Statements, to be audited by independent Certified Public Accountants. CPA's management letter to be included.
- Annual operating and capital budget, no later than the date of fiscal year commencement.
- Any other information reasonably requested by the Bank.

Conditions Precedent:

- Execution of documentation in form and content satisfactory to the Bank and its counsel, which shall contain customary terms and conditions, representations and warranties, events of default and remedies, as well as affirmative and negative covenants, waiver of jury trial, consent to jurisdiction and reporting requirements regarding the financial and operating performance of the Borrower.
- Acceptable legal opinions of Borrower's legal counsel covering matters including but not limited to the authority of the Borrower to perform its obligations, the due authorization, execution and validity of all documentation to be delivered, and the conformity of the transaction with all applicable laws.
- Acceptable legal opinion of legal counsel regarding enforceability.
- No event shall have occurred, which with the passage of time and the giving of notice, would be an Event of Default as defined under the documents.
- No material adverse change shall have occurred in the financial condition of the Borrower.
- The Borrower shall continue to maintain its core banking services with the Bank, including without limitation, the Borrower's primary operating accounts, deposits and cash management.

Due Diligence: Formal commitment and approval will require satisfactory due diligence by the Bank. Due diligence shall include, but not be limited to, the satisfactory review and inquiry with regard to historical performance and projected performance, litigation and satisfactory due diligence of all other issues deemed necessary by the Bank.

Bank Contact:**Michele A. Palmo**

Nonprofit and Education Practice Leader

Senior Vice President

Diversified Specialized Lending

BankUnited, N.A.

(212) 409-1477

mpalmo@bankunited.com

Michele is a Senior Vice President and Nonprofit and Education Practice Leader within BankUnited's corporate banking division. Joining BankUnited in 2018, she brings over 26 years of banking experience in the public finance, nonprofit and education sectors. Prior to joining BankUnited, Michele worked within the nonprofit and middle market sector at TD Bank. A resident of Westchester County, she earned her bachelor's degree from SUNY Brockport and her MBA in Finance from University at Albany.

Bank Counsel:

To be determined.

EXHIBIT 4

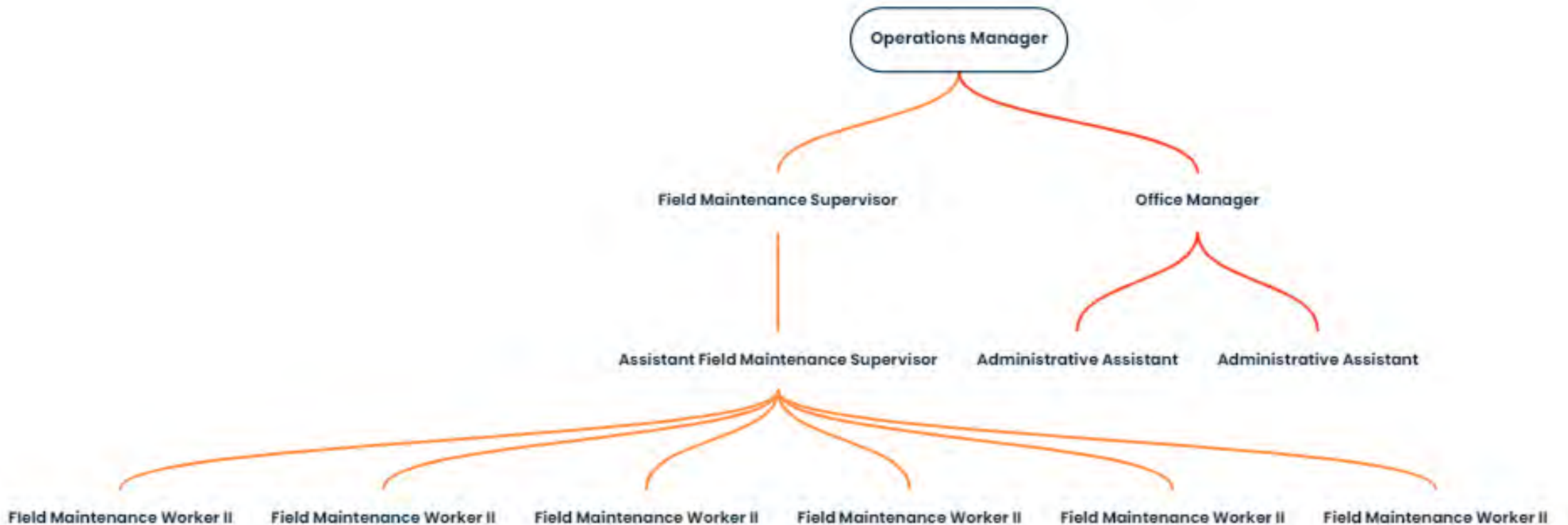


Proposed Staffing Organizational Structure

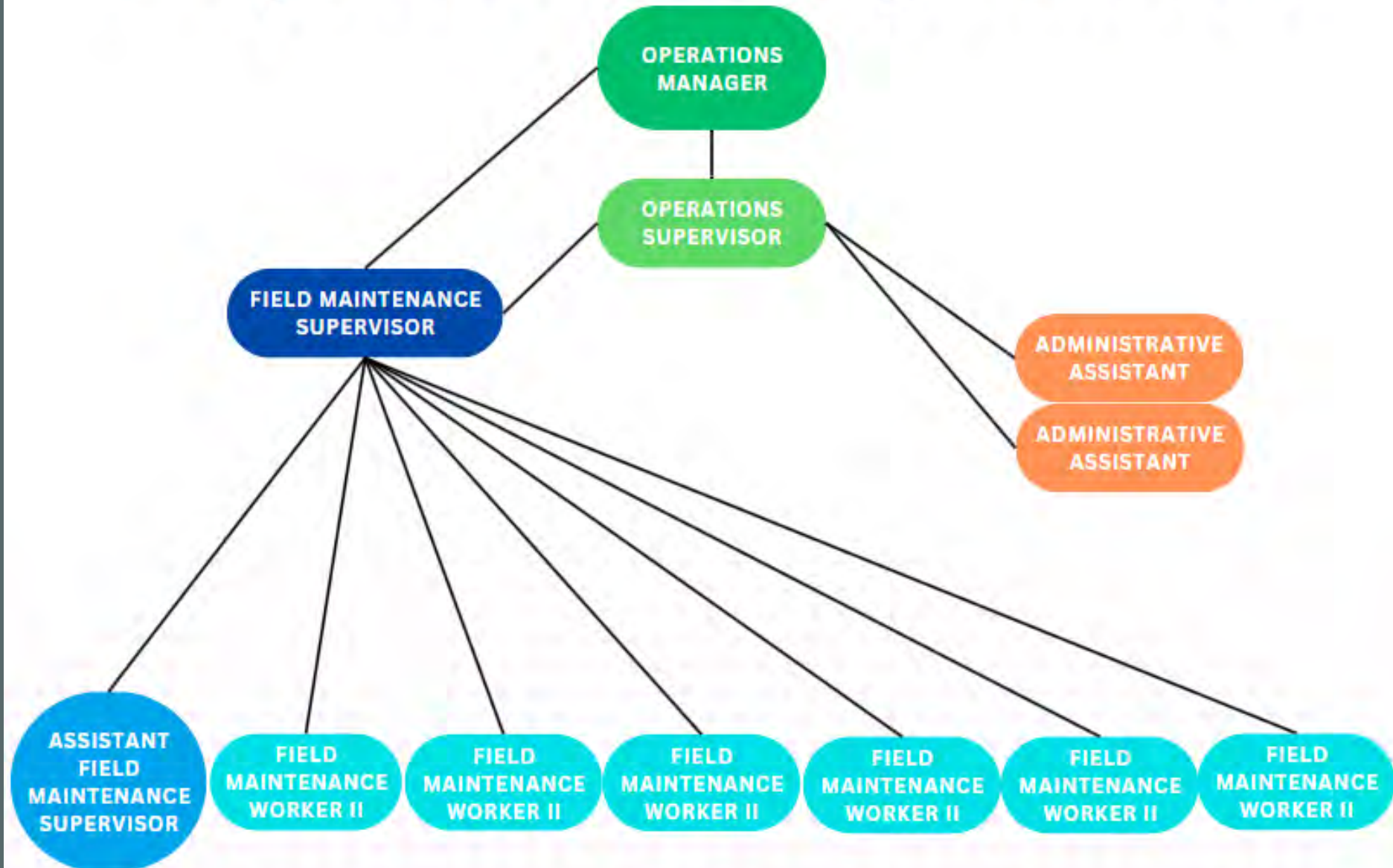
09/21/2023

Please save
your questions
until the end.

Current Team Organization



Proposed Team Organization



Why the Change Needs to Happen Now

- The Operations Manager's workload is constantly increasing. The new role of **Operations Supervisor** will provide assistance to the Operations Manager and help to reduce the day-to-day administrative operations of Grand Haven. This change will allow the Operations Manager to focus more on specific projects and the bigger picture for the community.
- The community requires increased maintenance as it ages and the population increases.
- Finding and retaining competent management for Field Maintenance continues to be a challenge. Having a permanent **Assistant Field Supervisor** will ensure day-to-day operations can continue and not diminish in the absence of field management.
- Field Maintenance Workers are currently experiencing a tremendous increase in workload and would benefit from additional organization and direction.
- The current staffing organizational structure was put into place when there were far fewer employees. This structure has become inefficient in our current dynamic. Implementing the Operations Supervisor position and the Assistant Field Supervisor position will bridge gaps within our current staffing structure to promote efficiency and create a more cohesive work environment.

Current OFFICE Structure & Responsibilities; *including, not but limited to:*

Responsibilities in
BLUE
will be delegated
from
Office Manager
To
Administrative Assistants.

OFFICE MANAGER

- Manages and coordinates the activities of the Administration department.
- Manages all on-site contracts and respective vendors to ensure everything is in accordance with the scope/terms of the contracts.
- Attends all District board meetings and workshops to take notes and coordinate PowerPoint presentations.
- Handling of HR-related documents: timesheets, mileage logs, workman's compensation claims, new hire paperwork, time-off tracking, work logs, etc.
- Coding and submission of invoices.
- Coordination of contract signing and recording.
- Updating the irrigation water spreadsheet and calculation of invoice amounts for responsible parties.
- Issue sheet audits.
- Camera audits.
- Maintenance and programming of amenity card scanners.

ADMINISTRATIVE ASSISTANTS

- Provide administrative support: customer service, resolving telephone, email, or walk-up inquiries, scheduling meetings, data entry, maintaining records, etc.
- Register new residents with the proper paperwork. Provide gate access devices and amenity cards.
- Maintain and update resident's pre-approved guest lists and assist with access to the new resident portal.
- Orders, stocks, and administers supplies.

Proposed OFFICE Structure & Responsibilities; *including, not but limited to:*

ADMINISTRATIVE ASSISTANTS

- Provide administrative support: customer service, resolving telephone, email, or walk-up inquiries, scheduling meetings, data entry, maintaining records, etc.
- Register new residents with the proper paperwork. Provide gate access devices and amenity cards.
- Maintain and update resident's pre-approved guest lists and assist with access to the new resident portal.
- Orders, stocks, and administers supplies.
- *Handling of HR-related documents: timesheets, mileage logs, workman's compensation claims, new hire paperwork, time-off tracking, work logs, etc.*
- *Coding and submission of invoices.*
- *Coordination of contract signing and recording.*
- *Updating the irrigation water spreadsheet and calculation of invoice amounts for responsible parties.*
- *Issue sheet audits.*
- *Camera audits.*
- *Maintenance and programming of amenity card scanners.*

Current OPERATIONS Structure & Responsibilities; *including, not but limited to:*

Responsibilities in
BLUE
will be delegated
from
Operations Manager
To
Operations Supervisor.

OPERATIONS MANAGER

- Reports to the District Manager and follows all directives.
- Communicates with supervisors, other departments, employees, contractors, developers, engineers, utility companies, vendors/suppliers, public service agencies, government agencies, the public, community organizations, outside agencies, the media, and other individuals as needed to coordinate work activities, review the status of work, exchange information, resolve problems, or give/receive advice and direction.
- Communicates with the District Manager, Engineer, attorney, and Chairman on matters requiring their attention.
- Coordinates new construction efforts on CDD properties.
- Provides assistance to other employees or departments as needed.
- Attends all District board meetings and workshops and engages in discussion when appropriate.
- The primary point of contact for vendors and contractors.
- Resident liaison.
- Drafts, approves, and distributes communications to the community.
- Handle personnel matters such as hiring, training, and performance evaluations.
- Coordinate and lead staff meetings.
- Approve invoices and monitor expenditures.
- Handles day-to-day operations.

Proposed OPERATIONS Structure & Responsibilities; *including, not but limited to:*

OPERATIONS MANAGER

- Reports to the District Manager and follows all directives.
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OPERATIONS SUPERVISOR

- Manages and coordinates the activities of the Administration department.
- Manages all on-site contracts and respective vendors to ensure everything is in accordance with the scope/terms of the contracts.
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 - *The primary point of contact for some vendors and contractors.*
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 - *Drafts, approves, and distributes communications to the community.*
 - *Handle personnel matters such as hiring, training, and performance evaluations.*
 - *Coordinate and lead staff meetings.*
 - *Approve invoices and monitor expenditures.*
 - *Handles day-to-day operations.*

UPPER MANAGEMENT OVERVIEW; *including, not but limited to:*

OPERATIONS MANAGER

- Reports to the District Manager and follows all directives.
- Communicates with supervisors, other departments, employees, contractors, developers, engineers, utility companies, vendors/suppliers, public service agencies, government agencies, the public, community organizations, outside agencies, the media, and other individuals as needed to coordinate work activities, review the status of work, exchange information, resolve problems, or give/receive advice and direction.
- Communicates with the District Manager, Engineer, attorney, and Chairman on matters requiring their attention.
- Coordinates new construction efforts on CDD properties.
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OPERATIONS SUPERVISOR

- Manages and coordinates the activities of the Administration department.
- Manages all on-site contracts and respective vendors to ensure everything is in accordance with the scope/terms of the contracts.
- The primary point of contact for some vendors and contractors.
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- Drafts, approves, and distributes communications to the community.
- Handle personnel matters such as hiring, training, and performance evaluations.
- Coordinate and lead staff meetings.
- Approve invoices and monitor expenditures.
- Attends all District board meetings and workshops and engages in discussion when appropriate.
- Handles day-to-day operations.

Changes In The Field Operations

- The most vital alteration in our organizational structure is the overseeing of all operations, including the field staff. Currently, the Office Manager is limited to only office operations, and that puts all the pressure on the Operations Manager to complete large-scope projects as well as day-to-day operational tasks.
- The Operations Supervisor will coordinate on a daily basis with the Field Maintenance Supervisor to create and maintain schedules, manage calendars, draft correspondence, prepare reports, and conduct research and documentation on all projects.
- The Field Maintenance Supervisor will delegate appropriate tasks to the **Assistant Field Supervisor** in their absence. Having a permanent Assistant Field Supervisor will assist in the retention of competent management for field maintenance and provide additional support in all areas of the job when needed and in the absence of higher management.

What This Means for the Operations Manager

- The Operations Manager will now be able to spend more time focusing on specific projects assigned such as community construction and development rather than the administrative day-to-day operations.
- The Operations Manager will be able to focus on the bigger picture and what that means for the development of Grand Haven in the long term.

What This Means for the Grand Haven CDD Board of Supervisors

- The Operations Supervisor can work closely with the board as a whole to ensure that the board's vision for the community is being met and maintained by employees and contractors/vendors. This is currently beyond the scope of responsibility of the Office Manager.
- The Operations Supervisor can research and present proposals and projects requested by the Board at public meetings. This is currently beyond the scope of responsibility of the Office Manager.
- The Operations Supervisor can be more involved with community development and documents such as Post Orders or job descriptions as requested by the Board. This is currently beyond the scope of responsibility of the Office Manager.

What This Means for the Residents

- The residents of Grand Haven will now have a liaison – a direct communication path to management.
- More efficient communications will come from the Grand Haven CDD as the Operations Supervisor will be directly involved in community projects and has the authority to distribute communications.
- The Operations Supervisor will help delegate higher productivity within the field operations, maximizing every employee's potential, ultimately leading to more cost savings.

Action Items

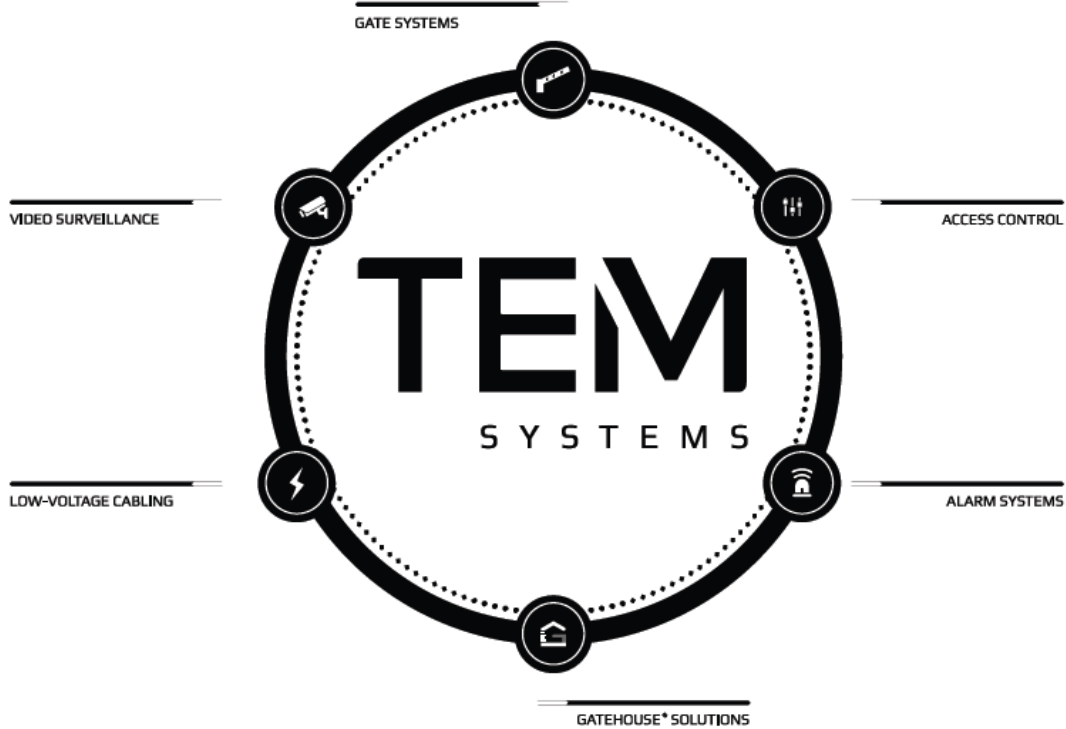
- Board Approval of the position
“Operations Supervisor”
- Board Approval of the position
“Assistant Field Supervisor”



Thank You For Your Consideration

09/21/2023

EXHIBIT 5



A Complete Resident and Visitor Management Software Package

5/22/2023

Grand Haven - GateHouse® Remote Guard Kiosks

Attn: Vanessa Stepniak
2 N Village Parkway,
Palm Coast, FL 32137

TEM Systems, Inc.
15491 SW 12th St, Ste 405 | Sunrise, FL 33326
C: 828.390.9666 | P: 954.577.6044 | E: sroether@temsistemas.com
temsistemas.com | gatehousesolutions.com
EG-13000211

COMPANY OVERVIEW

TEM Systems, Inc. has been providing *360 Degrees of Security Integration* throughout Florida since 1957. We are a family owned and operated company and in 2023 we celebrate our **66th Year**, the only “Gate” company in Florida with that record. TEM Systems supports a diversified market including homeowners, homeowner associations, property management and owner associations, private companies, large corporations, hospitals, hotels, schools, universities and airports, as well as various governmental institutions. TEM Systems provides professional support and quality service in the following areas:

- Automated Gate Systems
- Access Control Systems
- Video Surveillance
- Low-Voltage Cabling
- Visitor Management Software

Our installation base consists of simple stand-alone applications to complete network solutions. Our Systems Consultants will help you design and implement the solution that will best meet not only your needs, but your budget. TEM Systems has 3 sales/service offices located in Ft. Lauderdale, Orlando, and Tampa, as well, as affiliates in North Carolina, South Carolina, and Texas. We are ready NOW to provide you with the best possible solution to your needs and our support team is **qualified, trained, licensed and insured!**

The GateHouse® Solutions Visitor and Resident Management Software system has been in the market since 1999. Started as a remedy due to the lack of support from software companies, TEM built the software division with the belief, this type of solution would be in demand. Over time, the software product has grown from just a basic Visitor Management solution, to a complete Integrated solution. We continue to add modules and utilize technology, to meet the needs of our customers. The development of our Remote Guard Kiosk is a solution that has continued to expand with technology.

SCOPE OF WORK

TEM proposes to install our Gatehouse® Remote Guard Module and Kiosks for Grand Haven.

1. Site consists of one (1) Guardhouse and four (4) unmanned gates, utilizing callboxes.
2. TEM will install one (1) Access Control panel at the Guardhouse and each gate, so the Resident credentials at the gate, will be managed via the software.
3. With the addition of the Remote Guard Module and Kiosk, the community will be able to manage the other gates from the Main Gate. The Kiosk will have an Intercom with Video and a Fixed Pass Scanner, which will scan paper passes and EPasses.
 - a. Crossings and Wild Oaks – Will have a Kiosk installed with Intercom with Video, and Pass Scanning **including Pass Printing.**
 - b. North and South Gates – Will have a Kiosk with Intercom with Video, and Pass Scanning.
 - c. TEM will remove the Doorking Callboxes and Cellular units. Will utilize 2 of the pedestals.
 - d. All locations will need power and Internet with static IP's as needed.
 - e. TEM will Grand Haven has GH access control and badging. TEM will add the **GateHouse® Mobile Guard Module with Tablets.** The Tablet will have a cellular connection (sim card by others) to allow the Attendant to scan the barcode on the badge, to verify the Resident. The tablet will display the Resident information and a picture.

SOFTWARE MODULES

GateHouse® Access Control Module

Allows the Administrator to manage the resident access control credentials from a single database. The Administrators will be able to add, edit, and delete resident credentials from the Administrator Workstation of the GateHouse® Visitor Management software. Expiration dates may be added to credentials to automatically expire. This gives the community more control over short term contractors, permanent contractors and renters entering the community after their contracts expire.

GateHouse® Solutions has taken the next step in providing customers with a complete visitor and resident management system. GateHouse® Solutions developed a cloud-based access control software to provide administrators with more flexibility to view the activity for their community from anywhere with internet access. The software was also developed to provide security guards more functionality to enhance their operating effectiveness by providing them with a dashboard of all activity and monitoring page to view all live transactions throughout the day. GateHouse® Solutions partnered with HID Global, one of the leading manufacturers of access control equipment, in order to provide our customers with the best equipment. This combination of software and equipment provides the customer with enhance functionality and more reliability. This module integrates with many types of readers used for access control (i.e. - transponder readers, card/fob readers, wireless transmitters, barcode scanners, etc.).

GateHouse® Mobile Guard Module Tablet add on

The purpose of this module is to give your security guards the ability to check Resident Badges at the Amenities area. The Tablet will have a cellular connection (sim card by others) to allow the Attendant to scan the barcode on the badge, to verify the Resident. The tablet will display the Resident information and a picture.

Note: Compatible tablets included.

GateHouse® Remote Guard Module

This module enhances the capabilities and the flexibility of the security guard team. This module allows security officers process visitors into a community from a remote location, which can be another guard house on property or off-site facility. There are several models for Remote Guard Kiosks, Remote Fix Pass Kiosks, and Remote Intercom Kiosks that the community is able to select that best meets their needs.

For Grand Haven, the Guard on duty will manage the Remote Guard Kiosks. When someone presses the button, the call will go the Main Guardhouse.

SOFTWARE & EQUIPMENT BREAKDOWN

<u>Qty.</u>	<u>Model</u>	<u>Description</u>
1	GH7-CA1	GateHouse® Access Control Interface Software Module
5	GH-V2000-2DENC	Two-Reader Access Control Panel w/ Enclosure
1	GH7-RG	GateHouse® Remote Guard Software Module
2	GH-RG-II	GateHouse® Remote Guard Kiosk (One Way Video/Two Way Audio FP Scanner Mini PC VP Printer)
2	GH-RG-V	GateHouse® Remote Guard Kiosk (Two Way Audio, Fixed Pass Scanner, Mini PC, NEMA Enclosure)
1	GH-RG-PHONE	Remote Guard Video Desktop Phone with 5" Display
1	GH-RG-PBX	Remote Guard IP PBX Appliance

- 1 GH-RG-MIC Remote Guard Push-To-Talk Microphone w/built-in Speaker.
- 1 GH-MOBGUARD GateHouse® Mobile Guard Software Module
- 2 GH-MG-TABLETCELL GateHouse® Mobile Guard Tablet (8" Screen and Hand Strap) with Cellular

PRICING

Package Total, Excl. Tax	\$102,153.70
Additional Monthly Cloud Fee	\$ 270.00

This fee includes software support for the cloud-based software licenses and modules, the cloud hosting fee, and the automatic upgrades as they are released.

Price Includes: Labor, Equipment, Materials to Install, Freight and Handling

Terms: 50% Deposit with Order, Balance Net 30 Days upon system startup or beneficial use.

Accept (Please Initial) _____

Warranty: Parts One Year, Labor One Year

Delivery: Begin 4 to 6 weeks after receipt of signed proposal and deposit payment

Note: Price Effective for 90 days from date of proposal

SaaS Cloud Fee: Billing starts Month 1 of the Implementation Date and will be due at the beginning of each quarter thereafter. If payment is delinquent 60 days for any reason, access to all Cloud based software will be restricted and support for the entire GateHouse® Solutions system will be restricted until the open balance is paid in full. This fee includes software support for the cloud-based software licenses and modules, the cloud hosting fee, and the automatic upgrades as they are released.

Accept (Please Initial) _____

I, as the authorized purchaser, have read this proposal and understand what is being purchased. I agree that there are no verbal commitments, promises, etc., for additional products and/or services, and the only products and/or services being provided are listed on this proposal. I am aware that during the sales process, many products and/or services are discussed and only those listed in this proposal, are actually being purchased. I am also aware of the payment terms listed herein.

Accept (Please Initial) _____

Customer's Responsibility

- All Electrical and permitting costs.
- DSL or Cable modem connectivity at the Guard Workstation computer, Administrator Workstation computer, and/or Access Control Panel locations. Required to be a wired connection. Each DSL line needs a "Static" IP Address.
- Sim card for Tablets

The above price includes supply of GateHouse® software, hardware as specified above, remote loading of software, remote training, low voltage connections, as well as, system walk-thru and instruction.

This price **DOES NOT** include any concrete, electrical labor and/or materials, additional insured and/or performance bonds, any responsibility for pavers, permits, phone lines or DSL, programming of customer data information into software, if required.

NOTE #1 ~ Electrical Considerations (if applicable): The electrical requirements exclude any **existing** code violations which as inspector may identify/flag and/or require repaired in order to sign off on TEM permit. Additionally, all existing conduit raceways being reused must be in reasonable condition and reusable. TEM will need to be reasonably assured that these conduits and wires are in satisfactory condition, before proceeding with installation.

NOTE #2 ~ Engineering Fees (if applicable): All though the current scope of work does not include/require engineering services and/or sealed drawings. TEM is capable of providing system engineering CAD drawings, as-builts, at an additional cost.

NOTE #3 ~ Progress Payments (if applicable): If the above project is delayed by the customer for any reason by more than 30 days from agreed upon delivery date. TEM may elect to invoice the customer for an additional 25% deposit. Payment is expected to be remitted within 15 days of billing. Failure to comply may result in delays in the installation.

NOTES:

TEM reserves the right to substitute any equipment that has been discontinued with models of equal or superior performance. Terms are 50% deposit with order. Balance due upon completion of order unless otherwise stated on this document. Account will be charges 1 1/2% per month after 30 days. Cancelled orders for stock products are subject to a 25% restocking fee. Special or custom orders are non-cancelable. If customer delays installation is by more than 45 days after scheduled installation date, equipment balance will be due and payable upon receipt of invoice. The aforesaid property is sold and delivered with the condition affixed that the title thereto shall remain in the seller until the purchase price thereof shall have been paid in full. If default shall be made in the payment of any of the aforesaid payments, notes or checks, given in purchase of said property, and shall continue for thirty days. All of said payments, notes or checks shall become due immediately and seller or its assigns shall have the right to retake said property, with or without process of law. The seller may resell said property, so retaken, at public or private sale, and upon such terms and in such manner as it may determine from the proceeds of any such sale, the seller shall deduct all expenses for retaking, repairing and reselling said property, including reasonable attorney's fee: and the balance shall be credited to the amount due on the aforesaid purchase money payment, notes or checks, any surplus shall be paid over the purchaser, and any deficiency shall be paid by him. There shall be no abatement in the purchase price because of damage or destruction of property by fire or otherwise. No representations have been made by the salesman not included herein. The purchaser agrees to pay the cost of collection and a reasonable attorney's fees on any part of said purchase price that may be collected by suit or by attorney after the same is past due. It is further understood and agreed that all covenants and agreements of this purchase shall be binding upon and applied to the heirs, executors, agents, legal representatives and assigns of the purchase. The above conditions of purchase and payment are hereby accepted. This order is not in effect until signed by TEM Management.

Thank you once again for your confidence in TEM systems and myself. If you have any questions or I can be of further assistance please do not hesitate to contact me.

Agreed To and Accepted By:
Client:
Title:

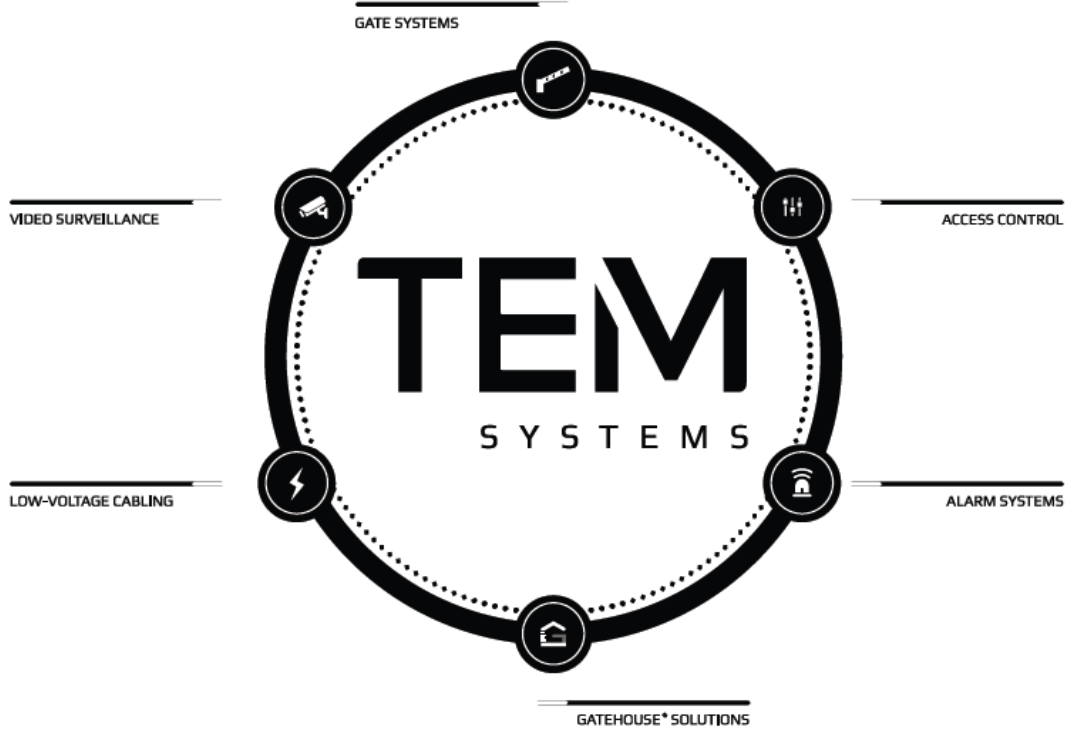
Agreed To and Accepted By:
Consultant: Scott R. Roether
Title: President

Signature:

Signature:

TEM Management Acceptance: _____ Date: _____

EXHIBIT 6



A Complete Resident and Visitor Management Software Package

8/12/2023

Grand Haven CDD – Add Imaging Module with Drivers License Scanner

c/o Celera IT Services
Jake Kirkland
1 Hargrove Grade Ste 2D
Palm Coast, FL 32137

TEM Systems, Inc.
4747 N. Nob Hill Road, Suite 5 | Sunrise, FL 33351
C: 828.390.9666 | P: 954.577.6044 | E: sroether@temsistemas.com
temsistemas.com | gatehousesolutions.com
EG-13000211

COMPANY OVERVIEW

TEM Systems, Inc. has been providing *360 Degrees of Security Integration* throughout Florida since 1957. We are a family owned and operated company and in 2023 we celebrate our **66th Year**, the only “Gate” company in Florida with that record. TEM Systems supports a diversified market including homeowners, homeowner associations, property management and owner associations, private companies, large corporations, hospitals, hotels, schools, universities and airports, as well as various governmental institutions. TEM Systems provides professional support and quality service in the following areas:

- Automated Gate Systems
- Access Control Systems
- Video Surveillance
- Low-Voltage Cabling
- Visitor Management Software

Our installation base consists of simple stand-alone applications to complete network solutions. Our Systems Consultants will help you design and implement the solution that will best meet not only your needs, but your budget. TEM Systems has 4 sales/service offices located in Ft. Lauderdale and Tampa as well as affiliates in North Carolina, South Carolina and Texas. We are ready NOW to provide you with the best possible solution to your needs and our support team is **qualified, trained, licensed and insured!**

The GateHouse® Solutions Visitor and Resident Management Software system has been in the market since 1999. Started as a remedy due to the lack of support from software companies, TEM built the software division with the belief, this type of solution would be in demand. Over time, the software product has grown from just a basic Visitor Management solution, to a complete Integrated solution. We continue to add modules and utilize technology, to meet the needs of our customers. The development of our Remote Guard Kiosk is a solution that has continued to expand with technology.

SCOPE OF WORK

Add Imaging Module and Drivers License Scanner

GateHouse® Imaging Module

This module allows the user to capture images of visitors or residents to insert into the software. Headshots of residents and visitors can be captured using a compatible camera or compatible driver’s license scanner.

The use of the driver’s license scanner is popular with guards to greatly increase their ability to quickly and efficiently process visitors. Through the use of the scanner, visitor and resident driver licenses are scanned in seconds, capturing their name, license number, and their picture, all of which will be stored in the database. This data entry method makes it quick and easy for the guards to enroll and authorize visitors. The guard will no longer spend time entering information manually and the community will be assured that the guard has checked the visitors ID. Additionally, the picture on the ID can be printed on the Visitor Pass. The use of the web camera is popular with capturing a headshot to be printed on badges in order to quickly verify that the correct individual using a badge to access restricted areas (requires Resident Badging Module).

NOTE: All onsite services by others.

SOFTWARE & EQUIPMENT BREAKDOWN

<u>Qty.</u>	<u>Model</u>	<u>Description</u>
1	GH7-IMG	GateHouse® Imaging Software Module
1	GH-DSDLS	Driver's License Optical Scanner

PRICING

Software Package Total, Excl. Tax	\$3,338.40
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Monthly SaaS Cloud Fee	\$ 55.00
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Price Includes: Equipment, Materials to Install, Freight and Handling

Terms: 50% Deposit with Order, Balance Net 30 Days upon system startup or beneficial use.

Accept (Please Initial) _____

Warranty: Parts One Year

Delivery: Begin 2 to 4 weeks after receipt of signed proposal and deposit payment

Note: Price Effective for 90 days from date of proposal

SaaS Cloud Fee: Billing starts upon the Implementation Date and will be due at the beginning of each quarter thereafter. If payment is delinquent 60 days for any reason, access to all Cloud based software will be restricted and support for the entire GateHouse® Solutions system will be restricted until the open balance is paid in full. This fee includes software support for the cloud-based software licenses and modules, the cloud hosting fee, and the automatic upgrades as they are released.

Accept (Please Initial) _____

I, as the authorized purchaser, have read this proposal and understand what is being purchased. I agree that there are no verbal commitments, promises, etc., for additional products and/or services, and the only products and/or services being provided are listed on this proposal. I am aware that during the sales process, many products and/or services are discussed and only those listed in this proposal, are actually being purchased. I am also aware of the payment terms listed herein.

Accept (Please Initial) _____

Customer's Responsibility

- All Electrical and permitting.
- DSL or Cable modem connectivity at the Guard Workstation computer, Administrator Workstation computer, and/or Access Control Panel locations. Required to be a wired connection. Each DSL line needs a "Static" IP Address.
- Minimum requirement for existing computer for GateHouse® (see attached sheet if required)
- Installation of equipment on-site by others.

The above price includes supply of GateHouse® software, hardware as specified above, remote loading of software, and remote training.

This price **DOES NOT** include any onsite services, concrete, electrical labor and/or materials, additional insured and/or performance bonds, any responsibility for pavers, permits, phone lines or DSL, programming of customer data information into software, if required.

NOTE #1 ~ Electrical Considerations (if applicable): The electrical requirements exclude any **existing** code violations which as inspector may identify/flag and/or require repaired in order to sign off on TEM permit. Additionally, all existing conduit raceways being reused must be in reasonable condition and reusable. TEM will need to be reasonably assured that these conduits and wires are in satisfactory condition, before proceeding with installation.

NOTE #2 ~ Engineering Fees (if applicable): All though the current scope of work does not include/require engineering services and/or sealed drawings. TEM is capable of providing system engineering CAD drawings, as-builts, at an additional cost.

NOTE #3 ~ Progress Payments (if applicable): If the above project is delayed by the customer for any reason by more than 30 days from agreed upon delivery date. TEM may elect to invoice the customer for an additional 25% deposit. Payment is expected to be remitted within 15 days of billing. Failure to comply may result in delays in the installation.

NOTES:

TEM reserves the right to substitute any equipment that has been discontinued with models of equal or superior performance. Terms are 50% deposit with order. Balance due upon completion of order unless otherwise stated on this document. Account will be charges 1 1/2% per month after 30 days. Cancelled orders for stock products are subject to a 25% restocking fee. Special or custom orders are non-cancelable. If customer delays installation is by more than 45 days after scheduled installation date, equipment balance will be due and payable upon receipt of invoice. The aforesaid property is sold and delivered with the condition affixed that the title thereto shall remain in the seller until the purchase price thereof shall have been paid in full. If default shall be made in the payment of any of the aforesaid payments, notes or checks, given in purchase of said property, and shall continue for thirty days. All of said payments, notes or checks shall become due immediately and seller or its assigns shall have the right to retake said property, with or without process of law. The seller may resell said property, so retaken, at public or private sale, and upon such terms and in such manner as it may determine from the proceeds of any such sale, the seller shall deduct all expenses for retaking, repairing and reselling said property, including reasonable attorney's fee: and the balance shall be credited to the amount due on the aforesaid purchase money payment, notes or checks, any surplus shall be paid over the purchaser, and any deficiency shall be paid by him. There shall be no abatement in the purchase price because of damage or destruction of property by fire or otherwise. No representations have been made by the salesman not included herein. The purchaser agrees to pay the cost of collection and a reasonable attorney's fees on any part of said purchase price that may be collected by suit or by attorney after the same is past due. It is further understood and agreed that all covenants and agreements of this purchase shall be binding upon and applied to the heirs, executors, agents, legal representatives and assigns of the purchase. The above conditions of purchase and payment are hereby accepted. This order is not in effect until signed by TEM Management.

Thank you once again for your confidence in TEM systems and myself. If you have any questions or I can be of further assistance please do not hesitate to contact me.

Agreed To and Accepted By:
Client:
Title:

Agreed To and Accepted By:
Consultant: Scott R. Roether
Title: President

Signature:

Signature:

TEM Management Acceptance: _____ Date: _____

EXHIBIT 7

General Fund Departments	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
ADMINISTRATIVE	\$ 272,540	\$ 295,148	\$ 308,988	\$ 329,147	\$ 355,718	\$ 373,798	\$ 398,494	\$ 429,918	\$ 453,193	\$ 483,447
INFORMATION AND TECHNOLOGY	\$ 96,150	\$ 102,881	\$ 110,082	\$ 117,788	\$ 126,033	\$ 134,855	\$ 144,295	\$ 154,396	\$ 165,204	\$ 176,768
INSURANCE	\$ 131,034	\$ 140,206	\$ 150,021	\$ 165,023	\$ 181,525	\$ 199,678	\$ 219,645	\$ 241,610	\$ 265,771	\$ 292,348
UTILITIES	\$ 332,765	\$ 356,059	\$ 380,983	\$ 407,652	\$ 436,187	\$ 466,721	\$ 499,391	\$ 534,348	\$ 571,753	\$ 611,776
FIELD OPERATIONS	\$1,220,284	\$1,305,668	\$1,397,065	\$ 1,494,860	\$1,599,500	\$ 1,711,465	\$ 1,831,268	\$ 1,959,456	\$ 2,096,618	\$ 2,243,382
STAFF SUPPORT	\$ 969,510	\$1,028,988	\$1,094,770	\$ 1,165,156	\$ 1,240,470	\$ 1,321,055	\$ 1,407,281	\$ 1,499,544	\$ 1,598,264	\$ 1,703,896
AMENITY OPERATIONS	\$ 837,185	\$ 895,788	\$ 958,493	\$ 1,025,587	\$ 1,097,378	\$ 1,174,195	\$ 1,256,388	\$ 1,344,336	\$ 1,438,439	\$ 1,539,130
OTHER	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SECURITY	\$ 323,139	\$ 345,759	\$ 369,962	\$ 395,859	\$ 423,570	\$ 453,219	\$ 484,945	\$ 518,891	\$ 555,213	\$ 594,078
GENERAL FUND DEPARTMENTS EXPENSE (O&M) TOTAL	\$ 4,182,607	\$ 4,470,497	\$ 4,770,364	\$ 5,101,073	\$ 5,460,381	\$ 5,834,986	\$ 6,241,708	\$ 6,682,499	\$ 7,144,455	\$ 7,644,824
Difference year over year of Expense										
\$	\$ 387,557	\$ 287,890	\$ 299,867	\$ 330,709	\$ 359,308	\$ 374,605	\$ 406,722	\$ 440,791	\$ 461,956	\$ 500,369
Original Projected O & M Assessment (August, 2022)	\$ 2,180	\$ 2,279	\$ 2,384	\$ 2,494	\$ 2,610	\$ 2,732	\$ 2,861	\$ 2,997	\$ 3,140	
Actual/Estimated O&M Assessment (based on 1910.7 Units)	\$ 2,238	\$ 2,406	\$ 2,586	\$ 2,780	\$ 2,989	\$ 3,213	\$ 3,454	\$ 3,713	\$ 3,992	\$ 4,291
\$ Difference Year over Year for Actual/Projected O&M Assessment	\$ 157	\$ 168	\$ 180	\$ 194	\$ 209	\$ 224	\$ 241	\$ 259	\$ 279	\$ 299
Percentage increase/decrease in O&M assessment over previous year	7.54%	7.51%	7.48%	7.50%	7.52%	7.49%	7.50%	7.50%	7.51%	7.49%
Option 3 Annual SRF Assessment	\$ 491	\$ 528	\$ 568	\$ 610	\$ 656	\$ 705	\$ 758	\$ 815	\$ 876	\$ 942
\$ Difference Year over Year for Option 3 SRF Assessment	\$ 34	\$ 37	\$ 40	\$ 42	\$ 46	\$ 49	\$ 53	\$ 57	\$ 61	\$ 66
Percentage increase/decrease in SRF assessment over previous year	7.4%	7.5%	7.6%	7.4%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
O&M Annual Assessment + Option 3 SRF Annual Assessment	\$ 2,729	\$ 2,934	\$ 3,154	\$ 3,390	\$ 3,645	\$ 3,918	\$ 4,212	\$ 4,528	\$ 4,868	\$ 5,233
Percentage increase in TOTAL Assessments over previous year	7.53%	7.51%	7.50%	7.48%	7.52%	7.49%	7.50%	7.50%	7.51%	7.50%

EXHIBIT 8

Year	2024 ADOPTED	2025 PROJECTED	2026 PROJECTED	2027 PROJECTED	2028 PROJECTED	2029 PROJECTED	2030 PROJECTED	2031 PROJECTED	2032 PROJECTED	2033 PROJECTED	TOTAL
O&M											
Field Ops	1220	1306	1397	1495	1600	1711	1831	1959	2097	2243	17980
Amenity Ops	837	896	958	1026	1097	1174	1256	1344	1438	1539	12350
Staff	970	1029	1095	1165	1240	1321	1407	1500	1598	1704	13911
Admin	273	295	309	329	356	374	398	430	453	483	3962
Utilities	333	357	382	408	436	467	500	536	572	612	4910
Security	323	346	370	396	424	453	485	519	555	594	4749
Insurance	131	140	150	165	182	200	220	242	244	292	2069
IT	96	103	110	118	126	135	144	154	165	177	1416
Total	4183	4472	4771	5102	5461	5835	6241	6684	7122	7644	61347
YOY % Change	10.22%	6.91%	6.69%	6.94%	7.04%	6.85%	6.96%	7.10%	6.55%	7.33%	
O&M Assessment	2238	2406	2586	2780	2989	3213	3454	3713	3992	4291	
YOY % Change	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	
Capital											
Roads--Specific Projects	30	232	267	291	272	261	269	374	314	352	2812
Roads (Annually)	0	32	34	35	37	39	41	43	45	48	354
Concrete--Curb and Gutter (Annually)	151	158	166	174	183	192	202	212	223	234	2045
Concrete-Sidewalk Repair (Annually)	51	53	56	59	61	65	68	71	75	78	637
Lake Aerator Annual)	38	39	40	41	43	44	45	47	48	49	434
Café	358	377	0	8	0	0	11	0	34	59	847
Pools	10	77	22	93	113	8	88	62	63	0	640
Landscape	56	58	60	61	63	65	67	69	71	73	698
Lightpoles (Annually)	31	32	34	36	38	39	41	43	46	48	418
Firewise (Annually)	31	52	55	57	60	63	66	70	73	48	605
Pond Bank Erosion (Annually)	30	38	39	41	42	43	44	46	47	48	418
Mtnce Equip	18	67	0	0	5	114	0	83	9	62	358
Tennis	0	45	4	0	5	50	107	0	0	45	271
Mons. & Mailboxes	17	73	18	18	19	21	57	21	21	22	303
Piers & Bridges	0	0	0	4	0	0	161	60	0	0	225
Fitness Centers	0	0	53	40	42	23	26	35	0	48	267
Croquet	0	68	1	0	61	0	0	0	0	30	171
Basketball	0	14	0	0	7	0	43	54	57	0	175
Security Camera & DVR	0	11	12	13	13	14	15	15	16	17	126
Furniture, Fixtures and Equipment	0	73	36	47	0	0	37	76	83	5	357
Flooring	0	56	6				0	72	74	680	888
Roof	30	0	0	0	0	0	103	0	12	0	145
Bocce	0	0	15	0	0		0			0	15

Year			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL
			ADOPTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	
	Painting		0	0	22	39	0	0	14	0	0	2	77
	Irrigation Pump		0	0	57							0	57
	Parking Lot Expansion		0	0	224	0	0	0	0	0	0	0	224
	Playground and Parks		0	0	1	0	51	0	17	0	120	0	189
	Lighting		0	0	0	0	37	0	0	0	0	123	160
	Pickelball		0	0	5	0	0	5	0	0	0		10
	A/C Units & Water Heater		0	0	0	5	57	0	5	82	0		149
	Other		17	45	28	28	25	28	51	49	120	25	657
	Total		868	1600	1255	1090	1234	1074	1578	1584	1551	2096	14732
	Assessment		491	528	568	610	656	705	758	815	876	942	
	YOY % Change		7.4%	7.5%	7.6%	7.4%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	
Total	Assessment		2729	2934	3154	3390	3645	3918	4212	4528	4868	5233	
	YOY % Change		7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	
Fund Balance	Unassigned	O&M	769	588	426	274	132	13	-88	-172	-223	-247	
	YOY Change		460	-181	-162	-152	-142	-119	-101	-84	-51	-24	
	Disaster at 3.5% WC at 2.5 months		776	803	832	861	891	922	954	988	1022	1058	
			871	931	994	1063	1138	1216	1300	1392	1488	1593	
		SRF	1465	750	514	518	463	654	437	316	327	-107	
	YOY Change		16	-715	-236	4	-55	191	-217	-121	11	-434	
		Total FB (O&M + SRF)	3881	3072	2766	2716	2624	2805	2603	2524	2614	2297	
	Fund Balance not to drop below \$500 K		2234	1338	940	792	595	667	349	144	104	-354	

EXHIBIT 9

	FY 2024 ADOPTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED	FY 2032 PROJECTED
REVENUES										
Assessments Levied (net of allowable discounts):										
Assessment Levy - General Fund	\$ 4,019,578	\$ 4,321,316	\$ 4,644,606	\$ 4,993,041	\$ 5,368,417	\$ 5,770,734	\$ 6,203,584	\$ 6,668,763	\$ 7,169,864	\$ 7,706,885
Assessment Levy - Infrastructure Reinvestment										
Assessment Levy - Escalante Fund (Statement 2)										
On Roll Excess Fees										
Additional Revenues:										
Fund Balance Forward	\$ 108,535									
Reuse water	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000
Gate & amenity guest	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000
Tennis	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Room rentals	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Interest and miscellaneous	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Amenity activity share	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Settlements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State reimbursement - Hurricane	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES	\$ 4,182,613	\$ 4,375,816	\$ 4,699,106	\$ 5,047,541	\$ 5,422,917	\$ 5,825,234	\$ 6,258,084	\$ 6,723,263	\$ 7,224,364	\$ 7,761,385

	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED	FY 2032 PROJECTED
EXPENDITURES										
ADMINISTRATIVE										
Supervisors - regular meetings	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000
Supervisor - workshops	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000
District Management Services										
District management	\$ 41,508	\$ 44,413	\$ 47,522	\$ 50,849	\$ 54,408	\$ 58,217	\$ 62,292	\$ 66,652	\$ 71,318	\$ 76,310
Administrative	\$ 11,033	\$ 11,806	\$ 12,632	\$ 13,516	\$ 14,462	\$ 15,475	\$ 16,558	\$ 17,717	\$ 18,957	\$ 20,284
Accounting	\$ 22,783	\$ 24,378	\$ 26,084	\$ 27,910	\$ 29,864	\$ 31,954	\$ 34,191	\$ 36,584	\$ 39,145	\$ 41,885
Assessment roll preparation	\$ 10,026	\$ 10,727	\$ 11,478	\$ 12,282	\$ 13,141	\$ 14,061	\$ 15,046	\$ 16,099	\$ 17,226	\$ 18,431
Disclosure report	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage rebate calculation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office supplies	\$ 1,103	\$ 1,180	\$ 1,262	\$ 1,351	\$ 1,445	\$ 1,546	\$ 1,655	\$ 1,770	\$ 1,894	\$ 2,027
Postage	\$ 3,308	\$ 3,539	\$ 3,787	\$ 4,052	\$ 4,335	\$ 4,639	\$ 4,964	\$ 5,311	\$ 5,683	\$ 6,081
Trustee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Audit	\$ 4,950	\$ 5,297	\$ 5,667	\$ 6,064	\$ 6,488	\$ 6,943	\$ 7,429	\$ 7,949	\$ 8,505	\$ 9,100
Legal - general counsel	\$ 106,605	\$ 114,067	\$ 122,052	#####	\$ 139,737	#####	\$ 159,985	\$ 171,184	\$ 183,167	\$ 195,989
Engineering	\$ 40,000	\$ 42,800	\$ 45,796	\$ 49,002	\$ 52,432	\$ 56,102	\$ 60,029	\$ 64,231	\$ 68,727	\$ 73,538

Engineering: Stormwater Analysis Report (added per Workshop directive on 3/3/2022)	\$ -	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ -	\$ 1
Legal advertising	\$ 5,733	\$ 6,134	\$ 6,564	\$ 7,023	\$ 7,515	\$ 8,041	\$ 8,604	\$ 9,206	\$ 9,850	\$ 10,540
Bank fees	\$ 1,654	\$ 1,770	\$ 1,893	\$ 2,026	\$ 2,168	\$ 2,319	\$ 2,482	\$ 2,656	\$ 2,841	\$ 3,040
Dues & licenses	\$ 193	\$ 206	\$ 221	\$ 236	\$ 253	\$ 271	\$ 290	\$ 310	\$ 332	\$ 355
Property taxes	\$ 2,646	\$ 2,831	\$ 3,029	\$ 3,241	\$ 3,468	\$ 3,711	\$ 3,971	\$ 4,249	\$ 4,546	\$ 4,865
Tax collector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies & Administrative-Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL ADMINISTRATIVE	\$272,540	\$295,148	\$ 308,988	#####	\$355,718	#####	\$ 398,494	\$ 429,918	\$ 453,193	\$483,447

	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED	FY 2032 PROJECTED
INFORMATION AND TECHNOLOGY										
IT support	\$ 30,244	\$ 32,361	\$ 34,626	\$ 37,050	\$ 39,643	\$ 42,418	\$ 45,388	\$ 48,565	\$ 51,964	\$ 55,602
Village Center and Creekside telephone & fax	\$ 7,423	\$ 7,943	\$ 8,499	\$ 9,094	\$ 9,730	\$ 10,411	\$ 11,140	\$ 11,920	\$ 12,754	\$ 13,647
Cable/internet-village center/creekside	\$ 13,500	\$ 14,445	\$ 15,456	\$ 16,538	\$ 17,696	\$ 18,934	\$ 20,260	\$ 21,678	\$ 23,196	\$ 24,819
Wi-Fi for gates	\$ 5,396	\$ 5,773	\$ 6,177	\$ 6,610	\$ 7,073	\$ 7,568	\$ 8,097	\$ 8,664	\$ 9,271	\$ 9,920
Landlines/hot spots for gates and cameras	\$ 29,106	\$ 31,143	\$ 33,323	\$ 35,656	\$ 38,152	\$ 40,823	\$ 43,680	\$ 46,738	\$ 50,010	\$ 53,510
Cell phones	\$ 8,028	\$ 8,590	\$ 9,192	\$ 9,835	\$ 10,524	\$ 11,260	\$ 12,048	\$ 12,892	\$ 13,794	\$ 14,760
Website hosting & development	\$ 1,670	\$ 1,787	\$ 1,912	\$ 2,046	\$ 2,189	\$ 2,343	\$ 2,507	\$ 2,682	\$ 2,870	\$ 3,071
ADA website compliance	\$ 232	\$ 248	\$ 265	\$ 284	\$ 303	\$ 325	\$ 347	\$ 372	\$ 398	\$ 426
Communications: e-blast	\$ 551	\$ 590	\$ 631	\$ 675	\$ 723	\$ 773	\$ 827	\$ 885	\$ 947	\$ 1,013
TOTAL INFORMATION AND TECHNOLOGY	\$ 96,150	\$ 102,881	\$ 110,082	\$ 117,788	\$ 126,033	\$ 134,855	\$ 144,295	\$ 154,396	\$ 165,204	\$ 176,768

	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED	FY 2032 PROJECTED
INSURANCE										
Insurance: general liability & public officials	\$131,034	\$140,206	\$ 150,021	#####	\$181,525	#####	\$ 219,645	\$ 241,610	\$ 265,771	\$292,348
Insurance: property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance: auto general liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flood insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL INSURANCE	\$ 131,034	\$ 140,206	\$ 150,021	\$ 165,023	\$ 181,525	\$ 199,678	\$ 219,645	\$ 241,610	\$ 265,771	\$ 292,348

	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED	FY 2032 PROJECTED
UTILITIES										
Electric			\$ 7,326	\$ 7,839	\$ 8,387	\$ 8,974	\$ 9,603	\$ 10,275	\$ 10,994	\$ 11,764
Electric services - #12316, 85596, 65378	\$ 6,399	\$ 6,847	\$ 44,377	\$ 47,484	\$ 50,807	\$ 54,364	\$ 58,169	\$ 62,241	\$ 66,598	\$ 71,260
Electric- Village Center - #18308	\$ 38,761	\$ 41,474	\$ 30,289	\$ 32,409	\$ 34,678	\$ 37,106	\$ 39,703	\$ 42,482	\$ 45,456	\$ 48,638
Electric - Creekside - #87064, 70333	\$ 26,456	\$ 28,308	\$ 28,176	\$ 30,148	\$ 32,259	\$ 34,517	\$ 36,933	\$ 39,518	\$ 42,285	\$ 45,244
Street lights	\$ 24,610	\$ 26,333	\$ 51,247	\$ 54,835	\$ 58,673	\$ 62,780	\$ 67,175	\$ 71,877	\$ 76,909	\$ 82,292
Propane - spas/café	\$ 44,762	\$ 47,895	\$ 19,186	\$ 20,529	\$ 21,966	\$ 23,504	\$ 25,149	\$ 26,910	\$ 28,793	\$ 30,809
Garbage - amenity facilities	\$ 16,758	\$ 17,931								
Water/sewer			\$ 154,562	\$ 165,381	\$ 176,957	\$ 189,344	\$ 202,599	\$ 216,780	\$ 231,955	\$ 248,192

Water services	\$ 135,000	\$ 144,450	\$ 17,040	\$ 18,233	\$ 19,510	\$ 20,875	\$ 22,336	\$ 23,900	\$ 25,573	\$ 27,363
Water - Village Center - #324043-44997	\$ 14,884	\$ 15,926	\$ 9,214	\$ 9,859	\$ 10,550	\$ 11,288	\$ 12,078	\$ 12,924	\$ 13,828	\$ 14,796
Water - Creekside - #324043-45080	\$ 8,048	\$ 8,612	\$ 19,565	\$ 20,934	\$ 22,400	\$ 23,968	\$ 25,646	\$ 27,441	\$ 29,362	\$ 31,417
Pump house shared facility	\$ 17,089	\$ 18,285								
TOTAL UTILITIES	\$ 332,765	\$ 356,059	\$ 380,983	\$ 407,652	\$ 436,187	\$ 466,721	\$ 499,391	\$ 534,348	\$ 571,753	\$ 611,776

	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED	FY 2032 PROJECTED
FIELD OPERATIONS										
Stormwater system										
Aquatic contract	\$ 60,000	\$ 64,200	\$ 68,694	\$ 73,503	\$ 78,648	\$ 84,153	\$ 90,044	\$ 96,347	\$ 103,091	\$ 110,308
Aquatic contract: lake watch	\$ 5,000	\$ 5,350	\$ 5,725	\$ 6,125	\$ 6,554	\$ 7,013	\$ 7,504	\$ 8,029	\$ 8,591	\$ 9,192
Aquatic contract: aeration maintenance	\$ 4,410	\$ 4,719	\$ 5,049	\$ 5,402	\$ 5,781	\$ 6,185	\$ 6,618	\$ 7,081	\$ 7,577	\$ 8,108
Lake bank spraying	\$ 6,756	\$ 7,229	\$ 7,735	\$ 8,277	\$ 8,856	\$ 9,476	\$ 10,139	\$ 10,849	\$ 11,608	\$ 12,421
Stormwater system repairs & maintenance	\$ 16,538	\$ 17,695	\$ 18,934	\$ 20,259	\$ 21,677	\$ 23,195	\$ 24,818	\$ 26,556	\$ 28,415	\$ 30,404
Property maintenance										
Horticultural consultant	\$ 10,584	\$ 11,325	\$ 12,118	\$ 12,966	\$ 13,873	\$ 14,845	\$ 15,884	\$ 16,996	\$ 18,185	\$ 19,458
Landscape enhancement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape repairs & replacement	\$ 22,050	\$ 23,594	\$ 25,245	\$ 27,012	\$ 28,903	\$ 30,926	\$ 33,091	\$ 35,407	\$ 37,886	\$ 40,538
Landscape maintenance contract services	\$ 696,000	\$ 744,720	\$ 796,850	\$ 852,630	\$ 912,314	\$ 976,176	\$ 1,044,508	\$ 1,117,624	\$ 1,195,858	\$ 1,279,568
Landscape maintenance: croquet	\$ 61,196	\$ 65,480	\$ 70,063	\$ 74,968	\$ 80,215	\$ 85,831	\$ 91,839	\$ 98,267	\$ 105,146	\$ 112,506
Tree maintenance (Oak tree pruning)	\$ 39,690	\$ 42,468	\$ 45,441	\$ 48,622	\$ 52,025	\$ 55,667	\$ 59,564	\$ 63,733	\$ 68,195	\$ 72,968
Optional flower rotation	\$ 25,000	\$ 26,750	\$ 28,623	\$ 30,626	\$ 32,770	\$ 35,064	\$ 37,518	\$ 40,145	\$ 42,955	\$ 45,961
Irrigation repairs & replacement	\$ 42,000	\$ 44,940	\$ 48,086	\$ 51,452	\$ 55,053	\$ 58,907	\$ 63,031	\$ 67,443	\$ 72,164	\$ 77,215
Roads & bridges repairs	\$ 16,538	\$ 17,695	\$ 18,934	\$ 20,259	\$ 21,677	\$ 23,195	\$ 24,818	\$ 26,556	\$ 28,415	\$ 30,404
Sidewalk repairs & replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street light maintenance (including but not limited to Photocell, globe, and bulb replacement)	\$ 5,000	\$ 5,350	\$ 5,725	\$ 6,125	\$ 6,554	\$ 7,013	\$ 7,504	\$ 8,029	\$ 8,591	\$ 9,192
Vehicle repairs & maintenance	\$ 10,000	\$ 10,700	\$ 11,449	\$ 12,250	\$ 13,108	\$ 14,026	\$ 15,007	\$ 16,058	\$ 17,182	\$ 18,385
Office supplies: field operations	\$ 15,435	\$ 16,515	\$ 17,672	\$ 18,909	\$ 20,232	\$ 21,648	\$ 23,164	\$ 24,785	\$ 26,520	\$ 28,377
Holiday lights	\$ 9,923	\$ 10,617	\$ 11,360	\$ 12,155	\$ 13,006	\$ 13,917	\$ 14,891	\$ 15,933	\$ 17,049	\$ 18,242
CERT operations	\$ 500	\$ 500	\$ 535	\$ 572	\$ 613	\$ 655	\$ 701	\$ 750	\$ 803	\$ 859
Community maintenance	\$ 145,000	\$ 155,150	\$ 166,011	\$ 177,631	\$ 190,065	\$ 203,370	\$ 217,606	\$ 232,838	\$ 249,137	\$ 266,577
Storm clean-up/Hurricane Clean up	\$ 28,665	\$ 30,672	\$ 32,819	\$ 35,116	\$ 37,574	\$ 40,204	\$ 43,018	\$ 46,030	\$ 49,252	\$ 52,699
Miscellaneous contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL FIELD OPERATIONS	\$ 1,220,284	\$ 1,305,668	\$ 1,397,065	\$ 1,494,860	\$ 1,599,500	\$ 1,711,465	\$ 1,831,268	\$ 1,959,456	\$ 2,096,618	\$ 2,243,382

	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED	FY 2032 PROJECTED
STAFF SUPPORT										
Payroll	\$ 700,000	\$ 749,000	\$ 801,430	\$ 857,530	\$ 917,557	\$ 981,786	\$ 1,050,511	\$ 1,124,047	\$ 1,202,730	\$ 1,286,921
Merit pay/bonus	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,001
Payroll taxes	\$ 50,000	\$ 53,500	\$ 57,245	\$ 61,252	\$ 65,540	\$ 70,128	\$ 75,037	\$ 80,289	\$ 85,909	\$ 91,923

Health insurance	\$ 128,260	\$ 137,238	\$ 146,845	\$ 157,124	\$ 168,123	\$ 179,891	\$ 192,484	\$ 205,958	\$ 220,375	\$ 235,801
Insurance: workers' compensation	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Payroll services	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250
Mileage reimbursement	\$ 10,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000
Vehicle Allowance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Additional Staffing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL STAFF SUPPORT	\$ 969,510	\$ 1,028,988	\$ 1,094,770	\$ 1,165,156	\$ 1,240,470	\$ 1,321,055	\$ 1,407,281	\$ 1,499,544	\$ 1,598,264	\$ 1,703,896

	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED	FY 2032 PROJECTED
AMENITY OPERATIONS										
Amenity Management & Operations	\$ 628,887	\$ 672,909	\$ 720,012	\$ 770,413	\$ 824,342	\$ 882,046	\$ 943,789	\$ 1,009,855	\$ 1,080,544	\$ 1,156,182
A/C maintenance and service	\$ 4,300	\$ 4,601	\$ 4,923	\$ 5,267	\$ 5,636	\$ 6,031	\$ 6,453	\$ 6,904	\$ 7,388	\$ 7,905
Fitness equipment service	\$ 8,269	\$ 8,848	\$ 9,467	\$ 10,130	\$ 10,839	\$ 11,597	\$ 12,409	\$ 13,278	\$ 14,207	\$ 15,202
Music licensing	\$ 4,000	\$ 4,280	\$ 4,580	\$ 4,900	\$ 5,243	\$ 5,610	\$ 6,003	\$ 6,423	\$ 6,873	\$ 7,354
Pool/spa permits	\$ 965	\$ 1,032	\$ 1,104	\$ 1,182	\$ 1,265	\$ 1,353	\$ 1,448	\$ 1,549	\$ 1,658	\$ 1,774
Pool chemicals	\$ 25,440	\$ 27,221	\$ 29,126	\$ 31,165	\$ 33,347	\$ 35,681	\$ 38,179	\$ 40,851	\$ 43,711	\$ 46,770
Pest control	\$ 4,300	\$ 4,601	\$ 4,923	\$ 5,267	\$ 5,636	\$ 6,031	\$ 6,453	\$ 6,904	\$ 7,388	\$ 7,905
Amenity maintenance	\$ 150,000	\$ 160,500	\$ 171,735	\$ 183,756	\$ 196,619	\$ 210,383	\$ 225,110	\$ 240,867	\$ 257,728	\$ 275,769
Special events	\$ 11,025	\$ 11,797	\$ 12,623	\$ 13,506	\$ 14,452	\$ 15,463	\$ 16,546	\$ 17,704	\$ 18,943	\$ 20,269
TOTAL AMENITY	\$ 837,185	\$ 895,788	\$ 958,493	\$ 1,025,587	\$ 1,097,378	\$ 1,174,195	\$ 1,256,388	\$ 1,344,336	\$ 1,438,439	\$ 1,539,130

	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED	FY 2032 PROJECTED
SECURITY										
Gate access control staffing	\$ 225,323	\$ 241,096	\$ 257,973	\$ 276,031	\$ 295,353	\$ 316,028	\$ 338,150	\$ 361,820	\$ 387,148	\$ 414,248
Additional guards	\$ 8,820	\$ 9,437	\$ 10,098	\$ 10,805	\$ 11,561	\$ 12,371	\$ 13,236	\$ 14,163	\$ 15,154	\$ 16,215
Guardhouse facility maintenance	\$ 25,000	\$ 26,750	\$ 28,623	\$ 30,626	\$ 32,770	\$ 35,064	\$ 37,518	\$ 40,145	\$ 42,955	\$ 45,961
Gate communication devices	\$ 23,153	\$ 24,773	\$ 26,507	\$ 28,363	\$ 30,348	\$ 32,473	\$ 34,746	\$ 37,178	\$ 39,780	\$ 42,565
Gate operating supplies	\$ 35,000	\$ 37,450	\$ 40,072	\$ 42,877	\$ 45,878	\$ 49,089	\$ 52,526	\$ 56,202	\$ 60,137	\$ 64,346
Fire & security system	\$ 5,843	\$ 6,252	\$ 6,690	\$ 7,158	\$ 7,659	\$ 8,195	\$ 8,769	\$ 9,383	\$ 10,040	\$ 10,743
TOTAL SECURITY	\$ 323,139	\$ 345,759	\$ 369,962	\$ 395,859	\$ 423,570	\$ 453,219	\$ 484,945	\$ 518,891	\$ 555,213	\$ 594,078

	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED	FY 2032 PROJECTED
TOTAL O&M EXPENDITURES	\$ 4,182,607	\$ 4,470,497	\$ 4,770,364	\$ 5,101,073	\$ 5,460,381	\$ 5,834,986	\$ 6,241,708	\$ 6,682,499	\$ 7,144,455	\$ 7,644,824

FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED	FY 2032 PROJECTED
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TOTAL EXPENDITURES = O&M EXPENSES + FEES + DISCOUNTS	\$ 4,423,782	\$ 4,729,776	\$ 5,049,041	\$5,400,655	\$ 5,782,486	\$6,181,230	\$ 6,613,923	\$ 7,082,625	\$ 7,574,647	\$ 8,107,238
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	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED	FY 2032 PROJECTED
PERCENTAGE INCREASE (DECREASE) IN O&M EXPENDITURES OVER PRIOR YEAR (O&M ONLY)	10.21%	6.88%	6.71%	6.93%	7.04%	6.86%	6.97%	7.06%	6.91%	7.00%

	FY 2024 PROJECTED	FY 2025 PROJECTED	FY 2026 PROJECTED	FY 2027 PROJECTED	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED	FY 2032 PROJECTED	FY 2032 PROJECTED
FUND BALANCES										
Beginning Balance	\$ 2,525,511	\$ 2,416,972	\$ 2,322,291	\$ 2,251,033	\$ 2,197,501	\$ 2,160,037	\$ 2,150,285	\$ 2,166,661	\$ 2,207,425	\$ 2,287,334
Excess (deficiency) of revenues over (under) expenditures	\$ 6	\$ (94,681)	\$ (71,258)	\$ (53,532)	\$ (37,464)	\$ (9,752)	\$ 16,376	\$ 40,764	\$ 79,909	\$ 116,561
Adjustments for Rounding Numbers	\$ (10)									
Transfer In (Out)	\$ (108,535)									
Ending Fund Balance	\$ 2,416,972	\$ 2,322,291	\$ 2,251,033	\$ 2,197,501	\$ 2,160,037	\$ 2,150,285	\$ 2,166,661	\$ 2,207,425	\$ 2,287,334	\$ 2,403,895
Nonspendable:										
Prepaid Items										
Committed:										
Disaster Roads	\$ 776,250	\$ 803,419	\$ 831,538	\$ 860,642	\$ 890,765	\$ 921,941	\$ 954,209	\$ 987,607	\$ 1,022,173	\$ 1,057,949
Future Capital Projects										
Assigned:										
3 or 2.5 months working capital	\$ 871,376	\$ 931,354	\$ 993,826	\$ 1,062,723	\$ 1,137,579	\$ 1,215,622	\$ 1,300,356	\$ 1,392,187	\$ 1,488,428	\$ 1,592,672
Subsequent Year's Expenditures	\$ 769,346	\$ 587,519	\$ 425,669	\$ 274,136	\$ 131,693	\$ 12,722	\$ (87,904)	\$ (172,369)	\$ (223,267)	\$ (246,726)
Ending Balance	\$ 2,416,972	\$ 2,322,291	\$ 2,251,033	\$ 2,197,501	\$ 2,160,037	\$ 2,150,285	\$ 2,166,661	\$ 2,207,425	\$ 2,287,334	\$ 2,403,895

EXHIBIT 10

Grand HavenCDD - Capital Reserve Plan

Fiscal Year		2024	
Capital Project Costs			
Location	Item	Asset Description	Total
Annual - Concrete, Curb and Gutter	2	Concrete Curb and Gutter Replacement	\$150,723
Annual - Concrete, Sidewalk Repair	3	Concrete Replacement	\$50,565
Annual - Firewise Projects	4	Firewise Projects	\$49,593
Annual - Site Lighting	7	Light Pole & Fixture - Replacement (estimated 5 poles)	\$30,874
Annual--Pond Bank Reinforcement	468	Pond Bank Erosion Issues	\$30,000
Flat Roof--Village Center	466	Roof	\$30,006
Front Street Circle	470	Circle Repair	\$30,006
Maintenance Equipment	179	Maint, Utility Vehicle, Golf Cart	\$18,000
Misc Building Components - Village Center	103	Architect, Café Renovation, 1 X - (VC)	\$56,275
	156	Café, 1 Part X Renovation Allowance - (VC)	\$301,636
Misc Site Improvements - Irrigation, Landscaping, Lakes, Drainage	240	Lake Aerator (Annual)	\$37,918
Misc Site Improvements - Landscape Enhancements, Reinvestment	32	Landscape Enhancements-Annual Reinvestment	\$56,275
Misc Site Improvements - Monument & Entry Feature Refurbishment	110	Refurbishment Allowance - Monument and Mailbox	\$16,882
Misc Site Improvements - Pool Area - Village Center	115	Spa Equipment, Heater, Gas - (VC)	\$10,130
Server Replacement-Creekside Office	465	Server	\$17,018
Grand Total			\$885,901

Grand HavenCDD - Capital Reserve Plan

Fiscal Year		2025
Capital Project Costs	Location	Item Asset Description Total
Annual - Access Control		1 Gate & Gate Operator - Replacement \$12,763
Annual - Concrete, Curb and Gutter		2 Concrete Curb and Gutter Replacement \$158,259
Annual - Concrete, Sidewalk Repair		3 Concrete Replacement \$53,093
Annual - Firewise Projects		4 Firewise Projects \$52,072
Annual - Road Repairs		5 Road Repairs \$31,907
Annual - Security Camera System		6 Camera and DVR Replacement \$11,487
Annual - Site Lighting		7 Light Pole & Fixture - Replacement (estimated 5 poles) \$32,418
Annual--Pond Bank Reinforcement		468 Pond Bank Erosion Issues \$38,198
Furniture, Fixtures & Equipment - Creekside Amenity Center		121 Furnishings/Decorating Allowance - Clubhouse ((CAC)) \$23,185
		122 Furniture, Outdoor, Composite Tbl/Chair - (CAC) Croquet \$10,488
		126 Tiki Bar, Ice Machine - (CAC) \$6,839
		127 Tiki Bar, Microwave - (CAC) \$2,094
		130 Tiki Bar, Sink, Hand - (CAC) \$674
Furniture, Fixtures & Equipment - Miscellaneous Electronics		8 Electronics, Office Technology Allowance - CDD Office \$19,064
		131 Café, Computer Workstation, Point Of Sale - Cafe Bar (VC) \$6,956
		132 Electronics, Office, Copy Machine - (VC) \$3,952
Furniture, Fixtures & Equipment - Village Center		134 Cafe, Cooler, 3 Door Reach-In - Bar (VC) \$0
Maintenance Equipment		97 Maint, Pressure Washer \$8,115
		98 Maint, Utility Vehicle - Kawasaki Mule \$17,389
		99 Maint, Vehicle, 2022 Ford-F150, 2WD (Additional Fleet Vehicle) \$41,734
Mechanical and Electrical - Creekside Amenity Center		155 Drinking Fountain, Outdoor - Creekside Amenity Center \$3,202
Misc Building Components - Creekside Amenity Center		101 Door, Metal Overhead - Tiki Bar (CAC) \$7,935
		102 Finish, Tile Floor - Clubhouse (CAC) Patio \$56,275
Misc Building Components - Village Center		157 Café, 2nd Part X Renovation Allowance - (VC) \$376,764
Misc Site Improvements - Basketball Courts		104 Basketball Court Resurfacing, Asphalt Base - (CAC) \$7,500
		105 Basketball Court Resurfacing, Asphalt Base - Wild Oaks \$6,000
Misc Site Improvements - Croquet Courts		106 Croquet Court, Regrass Allowance - (CAC) \$55,885
		161 Shelter Fabric, Recover - Croquet (CAC) Large Shelter \$6,666
		162 Shelter Fabric, Recover - Croquet (CAC) Small Shelter (x4) \$5,796
Misc Site Improvements - Irrigation, Landscaping, Lakes, Drainage		240 Lake Aerator (Annual) \$39,056
Misc Site Improvements - Landscape Enhancements, Reinvestment		32 Landscape Enhancements-Annual Reinvestment \$57,964
Misc Site Improvements - Monument & Entry Feature Refurbishment		164 Refurbishment Allowance - Monument and Mailbox \$50,081
		166 Refurbishment Allowance - Monument Main Entry \$11,593
		167 Refurbishment Allowance - Monument South Entry \$11,593
Misc Site Improvements - Pool Area - Creekside Amenity Center		113 Pool Finish, Exposed Aggregate & Tile Trim \$77,435
Misc Site Improvements - Signage		34 Street Signs and Poles, Replacement \$10,000
Misc Site Improvements - Tennis Facility		35 Tennis Court Resurfacing, Clay - (VC) Courts 1-7 \$45,000
Paving		168 Roadway \$231,855
Grand Total		\$1,591,285

Grand HavenCDD - Capital Reserve Plan

Fiscal Year		2026		
Capital Project Costs	Location	Item	Asset Description	Total
Paving		201	Pavers, Interlocking - Main Entry Gatehouse	\$11,941
		202	Roadway	\$248,363
Grand Total				\$1,255,935

Grand HavenCDD - Capital Reserve Plan

Fiscal Year		2026
Capital Project Costs	Location	Item Asset Description Total
Annual - Access Control		1 Gate & Gate Operator - Replacement \$13,401
Annual - Concrete, Curb and Gutter		2 Concrete Curb and Gutter Replacement \$166,172
Annual - Concrete, Sidewalk Repair		3 Concrete Replacement \$55,748
Annual - Firewise Projects		4 Firewise Projects \$54,676
Annual - Road Repairs		5 Road Repairs \$33,502
Annual - Security Camera System		6 Camera and DVR Replacement \$12,061
Annual - Site Lighting		7 Light Pole & Fixture - Replacement (estimated 5 poles) \$34,038
Annual-Pond Bank Reinforcement		468 Pond Bank Erosion Issues \$39,344
Furniture, Fixtures & Equipment - Creekside Amenity Center		169 Fitness, Weight Machine, Ab Crunch - (CAC) \$9,216
		170 Fitness, Weight Machine, Lat Pulldown/Mid Row - (CAC) \$7,353
		171 Fitness, Weight Machine, Leg Extension/Leg Curl - (CAC) \$9,421
		172 Fitness, Weight Machine, Multi-Press - (CAC) \$9,216
		173 Fitness, Weight Machine, Toe Raise/Leg Press - (CAC) \$6,194
		174 Fitness, Weight Machine, Tricep/Bicep - (CAC) \$7,353
		175 Fitness, Weight Set, Dumbbells - (CAC) \$4,554
Furniture, Fixtures & Equipment - Village Center		178 Electronics, Sound System - Clubhouse (VC) Grand Haven \$35,822
Mechanical and Electrical - Creekside Amenity Center		180 Drinking Fountain, Outdoor - Clubhouse ((CAC)) \$1,649
Misc Building Components - Creekside Amenity Center		181 Finish, Wall Covering - Clubhouse (CAC) Kitchen \$2,918
		182 Patio Deck Finish, Acrylic Coating - Tiki Bar (CAC) \$5,705
Misc Site Improvements - Bocce Ball Courts		183 Shelter Fabric, Recover - (VC) Bocce Large Shelter (x2) \$13,232
		184 Shelter Fabric, Recover - (VC) Bocce Small Shelter (x2) \$1,493
Misc Site Improvements - Croquet Courts		186 Shelter Fabric, Recover - (VC) Croquet \$1,493
Misc Site Improvements - Irrigation, Landscaping, Lakes, Drainage		187 Irrigation Pump/Motor, 50 Hp \$56,861
		240 Lake Aerator (Annual) \$40,228
Misc Site Improvements - Landscape Enhancements, Reinvestment		32 Landscape Enhancements-Annual Reinvestment \$59,703
Misc Site Improvements - Monument & Entry Feature Refurbishment		188 Refurbishment Allowance - Monument and Mailbox \$8,955
		189 Refurbishment Allowance - Monument and Mailbox \$8,955
Misc Site Improvements - Pickleball Courts		190 Shelter Fabric, Recover - (VC) Pickleball (4 Total) \$4,974
Misc Site Improvements - Playground & Park Equipment		191 Shelter Fabric, Recover - (VC) Playground \$1,493
Misc Site Improvements - Pool Area - Creekside Amenity Center		192 Trellis, PT Wood - Clubhouse (CAC) \$10,775
Misc Site Improvements - Pool Area - Village Center		193 Pool Equipment, Handicap Lift - (VC) \$11,160
Misc Site Improvements - Signage		34 Street Signs and Poles, Replacement \$10,000
Misc Site Improvements - Tennis Facility		195 Shelter Fabric, Recover - (VC) Tennis Courts (3 Total) \$4,478
Misc Site Improvements - Village Center		77 Parking Lot Expansion - 1x cost to construct \$200,004
Misc Site Improvements - Wild Oaks		196 Parking Lot Expansion - 1x cost to construct \$23,881
Painting & Waterproofing		197 Paint Exterior and Waterproof - South Gatehouse \$1,393
		198 Paint Interior - Clubhouse (CAC) \$8,019
		199 Paint Interior - Grand Haven Room (VC) \$13,028
Paving		200 Pavers, Interlocking - Front St & Montague Intersection \$7,164

Grand HavenCDD - Capital Reserve Plan

Fiscal Year		2027	
Capital Project Costs			
Location	Item	Asset Description	Total
Annual - Access Control	1	Gate & Gate Operator - Replacement	\$14,071
Annual - Concrete, Curb and Gutter	2	Concrete Curb and Gutter Replacement	\$174,480
Annual - Concrete, Sidewalk Repair	3	Concrete Replacement	\$58,535
Annual - Firewise Projects	4	Firewise Projects	\$57,410
Annual - Road Repairs	5	Road Repairs	\$35,178
Annual - Security Camera System	6	Camera and DVR Replacement	\$12,664
Annual - Site Lighting	7	Light Pole & Fixture - Replacement (estimated 5 poles)	\$35,740
Annual--Pond Bank Reinforcement	468	Pond Bank Erosion Issues	\$40,524
Furniture, Fixtures & Equipment - Creekside Amenity Center	40	Fitness, Cardio, Treadmill - (CAC)	\$19,928
	128	Tiki Bar, Range, Griddle Top - (CAC)	\$3,851
	203	Electronics, Sound System - Clubhouse (CAC)	\$22,339
Furniture, Fixtures & Equipment - Miscellaneous Electronics	205	Computer Workstation, Point Of Sale - Amenity Office (VC)	\$2,516
Furniture, Fixtures & Equipment - Village Center	42	Cafe, Convection Oven, Dbl - Cafe Kitchen (VC)	\$7,748
	46	Fitness, Cardio, Treadmills	\$19,928
	206	Electronics, Sound System - Clubhouse (VC) Pool	\$22,339
Mechanical and Electrical - Gatehouse & Maintenance	207	A/C Air Handler Unit, 1.5 Ton - Shed Maintenance w/Office	\$2,438
	208	A/C Condensing Unit, 1.5 Ton - Shed Maintenance w/Office	\$2,633
Misc Site Improvements - Boardwalks, Gazebo, Piers	209	Boardwalk, Wood Deck & Railing - Blue Oak Ln	\$4,193
Misc Site Improvements - Irrigation, Landscaping, Lakes, Drainage	240	Lake Aerator (Annual)	\$41,434
Misc Site Improvements - Landscape Enhancements, Reinvestment	32	Landscape Enhancements-Annual Reinvestment	\$61,494
Misc Site Improvements - Monument & Entry Feature Refurbishment	210	Refurbishment Allowance - Monument and Mailbox	\$9,224
	211	Refurbishment Allowance - Monument and Mailbox	\$9,224
Misc Site Improvements - Pool Area - Village Center	212	Trellis, PT Wood - (VC) Pool Area	\$93,224
Misc Site Improvements - Signage	34	Street Signs and Poles, Replacement	\$10,000
Painting & Waterproofing	36	Paint Exterior and Waterproof - Clubhouse ((VC))	\$26,943
	213	Paint Exterior and Waterproof - Main Gatehouse	\$1,401
	214	Paint Exterior and Waterproof - North Gatehouse	\$11,124
Paving	215	Roadway	\$291,480
Grand Total			\$1,092,064

Grand HavenCDD - Capital Reserve Plan

Fiscal Year		2028
Capital Project Costs	Location	Item Asset Description Total
Annual - Access Control		1 Gate & Gate Operator - Replacement \$14,775
Annual - Concrete, Curb and Gutter		2 Concrete Curb and Gutter Replacement \$183,204
Annual - Concrete, Sidewalk Repair		3 Concrete Replacement \$61,462
Annual - Firewise Projects		4 Firewise Projects \$60,280
Annual - Road Repairs		5 Road Repairs \$36,936
Annual - Security Camera System		6 Camera and DVR Replacement \$13,297
Annual - Site Lighting		7 Light Pole & Fixture - Replacement (estimated 5 poles) \$37,527
Annual--Pond Bank Reinforcement		468 Pond Bank Erosion Issues \$41,740
Furniture, Fixtures & Equipment - Creekside Amenity Center		38 Fitness, Cardio, Elliptical Cross-Trainer - (CAC) \$16,737
Furniture, Fixtures & Equipment - Village Center		43 Fitness, Cardio, Elliptical Cross-Trainer - (VC) \$25,105
Maintenance Equipment		216 Maint, Concrete Mixer \$4,645
Mechanical and Electrical - Creekside Amenity Center		233 A/C Air Handler Unit, 7.5 Ton - Clubhouse (CAC) \$9,247
Mechanical and Electrical - Gatehouse & Maintenance		234 A/C Air Handler Unit, 1.5 Ton - Main Gatehouse \$2,534
		235 A/C Air Handler Unit, 1.5 Ton - North Gatehouse \$2,511
		236 A/C Condensing Unit, 1.5 Ton - Main Gatehouse \$2,712
		237 A/C Condensing Unit, 1.5 Ton - North Gatehouse \$2,712
Mechanical and Electrical - Village Center		217 A/C Minisplit System - Clubhouse (VC) \$9,336
		218 A/C Minisplit System - Clubhouse (VC) \$9,336
		238 A/C Condensing Unit, 7.5 Ton - Clubhouse (CAC) \$9,399
		239 Water Heater, Tankless - Clubhouse (VC) \$9,052
Misc Building Components - Village Center		219 Wood Siding/Trim Replacement - Shed (VC) Tennis Storage \$4,522
Misc Site Improvements - Basketball Courts		220 Basketball, Backboard with Pole - (CAC) \$4,839
		221 Basketball, Backboard with Pole - Wild Oaks \$2,420
Misc Site Improvements - Croquet Courts		222 Croquet Court, Regrass Allowance - (CAC) \$61,067
Misc Site Improvements - Irrigation, Landscaping, Lakes, Drainage		240 Lake Aerator (Annual) \$42,677
Misc Site Improvements - Landscape Enhancements, Reinvestment		32 Landscape Enhancements-Annual Reinvestment \$63,339
Misc Site Improvements - Monument & Entry Feature Refurbishment		223 Refurbishment Allowance - Monument and Mailbox \$9,501
		224 Refurbishment Allowance - Monument and Mailbox \$9,501
Misc Site Improvements - Playground & Park Equipment		225 Playground Structure, Coated Mtl - (CAC) \$50,671
Misc Site Improvements - Pool Area - Creekside Amenity Center		227 Shelter Fabric, Recover - (CAC) Pool Deck \$5,277
Misc Site Improvements - Pool Area - Village Center		228 Pool Finish, Exposed Aggregate & Tile Trim - (VC) \$107,919
Misc Site Improvements - Signage		34 Street Signs and Poles, Replacement \$10,000
Misc Site Improvements - Site Lighting		229 Light Bollard - (CAC) Common Areas \$31,874
		230 Light Bollard - The Crossings \$5,543
Paving		231 Roadway \$272,356
Grand Total		\$1,234,055

Grand HavenCDD - Capital Reserve Plan

Fiscal Year		2029	
Capital Project Costs			
Location	Item	Asset Description	Total
Annual - Access Control	1	Gate & Gate Operator - Replacement	\$15,513
Annual - Concrete, Curb and Gutter	2	Concrete Curb and Gutter Replacement	\$192,365
Annual - Concrete, Sidewalk Repair	3	Concrete Replacement	\$64,535
Annual - Firewise Projects	4	Firewise Projects	\$63,294
Annual - Road Repairs	5	Road Repairs	\$38,783
Annual - Security Camera System	6	Camera and DVR Replacement	\$13,962
Annual - Site Lighting	7	Light Pole & Fixture - Replacement (estimated 5 poles)	\$39,404
Annual--Pond Bank Reinforcement	468	Pond Bank Erosion Issues	\$42,992
Furniture, Fixtures & Equipment - Creekside Amenity Center	39	Fitness, Cardio, Recumbent Bike - (CAC)	\$9,661
Furniture, Fixtures & Equipment - Village Center	44	Fitness, Cardio, Recumbent Bike - ((VC))	\$4,830
	45	Fitness, Cardio, Stationary Bike - (VC)	\$8,906
Maintenance Equipment	232	Maint, Vehicle, 2019 Truck w/Boom Lift - Ford F-150	\$113,515
Misc Site Improvements - Irrigation, Landscaping, Lakes, Drainage	240	Lake Aerator (Annual)	\$43,958
Misc Site Improvements - Landscape Enhancements, Reinvestment	32	Landscape Enhancements-Annual Reinvestment	\$65,239
Misc Site Improvements - Monument & Entry Feature Refurbishment	241	Arbor, PVC - Main Entry (Side Parks)	\$1,696
	242	Refurbishment Allowance - Monument and Mailbox	\$9,786
	243	Refurbishment Allowance - Monument and Mailbox	\$9,786
Misc Site Improvements - Pickleball Courts	74	Pickleball Court Resurfacing, Asphalt - (VC)	\$5,038
Misc Site Improvements - Pool Area - Creekside Amenity Center	244	Spa Finish, Exposed Aggregate & Tile Trim - (CAC)	\$8,400
Misc Site Improvements - Signage	34	Street Signs and Poles, Replacement	\$10,000
	245	Signage, Traffic Light - Egret Dr Golf Cart Crossing	\$2,610
Misc Site Improvements - Tennis Facility	35	Tennis Court Resurfacing, Clay - (VC) Courts 1-7	\$50,000
Paving	246	Roadway	\$260,955
Grand Total			\$1,075,227

Grand HavenCDD - Capital Reserve Plan

Fiscal Year		2030		
Capital Project Costs	Location	Item	Asset Description	Total
Annual - Access Control		1	Gate & Gate Operator - Replacement	\$16,289
Annual - Concrete, Curb and Gutter		2	Concrete Curb and Gutter Replacement	\$201,983
Annual - Concrete, Sidewalk Repair		3	Concrete Replacement	\$67,762
Annual - Firewise Projects		4	Firewise Projects	\$66,459
Annual - Road Repairs		5	Road Repairs	\$40,722
Annual - Security Camera System		6	Camera and DVR Replacement	\$14,660
Annual - Site Lighting		7	Light Pole & Fixture - Replacement (estimated 5 poles)	\$41,374
Annual--Pond Bank Reinforcement		468	Pond Bank Erosion Issues	\$44,282
Furniture, Fixtures & Equipment - Creekside Amenity Center		41	Fitness, Weight Bench - (CAC)	\$2,220
Furniture, Fixtures & Equipment - Miscellaneous Electronics		8	Electronics, Office Technology Allowance - CDD Office	\$22,101
		69	Office Technology Upgrades	\$14,473
Furniture, Fixtures & Equipment - Village Center		10	Fitness, Weight Machine, Abdominal - (VC)	\$5,186
		11	Fitness, Weight Machine, Arm Curl - (VC)	\$4,138
		12	Fitness, Weight Machine, Multi-Hip - (VC)	\$7,988
		13	Fitness, Weight Machine, Seated Row - (VC)	\$4,138
		14	Fitness, Weight Set, Dumbbells - (VC)	\$2,563
Mechanical and Electrical - Creekside Amenity Center		247	Fire Alarm System - Clubhouse (CAC)	\$13,439
Mechanical and Electrical - Gatehouse & Maintenance		248	A/C Window Unit - South Gatehouse	\$5,376
Misc Building Components - Creekside Amenity Center		249	Gutters & Downspouts - Clubhouse (CAC)	\$2,877
		250	Gutters & Downspouts - Tiki Bar (CAC)	\$1,507
Misc Building Components - Gatehouse & Maintenance		251	Gutters & Downspouts - Main Gatehouse	\$845
Misc Building Components - Village Center		19	Café, Finish, Clg, 2x2 SAT - (VC)	\$10,573
		23	Finish, Clg, 2x4 SAT - Clubhouse ((VC)) Kitchen	\$6,369
Misc Site Improvements - Basketball Courts		26	Basketball Court, Asphalt, Rebuild - (VC)	\$34,580
		252	Basketball Court Fencing, (VC) Chain Link - (CAC)	\$5,644
		253	Basketball Court Fencing, (VC) Chain Link - (VC)	\$3,225
Misc Site Improvements - Boardwalks, Gazebo, Piers		30	Pier Dock, Wood Deck & Railing - Golf Club	\$161,270
Misc Site Improvements - Irrigation, Landscaping, Lakes, Drainage		240	Lake Aerator (Annual)	\$45,277
Misc Site Improvements - Landscape Enhancements, Reinvestment		32	Landscape Enhancements-Annual Reinvestment	\$67,196
Misc Site Improvements - Monument & Entry Feature Refurbishment		254	Refurbishment Allowance - Monument (CAC)	\$10,079
		255	Refurbishment Allowance - Monument and Mailbox Pine Harbor	\$10,079
		256	Refurbishment Allowance - Monument and Mailbox Rivers Edge	\$10,079
		257	Refurbishment Allowance - Monument North Entry	\$26,878
Misc Site Improvements - Playground & Park Equipment		75	Shelter Fabric, Recover - Wild Oaks Park	\$9,786
		259	Fence, (VC) Chain Link, 4' - Wild Oaks Dog Park	\$7,151
Misc Site Improvements - Pool Area - Creekside Amenity Center		260	Fence, (VC) Chain Link, 6' - (CAC) Pool Equipment	\$2,934
		261	Pool Equipment, Filtration System - (CAC)	\$28,222
		262	Spa Equipment, Filtration System - (CAC)	\$13,708
Misc Site Improvements - Pool Area - Village Center		263	Fence, (VC) Chain Link, 6' - (VC) Pool Equipment	\$964

Grand HavenCDD - Capital Reserve Plan

Fiscal Year		2030	
Capital Project Costs			
Location	Item	Asset Description	Total
Misc Site Improvements - Pool Area - Village Center	264	Pool Equipment, Filtration System - (VC)	\$28,222
	265	Spa Equipment, Filtration System - (VC)	\$13,708
Misc Site Improvements - Signage	34	Street Signs and Poles, Replacement	\$10,000
Misc Site Improvements - Tennis Facility	87	Tennis Court Windscreen, 10' - (VC) Courts 1-7	\$18,268
	266	Tennis Court Fencing, (VC) Chain Link - (VC) Courts 5-7	\$44,334
	267	Tennis Court Light Pole & Double Fixture - (VC) Courts 5-6	\$10,079
Painting & Waterproofing	268	Tennis Court Light Pole & Single Fixture - (VC) Courts 5-7	\$34,673
	89	Paint Exterior and Waterproof - Clubhouse (CAC)	\$10,751
	90	Paint Exterior and Waterproof - Tiki Bar (CAC)	\$2,945
Paving	269	Roadway: North Waterside Pkwy., Sailfish, Marlin	\$268,783
Roofs	270	Roof, Architectural Shingle - Clubhouse (CAC)	\$51,800
	271	Roof, Architectural Shingle - North Gatehouse	\$3,532
	272	Roof, Architectural Shingle - Shed Maintenance	\$2,355
	273	Roof, Architectural Shingle - Shed Maintenance w/Office	\$2,355
	274	Roof, Architectural Shingle - Tiki Bar (CAC)	\$10,595
	275	Roof, Single Ply - Clubhouse (VC)	\$32,531
Grand Total			\$1,579,328

Grand HavenCDD - Capital Reserve Plan

Fiscal Year		2031	
Capital Project Costs			
Location	Item	Asset Description	Total
Annual - Access Control	1	Gate & Gate Operator - Replacement	\$17,103
Annual - Concrete, Curb and Gutter	2	Concrete Curb and Gutter Replacement	\$212,082
Annual - Concrete, Sidewalk Repair	3	Concrete Replacement	\$71,150
Annual - Firewise Projects	4	Firewise Projects	\$69,782
Annual - Road Repairs	5	Road Repairs	\$42,758
Annual - Security Camera System	6	Camera and DVR Replacement	\$15,393
Annual - Site Lighting	7	Light Pole & Fixture - Replacement (estimated 5 poles)	\$43,443
Annual--Pond Bank Reinforcement	468	Pond Bank Erosion Issues	\$45,611
Furniture, Fixtures & Equipment - Miscellaneous Electronics	131	Café, Computer Workstation, Point Of Sale - Cafe Bar (VC)	\$8,305
	132	Electronics, Office, Copy Machine - (VC)	\$4,719
Furniture, Fixtures & Equipment - Village Center	47	Fitness, Weight Bench - (VC)	\$3,430
	48	Fitness, Weight Machine, Ab/Dip - (VC)	\$2,368
	49	Fitness, Weight Machine, Arm Extension - (VC)	\$4,262
	50	Fitness, Weight Machine, Chest Press - (VC)	\$5,342
	51	Fitness, Weight Machine, Lat Pulldown - (VC)	\$4,262
	52	Fitness, Weight Machine, Leg Curl - (VC)	\$5,461
	53	Fitness, Weight Machine, Leg Extension - (VC)	\$5,461
	54	Fitness, Weight Machine, Pec Fly/Rear Delt - (VC)	\$3,917
	56	IT, Electronics, TV Projector & Screen - Grand Haven Rm (VC)	\$41,527
	79	Furniture, Outdoor - Pool Deck (VC)	\$34,606
	Maintenance Equipment	57	Maint, Vehicle 2016 Ford F-250, 4WD (Bought Used in 2019)
Mechanical and Electrical - Creekside Amenity Center	276	A/C Air Handler Unit, 3 Ton - Clubhouse (CAC)	\$3,726
	277	A/C Air Handler Unit, 5 Ton - Clubhouse (CAC)	\$6,348
	278	A/C Condensing Unit, 3 Ton - Clubhouse (CAC)	\$3,765
	279	A/C Condensing Unit, 5 Ton - Clubhouse (CAC)	\$6,430
	280	Ceiling Fan - Clubhouse (CAC)	\$4,427
Mechanical and Electrical - Village Center	281	A/C Air Handler Unit, 3 Ton - Clubhouse (VC)	\$3,726
	282	A/C Air Handler Unit, 3.5 Ton - Clubhouse (VC)	\$4,172
	283	A/C Air Handler Unit, 3.5 Ton - Clubhouse (VC)	\$4,172
	284	A/C Air Handler Unit, 5 Ton - Clubhouse (VC)	\$6,348
	285	A/C Air Handler Unit, 5 Ton - Clubhouse (VC)	\$6,348
	286	A/C Condensing Unit, 3 Ton - Clubhouse (VC)	\$3,765
	287	A/C Condensing Unit, 3.5 Ton - Clubhouse (VC)	\$4,306
	288	A/C Condensing Unit, 3.5 Ton - Clubhouse (VC)	\$4,306
	289	A/C Condensing Unit, 5 Ton - Clubhouse (VC)	\$6,430
	290	A/C Condensing Unit, 5 Ton - Clubhouse (VC)	\$6,430
	291	Ceiling Fan - Clubhouse (VC)	\$7,251
Misc Building Components - Creekside Amenity Center	81	Finish, Carpet - Clubhouse ((CAC)) Office/Conference rooms	\$8,305
Misc Building Components - Gatehouse & Maintenance	292	Renovation Allowance - Main Gatehouse Interior	\$10,195

Grand HavenCDD - Capital Reserve Plan

Fiscal Year		2031	
Capital Project Costs			
Location	Item	Asset Description	Total
Misc Building Components - Village Center	60	Finish, Rubber Tile Floor - Clubhouse ((VC)) Gym	\$17,620
	293	Patio Deck Finish, Pebble - Clubhouse (VC)	\$46,239
Misc Site Improvements - Basketball Courts	294	Basketball Court, Asphalt, Rebuild	\$54,222
Misc Site Improvements - Irrigation, Landscaping, Lakes, Drainage	240	Lake Aerator (Annual)	\$46,635
Misc Site Improvements - Landscape Enhancements, Reinvestment	32	Landscape Enhancements-Annual Reinvestment	\$69,212
Misc Site Improvements - Monument & Entry Feature Refurbishment	295	Refurbishment Allowance - Monument and Mailbox	\$10,382
	296	Refurbishment Allowance - Monument and Mailbox	\$10,382
Misc Site Improvements - Pool Area - Creekside Amenity Center	85	Pool Equipment, Heat Pump (CAC) (4 units)	\$62,291
Misc Site Improvements - Signage	34	Street Signs and Poles, Replacement	\$10,000
Misc Site Improvements - Vehicular Bridges	297	Guard Rail, Wood - Bridge Montague St	\$17,127
	298	Guard Rail, Wood - Bridge Willow Oak & Blue Oak	\$9,921
	299	Guard Rail, Wood - Bridge Willow Oak & Bluejack	\$9,921
	300	Guard Rail, Wood - Bridge Willow Oak & Ditch 10	\$10,966
	301	Guard Rail, Wood - Retaining Wall River Trail Dr	\$11,697
Paving	302	Roadway	\$373,743
Grand Total			\$1,584,844

Grand HavenCDD - Capital Reserve Plan

Fiscal Year		2032	
Capital Project Costs			
Location	Item	Asset Description	Total
Annual - Access Control	1	Gate & Gate Operator - Replacement	\$17,959
Annual - Concrete, Curb and Gutter	2	Concrete Curb and Gutter Replacement	\$222,686
Annual - Concrete, Sidewalk Repair	3	Concrete Replacement	\$74,708
Annual - Firewise Projects	4	Firewise Projects	\$73,271
Annual - Road Repairs	5	Road Repairs	\$44,896
Annual - Security Camera System	6	Camera and DVR Replacement	\$16,163
Annual - Site Lighting	7	Light Pole & Fixture - Replacement (estimated 5 poles)	\$45,615
Annual--Pond Bank Reinforcement	468	Pond Bank Erosion Issues	\$46,979
Furniture, Fixtures & Equipment - Creekside Amenity Center	96	Furniture, Outdoor - Clubhouse/Tiki/Pool ((CAC))	\$35,644
Furniture, Fixtures & Equipment - Village Center	9	Café, Furniture, Outdoor - (VC)	\$34,218
Maintenance Equipment	70	Trailer	\$8,555
Misc Building Components - Creekside Amenity Center	71	Finish, Rubber Tile Floor - Clubhouse ((CAC)) Gym	\$11,486
	303	Built-In Cabinets & Counters - Clubhouse (CAC) Kitchen	\$12,607
	304	Built-In Cabinets & Counters - Tiki Bar (CAC)	\$22,476
	305	Finish, Clg, 2x4 SAT - Clubhouse (CAC) Gym	\$7,381
	306	Finish, Clg, 2x4 SAT - Clubhouse (CAC) Kitchen	\$1,039
	307	Finish, Clg, 2x4 SAT - Clubhouse (CAC) Office/Conference	\$4,215
	308	Finish, Tile Floor - Clubhouse (CAC) Kitchen	\$2,187
	309	Finish, Tile Floor - Clubhouse (CAC) Office	\$4,615
	310	Finish, Tile Floor - Clubhouse (CAC) Restrooms	\$11,028
	311	Finish, Tile Floor - Clubhouse (CAC) Social Room	\$17,553
	312	Finish, Tile Walls - Clubhouse (CAC) Restrooms	\$23,113
	313	Finish, Vinyl Tile - Clubhouse (CAC) Storage Room	\$682
	314	Restroom Renovation Allowance - Clubhouse (CAC)	\$41,092
Misc Building Components - Village Center	25	Grand Haven Room, Finish, Carpet - Clubhouse ((VC)) Storage Room	\$3,251
Misc Site Improvements - Basketball Courts	104	Basketball Court Resurfacing, Asphalt Base - (CAC)	\$28,515
	105	Basketball Court Resurfacing, Asphalt Base - Wild Oaks	\$28,515
Misc Site Improvements - Boardwalks, Gazebo, Piers	315	Shelter, Wood Frame - Pier Dock Golf Club	\$17,965
Misc Site Improvements - Irrigation, Landscaping, Lakes, Drainage	240	Lake Aerator (Annual)	\$48,034
Misc Site Improvements - Landscape Enhancements, Reinvestment	32	Landscape Enhancements-Annual Reinvestment	\$71,288
Misc Site Improvements - Miscellaneous Fencing	316	Fence, Chain Link, 6' - Maintenance Re-Use Pond	\$45,483
Misc Site Improvements - Monument & Entry Feature Refurbishment	317	Refurbishment Allowance - Monument and Mailbox	\$10,693
	318	Refurbishment Allowance - Monument and Mailbox	\$10,693
Misc Site Improvements - Playground & Park Equipment	319	Park, Bench - Numerous Locations	\$71,288
	320	Park, Bicycle Rack - Numerous Locations	\$5,988
	321	Park, Picnic Table - Numerous Locations	\$20,788
	322	Park, Trash Can Holder - Numerous Locations	\$22,014
Misc Site Improvements - Pool Area - Village Center	76	Pool Equipment, Heat Pump - (VC) (4 units)	\$49,902
	115	Spa Equipment, Heater, Gas - (VC)	\$12,832

Grand HavenCDD - Capital Reserve Plan

Fiscal Year		2032	
Capital Project Costs			
Location	Item	Asset Description	Total
Misc Site Improvements - Signage	34	Street Signs and Poles, Replacement	\$10,000
Paving	323	Roadway	\$313,667
Roofs	324	Roof, Architectural Shingle - Shed (VC) Tennis Storage	\$1,873
	325	Roof, Metal Panel - Pier Dock Golf Club	\$9,873
Grand Total			\$1,562,828

Grand HavenCDD - Capital Reserve Plan

Fiscal Year		2033	
Capital Project Costs			
Location	Item	Asset Description	Total
Annual - Access Control	1	Gate & Gate Operator - Replacement	\$18,856
Annual - Concrete, Curb and Gutter	2	Concrete Curb and Gutter Replacement	\$233,820
Annual - Concrete, Sidewalk Repair	3	Concrete Replacement	\$78,443
Annual - Firewise Projects	4	Firewise Projects	\$76,934
Annual - Road Repairs	5	Road Repairs	\$47,141
Annual - Security Camera System	6	Camera and DVR Replacement	\$16,971
Annual - Site Lighting	7	Light Pole & Fixture - Replacement (estimated 5 poles)	\$47,895
Annual--Pond Bank Reinforcement	468	Pond Bank Erosion Issues	\$48,388
Furniture, Fixtures & Equipment - Creekside Amenity Center	40	Fitness, Cardio, Treadmill - (CAC)	\$23,795
Furniture, Fixtures & Equipment - Village Center	42	Cafe, Convection Oven, Dbl - Cafe Kitchen (VC)	\$9,252
	46	Fitness, Cardio, Treadmills	\$23,795
	145	Café, Glass Washer - Bar (VC)	\$6,811
	146	Cafe, Ice Bin w/Bottle Well - Bar (VC)	\$3,858
	147	Cafe, Ice Machine - Kitchen (VC)	\$8,663
	149	Cafe, Range, 6 Burner -Kitchen (VC)	\$15,132
	150	Cafe, Range, Griddle Top - Kitchen (VC)	\$9,196
	151	Cafe, Salamander, line cooler - Kitchen (VC)	\$5,763
Maintenance Equipment	58	Maint, Vehicle, 2021 Ford F-150, 4WD	\$51,399
	97	Maint, Pressure Washer	\$10,280
Misc Site Improvements - Boardwalks, Gazebo, Piers	62	Boardwalk, Wood Deck & Railing - Esplanade (Golf Club)	\$43,091
	63	Boardwalk, Wood Deck & Railing - Esplanade (Jasmine)	\$49,352
	64	Boardwalk, Wood Deck & Railing - Esplanade (Waterview)	\$88,083
	65	Boardwalk, Wood Deck & Railing - Wild Oaks Park	\$42,354
	326	Boardwalk, Wood Framing & Pilings - Blue Oak Ln	\$8,591
	327	Boardwalk, Wood Framing & Pilings - Esplanade (Golf Club)	\$71,794
	328	Boardwalk, Wood Framing & Pilings - Esplanade (Jasmine)	\$82,225
	329	Boardwalk, Wood Framing & Pilings - Esplanade (Waterview)	\$146,756
	330	Boardwalk, Wood Framing & Pilings - Wild Oaks Park	\$70,566
	331	Pier Dock, Wood Framing & Pilings - Golf Club	\$77,079
Misc Site Improvements - Croquet Courts	161	Shelter Fabric, Recover - Croquet (CAC Large Shelter	\$8,444
	162	Shelter Fabric, Recover - Croquet (CAC) Small Shelter (x4)	\$7,343
	332	Shelter Frame, Replace - Croquet (CAC) Large Shelter	\$7,203
	333	Shelter Frame, Replace - Croquet (CAC) Small Shelter (x4)	\$6,263
Misc Site Improvements - Irrigation, Landscaping, Lakes, Drainage	240	Lake Aerator (Annual)	\$49,475
Misc Site Improvements - Landscape Enhancements, Reinvestment	32	Landscape Enhancements-Annual Reinvestment	\$73,427
Misc Site Improvements - Monument & Entry Feature Refurbishment	334	Refurbishment Allowance - Monument and Mailbox	\$11,014
	335	Refurbishment Allowance - Monument and Mailbox	\$11,014
Misc Site Improvements - Signage	34	Street Signs and Poles, Replacement	\$10,000
	68	Signage, HD Foam - Decorative Directional Street Signs	\$5,287

Grand HavenCDD - Capital Reserve Plan

Fiscal Year	2033	
Capital Project Costs		
Location	Item Asset Description	Total
Misc Site Improvements - Site Lighting	336 Light Fixture, Landscape Uplight, Basic - Main Entry	\$6,403
	337 Light Fixture, Landscape Uplight, Basic - South Entry	\$19,208
	338 Light Fixture, Landscape Uplight, Basic - The Crossings	\$6,403
	339 Light Fixture, Landscape Uplight, Basic - Village Center	\$5,122
	340 Light Fixture, Landscape Uplight, Basic - Wild Oaks Entry	\$1,921
	341 Light Fixture, Landscape Uplight, Large - Main Entry	\$13,825
	342 Light Fixture, Landscape Uplight, Large - North Entry	\$3,072
	343 Light Fixture, Landscape Uplight, Large - South Entry	\$6,144
	344 Light Fixture, Landscape Uplight, Large - The Crossings	\$3,072
	345 Light Fixture, Landscape Uplight, Large - Wild Oaks Entry	\$18,433
	346 Light Fixture, Sign Uplight - Monument (CAC)	\$640
	347 Light Fixture, Sign Uplight - Monument Creekside	\$640
	348 Light Fixture, Sign Uplight - Monument Fairways Edge	\$2,561
	349 Light Fixture, Sign Uplight - Monument Front Street	\$1,281
	350 Light Fixture, Sign Uplight - Monument Golf Club	\$1,281
	351 Light Fixture, Sign Uplight - Monument Heritage Oaks	\$1,281
	352 Light Fixture, Sign Uplight - Monument Lake Haven	\$3,201
	353 Light Fixture, Sign Uplight - Monument Lakeside	\$640
	354 Light Fixture, Sign Uplight - Monument Linkside	\$640
	355 Light Fixture, Sign Uplight - Monument Linkside East	\$640
	356 Light Fixture, Sign Uplight - Monument Linkside West	\$640
	357 Light Fixture, Sign Uplight - Monument Main Entry	\$2,561
	358 Light Fixture, Sign Uplight - Monument Marsh Crossings	\$640
	359 Light Fixture, Sign Uplight - Monument North Entry	\$1,281
	360 Light Fixture, Sign Uplight - Monument North Park	\$640
	361 Light Fixture, Sign Uplight - Monument North Park	\$640
	362 Light Fixture, Sign Uplight - Monument Osprey Lakes	\$640
	363 Light Fixture, Sign Uplight - Monument Osprey/RW/RE/SP	\$640
	364 Light Fixture, Sign Uplight - Monument Rivers Edge	\$640
	365 Light Fixture, Sign Uplight - Monument Riverwalk	\$640
	366 Light Fixture, Sign Uplight - Monument South Entry	\$3,842
	367 Light Fixture, Sign Uplight - Monument South Lake Villages	\$1,281
	368 Light Fixture, Sign Uplight - Monument Southpark	\$640
	369 Light Fixture, Sign Uplight - Monument Southridge	\$1,281
	370 Light Fixture, Sign Uplight - Monument The Bluffs	\$1,281
	371 Light Fixture, Sign Uplight - Monument The Reserve	\$640
	372 Light Fixture, Sign Uplight - Monument The River Club	\$2,561
	373 Light Fixture, Sign Uplight - Monument Village Oaks	\$640
	374 Light Fixture, Sign Uplight - Monument Wild Oaks	\$2,561

Grand HavenCDD - Capital Reserve Plan

Fiscal Year		2033	
Capital Project Costs			
Location	Item	Asset Description	Total
Misc Site Improvements - Site Lighting	375	Light Fixture, Sign Uplight - The Crossings	\$1,281
Misc Site Improvements - Tennis Facility	35	Tennis Court Resurfacing, Clay - (VC) Courts 1-7	\$44,717
Painting & Waterproofing	197	Paint Exterior and Waterproof - South Gatehouse	\$1,714
Paving	376	Concrete Parking Lot Repair Allowance - Main Gatehouse	\$14,685
	377	Concrete Roadway Repair Allowance - Southridge	\$14,685
	378	Roadway	\$323,077
Grand Total			\$2,126,010

EXHIBIT 11

Fiscal Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Beginning Fund Balance	\$ 1,395,740	\$ 1,392,363	\$ 749,792	\$ 513,725	\$ 518,018	\$ 462,547	\$ 654,298	\$ 436,971	\$ 316,279	\$ 327,414	
Plus (+) Annual Assessment	882,524	948,714	1,019,867	1,096,357	1,178,584	1,266,978	1,362,001	1,464,151	1,573,963	1,692,010	12,485,151
Interest											
Minus (-) Capital Projects	(885,901)	(1,591,285)	(1,255,935)	(1,092,064)	(1,234,055)	(1,075,227)	(1,579,328)	(1,584,844)	(1,562,828)	(2,126,010)	(\$16,009,640)
Known Additional Costs for Budgeted Unfinished Projects	0	0	0	0	0	0	0	0	0	0	\$0
One Time Adjustment for Correction to Equal FY 2023 Adopted Projects	0	0	0	0	0	0	0	0	0	0	\$114,265
Unbudgeted Approved Projects	0	0	0	0	0	0	0	0	0	0	(\$116,500)
Use of Fund Balance +/-	(3,377)	(642,571)	(236,068)	4,293	(55,471)	191,751	(217,327)	(120,692)	11,135	(434,000)	(\$1,918,411)
Ending Fund Balance	\$ 1,392,363	\$ 749,792	\$ 513,725	\$ 518,018	\$ 462,547	\$ 654,298	\$ 436,971	\$ 316,279	\$ 327,414	\$ (106,586)	
Actual Beginning Fund Balance											
Actual Annual Assessment Revenue											
On Roll Excess Fees											
Actual Capital Project Expenditure											
Use of Fund Balance =/(-)											
Adjusted Ending Fund Balance											
Annual Assessment Capital Reserve Fund (CRF)	882,524	948,714	1,019,867	1,096,357	1,178,584	1,266,978	1,362,001	1,464,151	1,573,963	1,692,010	
County Tax Collector Fees (2%)	\$ 18,777	\$ 20,185	\$ 21,699	\$ 23,327	\$ 25,076	\$ 26,957	\$ 28,979	\$ 31,152	\$ 33,489	\$ 36,000	
Early Payment Discount (4%)	\$ 37,554	\$ 40,371	\$ 43,399	\$ 46,654	\$ 50,153	\$ 53,914	\$ 57,958	\$ 62,304	\$ 66,977	\$ 72,000	
Total Gross Assessment (CRF)	\$ 938,856	\$ 1,009,270	\$ 1,084,965	\$ 1,166,338	\$ 1,253,813	\$ 1,347,849	\$ 1,448,938	\$ 1,557,608	\$ 1,674,429	\$ 1,800,011	
Estimated Annual Assessment (CRF)	491	528	568	610	656	705	758	815	876	942	
Estimated Change in Annual Assessments Per Unit	\$ 34.28	\$ 36.85	\$ 39.62	\$ 42.59	\$ 45.78	\$ 49.22	\$ 52.91	\$ 56.87	\$ 61.14	\$ 65.73	
% increase year over year	7%	8%	7%	8%	7%	8%	7%	8%	7%	7%	