



Advanced Meeting Package

Workshop Meeting

*Thursday
February 1, 2024
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, February 1, 2024, 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



Community Development District

Meeting Date: Thursday, February 1, 2024 Ways to Follow Zoom – Listen
Meeting: Only
Time: 9:00 AM Call-in Number: +1 (929) 205-6099
Location: Grand Haven Room, at the Meeting ID: 705 571 4830#
Grand Haven Village Zoom Link: [Zoom Link](#)
Center, located at 2001
Waterside Parkway, Palm
Coast, Florida 32137

Workshop 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 Topics**
 - A. Parking – Village Center Proposals
 - 1. North Parking Lot Concept – *Previously Selected by Board* [Exhibit 2](#)
 - 2. South Parking Lot
 - a. Concept 1 [Exhibit 3](#)
 - b. Concept 2 [Exhibit 4](#)
 - 3. Conversion of Old Croquet Court [Exhibit 5](#)
 - 4. Supervisor Debitetto’s Proposal for South Parking Lot [Exhibit 6](#)
 - 5. Parking Data from Amenity Manager [Exhibit 7](#)
 - B. Evaluation Criteria for Upcoming Amenity Discussion
 - C. Legacy Program [Exhibit 8](#)
 - D. Hog Situation Update
 - E. FY 2025 Budget – continued
 - 1. Operations & Maintenance [Exhibit 9](#)
 - 2. Capital Projects [Exhibit 10](#)
- VI. Audience Comments – (limited up to 3 minutes per individual for non-agenda items)**

VII. Next Meeting Quorum Check: February 15, 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 Debitetto	<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, February 1, 2024, 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 of 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

January 25, 2023

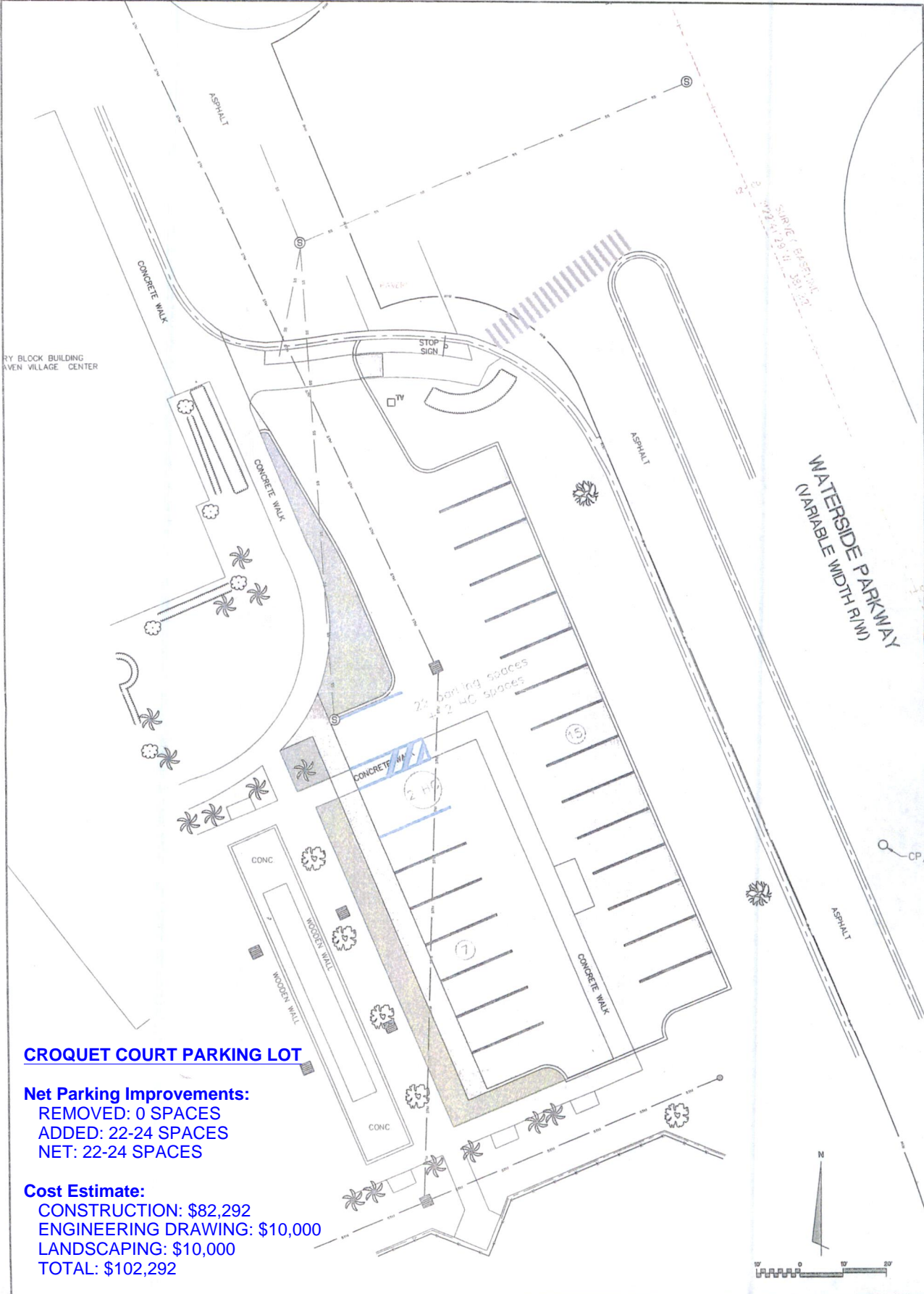
24-00012F

EXHIBIT 2

EXHIBIT 3

EXHIBIT 4

EXHIBIT 5



CROQUET COURT PARKING LOT

Net Parking Improvements:
 REMOVED: 0 SPACES
 ADDED: 22-24 SPACES
 NET: 22-24 SPACES

Cost Estimate:
 CONSTRUCTION: \$82,292
 ENGINEERING DRAWING: \$10,000
 LANDSCAPING: \$10,000
 TOTAL: \$102,292


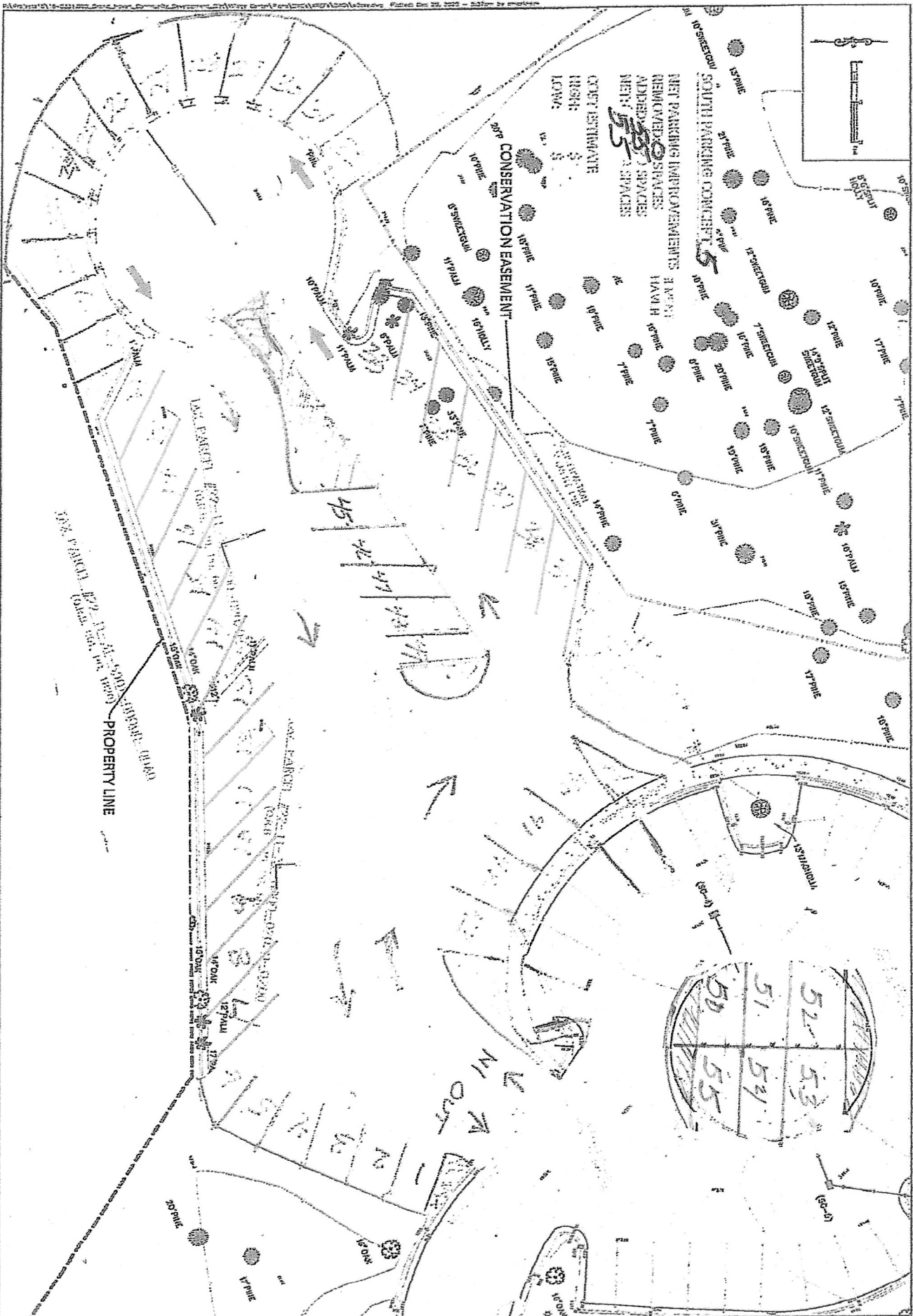
C-2	SHEET TITLE	CONCEPT C	 GENESIS <small>8622 Tapestry Park Cir., Suite 201, Jacksonville, FL 32246 Phone: 904.720.2300 Fax: 904.720.1162 www.GenesisGroup.com FL 01 00000001 FL 16 000016 FL 17 000017</small>	NO.	DATE	DESCRIPTION	REVISIONS	PROJECT NUMBER	
	PROJECT NAME	VILLAGE CENTER PARKING EXPANSION		DESIGNED BY:	MRM	CHECKED BY:	JPL	PROJECT NUMBER	8562-008
		PREPARED FOR	GRAND HAVEN CDD	DRAWN BY:	LBW	SCALE	1:10	FLA/DATE	10.13.2014

EXHIBIT 6



DRMP CONSULTING ENGINEERS 14001 E. 15th Avenue, Suite 100 Fort Lauderdale, FL 33316 PHONE: 561-447-1000 FAX: 561-447-1001 WWW.DRMPFL.COM	CONCEPT PLAN FOR GRAND HAVEN COMMUNITY VILLAGE CENTER PALM BEACH COUNTY, FLORIDA		SOUTH PARKING LOT CONCEPT LAYOUT		REVISIONS	
	DATE: 08/14/2010 SHEET: 02 OF 02 DRAWN BY: A. BROWN CHECKED BY: A. BROWN PROJECT NO.: 10001002	SCALE: AS SHOWN DATE: 08/14/2010	NO SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE	NO. 1 DATE 08/14/2010 DESCRIPTION: INITIAL CONCEPT LAYOUT	NO. 2 DATE 08/14/2010 DESCRIPTION:	NO. 3 DATE 08/14/2010 DESCRIPTION:

EXHIBIT 7

EXHIBIT 8

MEMORANDUM

From: Jim Griswold
To: Mike Debitetto
Date: January 25, 2024
Re: Thoughts on Proposed Legacy Program for Grand Haven

My thoughts on the legacy program we have discussed are as follow in no particular order of importance:

1. The program must be structured as a non-profit 501(C)3 foundation to allow gifts to it to be tax deductible for income and estate tax purposes.
2. After the basic concept is determined, legal counsel that has experience in such matters should be engaged. It would be a show of commitment for you and any others involved in the planning to share the legal and accounting costs of getting it established.
3. The Foundation should be run by a truly independent Board of Directors (suggest 5) who are all residents of Grand Haven with relevant experience such as legal, accounting, engineering etc.
4. The Foundation **must** be independent of the CDD and the HOA.
5. The purposes for the Foundation should be clearly and concisely stated in its charter.
6. May consider having members of the Foundation, made up of the Board of Directors and donors who have given over a certain amount.
7. Should not pay for things that are properly the obligation of the CDD or the HOA in the **sole** opinion of the Board.
8. First thing to do is draft the purposes.
9. Would be very helpful to have some serious donations made or pledged when the Foundation is announced to give it credibility.
10. Might want to run it by the Board of the Haven Family Fund, after developing the purposes, to get a feel what the reaction of the community might be.

EXHIBIT 9

	FY 2023 ACTUAL	FY 2024 ADOPTED	PERCENTAGE CHANGE BETWEEN FY 2023 AND FY 2024	10/1/2023-12/31/23	FY 2025 PROJECTED	PERCENTAGE CHANGE BETWEEN FY 2024 AND FY 2025
REVENUES						
Assessments Levied (net of allowable discounts):						
Assessment Levy - General Fund	\$ 3,738,054	\$ 4,019,578	7.53%	\$ 3,548,167	\$ 4,321,316	7.51%
Assessment Levy - Infrastructure Reinvestment	\$ -	\$ -	0.00%	\$ -	\$ -	
Assessment Levy - Escalante Fund (Statement 2)	\$ -	\$ -	0.00%	\$ -	\$ -	
On Roll Excess Fees	\$ 23,081	\$ -	0.00%	\$ -	\$ -	
Additional Revenues:						
Fund Balance Forward	\$ -	\$ 108,535		\$ -	\$ 74,207	-31.63%
Reuse water	\$ 20,271	\$ 23,000	0.00%	\$ 4,955	\$ 23,000	0.00%
Gate & amenity guest	\$ 11,167	\$ 9,000	0.00%	\$ 2,172	\$ 9,000	0.00%
Tennis	\$ 1,275	\$ 500	-83.33%	\$ 131	\$ 500	0.00%
Room rentals & Rec. Center Use Fee	\$ 11,750	\$ 2,000	0.00%	\$ 400	\$ 2,000	0.00%
Interest - investments	\$ 32,422	\$ 20,000	0.00%	\$ 17,355	\$ 20,000	0.00%
Miscellaneous	\$ 1,625			\$ 1,022		
Amenity activity share		\$ -		\$ -	\$ -	
Insurance proceeds		\$ -		\$ -	\$ -	
Grant		\$ -		\$ -	\$ -	
Settlements		\$ -		\$ -	\$ -	
State reimbursement - Hurricane		\$ -		\$ -	\$ -	
TOTAL REVENUES	\$ 3,839,645	\$ 4,182,613	10.21%	\$ 3,574,202	\$ 4,450,023	6.39%

	FY 2023 ACTUAL	FY 2024 ADOPTED	PERCENTAGE CHANGE BETWEEN FY 2023 AND FY 2024	10/1/2023-12/31/23	FY 2025 PROJECTED	PERCENTAGE CHANGE BETWEEN FY 2024 AND FY 2025
EXPENDITURES						
ADMINISTRATIVE						

Supervisors - regular meetings	\$ 8,800	\$ 12,000	0.00%	\$ 2,400	\$ 12,000	0.00%
Supervisor - workshops	\$ 7,600	\$ 9,000	0.00%	\$ 800	\$ 9,000	0.00%
District Management Services						
District management	\$ 42,924	\$ 41,508	3.00%	\$ 10,683	\$ 44,413	7.00%
Administrative	\$ 10,712	\$ 11,033	3.00%	\$ 2,758	\$ 11,806	7.00%
Accounting	\$ 22,119	\$ 22,783	3.00%	\$ 5,696	\$ 24,378	7.00%
Assessment roll preparation	\$ 9,734	\$ 10,026	3.00%	\$ 2,507	\$ 10,727	7.00%
Disclosure report	\$ -	\$ -		\$ -	\$ -	
Arbitrage rebate calculation	\$ -	\$ -		\$ -	\$ -	
Office supplies	\$ -	\$ 1,103	5.00%	\$ -	\$ 1,180	7.00%
Postage	\$ 5,909	\$ 3,308	5.00%	\$ -	\$ 3,539	7.00%
Trustee	\$ -	\$ -		\$ 502	\$ -	
Audit	\$ 6,800	\$ 4,950	2.06%	\$ -	\$ 5,297	7.00%
Legal - general counsel	\$ 118,423	\$ 106,605	3.50%	\$ 33,299	\$ 114,067	7.00%
Engineering	\$ 39,879	\$ 40,000	26.98%	\$ 5,839	\$ 42,800	7.00%
Engineering: Stormwater Analysis Report	\$ -	\$ -	-100.00%	\$ -	\$ 5,000	
Legal advertising	\$ 2,681	\$ 5,733	5.00%	\$ 435	\$ 6,134	7.00%
Bank fees	\$ 1,515	\$ 1,654	5.00%	\$ 515	\$ 1,770	7.00%
Dues & licenses	\$ 175	\$ 193	5.00%	\$ 175	\$ 206	7.00%
Property taxes	\$ 2,563	\$ 2,646	5.00%	\$ 2,496	\$ 2,831	7.00%
Tax collector	\$ -	\$ -		\$ -	\$ -	
Contingencies & Administrative-Other	\$ 3,329	\$ -		\$ -	\$ -	
TOTAL ADMINISTRATIVE	\$ 283,163	\$ 272,540	3.96%	\$ 68,105	\$ 295,148	8.30%

	FY 2023 ACTUAL	FY 2024 ADOPTED	PERCENTAGE CHANGE BETWEEN FY 2023 AND FY 2024	10/1/2023-12/31/23	FY 2025 PROJECTED	PERCENTAGE CHANGE BETWEEN FY 2024 AND FY 2025
INFORMATION AND TECHNOLOGY						
IT support	\$ 33,542	\$ 30,244	8.00%	\$ 7,497	\$ 32,361	7.00%
Village Center and Creeside telephone & fax	\$ 6,860	\$ 7,423	8.00%	\$ 1,252	\$ 7,943	7.00%
Cable/internet-village center/creekside	\$ 16,110	\$ 13,500	31.44%	\$ 2,798	\$ 14,445	7.00%
Wi-Fi for gates	\$ -	\$ 5,396	5.00%	\$ -	\$ 5,773	7.00%
Landlines/hot spots for gates and cameras	\$ 27,697	\$ 29,106	5.00%	\$ 6,390	\$ 31,143	7.00%

Cell phones	\$ 5,885	\$ 8,028	5.00%	\$ 1,047	\$ 8,590	7.00%
Website hosting & development	\$ 2,079	\$ 1,670	5.00%	\$ 493	\$ 1,787	7.00%
ADA website compliance	\$ 220	\$ 232	5.00%	\$ 210	\$ 248	7.00%
Communications: e-blast	\$ 336	\$ 551	5.00%	\$ 104	\$ 590	7.00%
TOTAL INFORMATION AND TECHNOLOGY	\$ 92,729	\$ 96,150	9.28%	\$ 19,791	\$ 102,881	7.00%

	FY 2023 ACTUAL	FY 2024 ADOPTED	PERCENTAGE CHANGE BETWEEN FY 2023 AND FY 2024	10/1/2023-12/31/23	FY 2025 PROJECTED	PERCENTAGE CHANGE BETWEEN FY 2024 AND FY 2025
INSURANCE						
Insurance: general liability & public officials	\$ 110,628	\$ 131,034	27.80%	\$ 150,395	\$ 140,206	7.00%
Insurance: property	\$ -	\$ -			\$ -	
Insurance: auto general liability	\$ -	\$ -			\$ -	
Flood insurance	\$ -	\$ -			\$ -	
TOTAL INSURANCE	\$ 110,628	\$ 131,034	27.80%	\$ 150,395	\$ 140,206	7.00%

	FY 2023 ACTUAL	FY 2024 ADOPTED	PERCENTAGE CHANGE BETWEEN FY 2023 AND FY 2024	10/1/2023-12/31/23	FY 2025 PROJECTED	PERCENTAGE CHANGE BETWEEN FY 2024 AND FY 2025
UTILITIES						
Electric						
Electric services - #12316, 85596, 65378	\$ 8,126	\$ 6,399	7.00%	\$ 1,680	\$ 6,847	7.00%
Electric- Village Center - #18308	\$ 37,925	\$ 38,761	7.00%	\$ 6,844	\$ 41,474	7.00%
Electric - Creekside - #87064, 70333	\$ 27,204	\$ 26,456	7.00%	\$ 3,373	\$ 28,308	7.00%
Street lights	\$ 27,552	\$ 24,610	7.00%	\$ 7,034	\$ 26,333	7.00%
Propane - spas/café	\$ 30,473	\$ 44,762	5.00%	\$ 3,496	\$ 47,895	7.00%
Garbage - amenity facilities	\$ 14,188	\$ 16,758	5.00%	\$ 3,697	\$ 17,931	7.00%
Water/sewer						
Water services	\$ 144,518	\$ 135,000	11.80%	\$ 31,832	\$ 144,450	7.00%
Water - Village Center - #324043-44997	\$ 19,796	\$ 14,884	5.00%	\$ 4,117	\$ 15,926	7.00%
Water - Creekside - #324043-45080	\$ 8,434	\$ 8,048	5.00%	\$ 2,319	\$ 8,612	7.00%
Pump house shared facility	\$ 1,996	\$ 17,089	5.00%	\$ 1,485	\$ 18,285	7.00%
TOTAL UTILITIES	\$ 320,212	\$ 332,765	8.26%	\$ 65,877	\$ 356,059	7.00%

FIELD OPERATIONS

	FY 2023 ACTUAL	FY 2024 ADOPTED	PERCENTAGE CHANGE BETWEEN FY 2023 AND FY 2024	10/1/2023-12/31/23	FY 2025 PROJECTED	PERCENTAGE CHANGE BETWEEN FY 2024 AND FY 2025
Stormwater system						
Aquatic contract	\$ 54,093	\$ 60,000	11.09%	\$ 13,929	\$ 64,200	7.00%
Aquatic contract: lake watch	\$ 4,628	\$ 5,000	16.83%	\$ 795	\$ 5,350	7.00%
Aquatic contract: aeration maintenance	\$ 1,289	\$ 4,410	5.00%	\$ 1,042	\$ 4,719	7.00%
Lake bank spraying	\$ -	\$ 6,756	5.00%	\$ -	\$ 7,229	7.00%
Stormwater system repairs & maintenance	\$ -	\$ 16,538	5.00%	\$ -	\$ 17,695	7.00%
Property maintenance						
Horticultural consultant	\$ 9,600	\$ 10,584	5.00%	\$ 2,400	\$ 11,325	7.00%
Landscape enhancement	\$ -	\$ -		\$ -	\$ -	
Landscape repairs & replacement	\$ 42,858	\$ 22,050	5.00%	\$ 39,548	\$ 23,594	7.00%
Landscape maintenance contract services (FY 2025: First Year of Contract)	\$ 638,537	\$ 696,000	9.00%	\$ 106,423	\$ 697,155	0.17%
Landscape maintenance: croquet	\$ 54,128	\$ 61,196	1.99%	\$ 68,211	\$ 65,480	7.00%
Tree maintenance (Oak tree pruning)	\$ 44,800	\$ 39,690	8.00%	\$ 9,600	\$ 42,468	7.00%
Optional flower rotation	\$ -	\$ 25,000	19.05%	\$ -	\$ 26,750	7.00%
Irrigation repairs & replacement	\$ 33,749	\$ 42,000	5.00%	\$ 5,481	\$ 44,940	7.00%
Roads & bridges repairs	\$ 8,351	\$ 16,538	5.00%	\$ -	\$ 17,695	7.00%
Sidewalk repairs & replacement	\$ 1,063	\$ -		\$ -	\$ -	
Street light maintenance (including but not limited to Photocell, globe, and bulb replacement)	\$ 9,172	\$ 5,000	-68.25%	\$ 3,476	\$ 5,350	7.00%
Vehicle repairs & maintenance	\$ 15,505	\$ 10,000	90.48%	\$ 13,503	\$ 10,700	7.00%
Office supplies: field operations	\$ 14,240	\$ 15,435	5.00%	\$ 5,350	\$ 16,515	7.00%
Holiday lights	\$ 6,911	\$ 9,923	5.00%	\$ 3,409	\$ 10,617	7.00%
CERT operations	\$ 496	\$ 500	0.00%	\$ -	\$ 500	0.00%
Community maintenance	\$ 93,560	\$ 145,000	20.83%	\$ 29,381	\$ 155,150	7.00%
Storm clean-up/Hurricane Clean up	\$ 158,810	\$ 28,665	5.00%	\$ -	\$ 30,672	7.00%
Miscellaneous contingency	\$ 108	\$ -		\$ -	\$ -	

TOTAL FIELD OPERATIONS	\$ 1,191,898	\$ 1,220,284	11.89%	\$ 302,548	\$ 1,258,103	3.10%
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	FY 2023 ACTUAL	FY 2024 ADOPTED	PERCENTAGE CHANGE BETWEEN FY 2023 AND FY 2024	10/1/2023-12/31/23	FY 2025 PROJECTED	PERCENTAGE CHANGE BETWEEN FY 2024 AND FY 2025
STAFF SUPPORT						
Payroll	\$ 604,676	\$ 700,000	15.40%	\$ 171,407	\$ 749,000	7.00%
Merit pay/bonus	\$ 24,945	\$ 45,000	80.00%	\$ 20,201	\$ 45,000	0.00%
Payroll taxes	\$ 49,534	\$ 50,000	-38.75%	\$ 14,828	\$ 53,500	7.00%
Health insurance	\$ 98,413	\$ 128,260	10.00%	\$ 29,324	\$ 137,238	7.00%
Insurance: workers' compensation	\$ 12,214	\$ 30,000	0.00%	\$ 10,561	\$ 30,000	0.00%
Payroll services	\$ 4,238	\$ 6,250	0.00%	\$ 969	\$ 6,250	0.00%
Mileage reimbursement	\$ 9,300	\$ 10,000	-37.50%	\$ 1,914	\$ 8,000	-20.00%
Vehicle Allowance	\$ -	\$ -		\$ -	\$ -	
Additional Staffing	\$ -	\$ -		\$ -	\$ -	
TOTAL STAFF SUPPORT	\$ 803,320	\$ 969,510	9.92%	\$ 249,204	\$ 1,028,988	6.13%

	FY 2023 ACTUAL	FY 2024 ADOPTED	PERCENTAGE CHANGE BETWEEN FY 2023 AND FY 2024	10/1/2023-12/31/23	FY 2025 PROJECTED	PERCENTAGE CHANGE BETWEEN FY 2024 AND FY 2025
AMENITY OPERATIONS						
Amenity Management & Operations (Contract ends FY 2024)	\$ 632,226	\$ 628,887	3.00%	\$ 166,160	\$ 700,000	11.31%
A/C maintenance and service	\$ 19,984	\$ 4,300	5.00%	\$ 2,381	\$ 4,601	7.00%
Fitness equipment service	\$ 3,477	\$ 8,269	5.00%	\$ 805	\$ 8,848	7.00%
Music licensing	\$ 4,020	\$ 4,000	6.47%	\$ 1,861	\$ 4,280	7.00%
Pool/spa permits	\$ 877	\$ 965	5.00%	\$ -	\$ 1,032	7.00%
Pool chemicals	\$ 20,139	\$ 25,440	6.23%	\$ 5,301	\$ 27,221	7.00%
Pest control	\$ 2,489	\$ 4,300	5.00%	\$ 745	\$ 4,601	7.00%
Amenity maintenance	\$ 155,378	\$ 150,000	25.00%	\$ 28,994	\$ 160,500	7.00%
Special events	\$ 15,503	\$ 11,025	5.00%	\$ 4,614	\$ 11,797	7.00%
TOTAL AMENITY	\$ 854,093	\$ 837,185	7.60%	\$ 210,861	\$ 922,879	10.24%

	FY 2023 ACTUAL	FY 2024 ADOPTED	PERCENTAGE CHANGE BETWEEN FY 2023 AND FY 2024	10/1/2023-12/31/23	FY 2025 PROJECTED	PERCENTAGE CHANGE BETWEEN FY 2024 AND FY 2025
SECURITY						
Gate access control staffing (Year to Year contract)	\$ 207,408	\$ 225,323	5.00%	\$ 56,018	\$ 241,096	7.00%
Additional guards	\$ -	\$ 8,820	5.00%	\$ -	\$ 9,437	7.00%
Guardhouse facility maintenance	\$ 13,971	\$ 25,000	48.81%	\$ 4,204	\$ 26,750	7.00%
Gate communication devices	\$ 9,858	\$ 23,153	5.00%	\$ 2,253	\$ 24,773	7.00%
Gate operating supplies	\$ 12,339	\$ 35,000	108.33%	\$ 5,375	\$ 37,450	7.00%
Fire & security system	\$ 6,095	\$ 5,843	5.00%	\$ 2,311	\$ 6,252	7.00%
TOTAL SECURITY	\$ 249,671	\$ 323,139	13.70%	\$ 70,161	\$ 345,759	7.00%
TOTAL O&M EXPENDITURES	\$ 3,905,714	\$ 4,182,607	10.21%	\$ 1,136,942	\$ 4,450,023	6.39%

EXHIBIT 10

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