



Advanced Meeting Package

Workshop Meeting

*Thursday
April 4, 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, April 4, 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, April 4, 2024	Ways to Follow Meeting:	Zoom – Listen Only
Time:	9:00 AM	Call-in Number:	+1 (929) 205-6099
Location:	Grand Haven Room, at the Grand Haven Village Center, located at 2001 Waterside Parkway, Palm Coast, Florida 32137	Meeting ID:	705 571 4830#
		Zoom Link:	Zoom Link

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. Café Renovations
 - B. Options for Pond Bank Issues
 - C. Amenity Prioritization – *Under Separate Cover*
 - D. Operations Manager Evaluation Process
 - E. FY 2025 Proposed Budget – continued
 - 1. Operations & Maintenance [Exhibit 2](#)
 - 2. Capital Projects [Exhibit 3](#)
- VI. Audience Comments** – *(limited up to 3 minutes per individual for non-agenda items)*
- VII. Next Meeting Quorum Check: April 18, 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, April 4, 2024, at 9:00 a.m. at the Grand Haven Village Center, Grand Haven Room, 2001 Water-side 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

March 28, 2024

24-00092F

EXHIBIT 2

	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	\$ 3,761,135	\$ 4,019,578	7.53%	\$ 3,548,167	\$ 4,319,519	7.46%
Assessment Levy - Infrastructure Reinvestment	\$ -	\$ -	0.00%	\$ -	\$ -	
Assessment Levy - Escalante Fund (Statement 2)	\$ -	\$ -	0.00%	\$ -	\$ -	
On Roll Excess Fees	\$ 17,611	\$ -	0.00%	\$ -	\$ -	
Additional Revenues:						
Fund Balance Forward	\$ -	\$ 108,535		\$ -	\$ 89,136	-17.87%
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	\$ 30,000	50.00%
Miscellaneous	\$ 1,625			\$ 1,022	\$ -	
Amenity activity share		\$ -		\$ -	\$ -	
Insurance proceeds		\$ -		\$ -	\$ -	
Grant		\$ -		\$ -	\$ -	
Settlements		\$ -		\$ -	\$ -	
State reimbursement - Hurricane		\$ -		\$ -	\$ -	
TOTAL REVENUES	\$ 3,857,256	\$ 4,182,613	10.21%	\$ 3,574,202	\$ 4,473,155	6.95%

	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%	\$ -	\$ 4,400	-11.11%
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 (5 Year Intervals)	\$ -	\$ -	-100.00%	\$ -	\$ -	
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	\$ 3,437	\$ -		\$ -	\$ -	
TOTAL ADMINISTRATIVE	\$ 283,271	\$ 272,540	3.96%	\$ 68,105	\$ 289,251	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
INFORMATION AND TECHNOLOGY						
IT support	\$ 33,542	\$ 30,244	8.00%	\$ 7,497	\$ 35,890	18.67%
Village Center and Creeside telephone & fax	\$ 6,860	\$ 7,423	8.00%	\$ 1,252	\$ 7,906	6.50%
Cable/internet-village center/creekside	\$ 16,110	\$ 13,500	31.44%	\$ 2,798	\$ 14,445	7.00%
Wi-Fi for gates/Hot Spots	\$ -	\$ 5,396	5.00%	\$ -	\$ 30,745	469.81%
Landlines/hot spots for gates and cameras	\$ 27,697	\$ 29,106	5.00%	\$ 6,390	\$ -	-100.00%
Cell phones	\$ 5,885	\$ 8,028	5.00%	\$ 1,047	\$ 8,390	4.50%
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	\$ 100,000	4.00%

3/7/2024 Workshop: Combined

	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	\$ 195,514	49.21%
Insurance: property	\$ -	\$ -			\$ -	
Insurance: auto general liability	\$ -	\$ -			\$ -	
Flood insurance	\$ -	\$ -			\$ -	
TOTAL INSURANCE	\$ 110,628	\$ 131,034	27.80%	\$ 150,395	\$ 195,514	49.21%

	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	\$ 8,939	39.70%
Electric- Village Center - #18308	\$ 37,925	\$ 38,761	7.00%	\$ 6,844	\$ 41,718	7.63%
Electric - Creekside - #87064, 70333	\$ 27,204	\$ 26,456	7.00%	\$ 3,373	\$ 29,924	13.11%
Street lights	\$ 27,552	\$ 24,610	7.00%	\$ 7,034	\$ 30,307	23.15%
Propane - spas/café	\$ 30,473	\$ 44,762	5.00%	\$ 3,496	\$ 32,911	-26.48%
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	\$ 151,744	12.40%
Water - Village Center - #324043-44997	\$ 19,796	\$ 14,884	5.00%	\$ 4,117	\$ 21,776	46.30%
Water - Creekside - #324043-45080	\$ 8,434	\$ 8,048	5.00%	\$ 2,319	\$ 9,277	15.27%
Pump house shared facility	\$ 1,996	\$ 17,089	5.00%	\$ 1,485	\$ 5,473	-67.97%
TOTAL UTILITIES	\$ 320,212	\$ 332,765	8.26%	\$ 65,877	\$ 350,000	5.18%

	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
FIELD OPERATIONS						
Stormwater system						
Aquatic contract	\$ 54,093	\$ 60,000	11.09%	\$ 13,929	\$ 63,600	6.00%
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%	\$ -	\$ 7,161	6.00%
Stormwater system repairs & maintenance	\$ -	\$ 16,538	5.00%	\$ -	\$ 17,199	4.00%
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	\$ 47,144	113.80%
Landscape maintenance contract services (FY 2025: First Year of Contract)--VerdeGo	\$ 638,537	\$ 696,000	9.00%	\$ 106,423	\$ 697,155	0.17%
Landscape maintenance: Yellowstone	\$ 54,128	\$ 61,196	1.99%	\$ 68,211	\$ 75,900	24.03%
Tree maintenance (Oak tree pruning)	\$ 44,800	\$ 39,690	8.00%	\$ 9,600	\$ 49,280	24.16%
Optional flower rotation	\$ -	\$ 25,000	19.05%	\$ -	\$ 25,000	0.00%
Irrigation repairs & replacement	\$ 33,749	\$ 42,000	5.00%	\$ 5,481	\$ 40,000	-4.76%
Roads & bridges repairs	\$ 8,351	\$ 16,538	5.00%	\$ -	\$ -	-100.00%
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	\$ 10,089	101.78%
Vehicle repairs & maintenance	\$ 15,505	\$ 10,000	90.48%	\$ 13,503	\$ 17,056	70.56%
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	\$ 153,700	6.00%

Storm clean-up/Hurricane Clean up	\$ 158,810	\$ 28,665	5.00%	\$ -	\$ 30,672	7.00%
Miscellaneous contingency	\$ 12,640	\$ -		\$ -	\$ -	
TOTAL FIELD OPERATIONS	\$ 1,204,430	\$ 1,220,284	11.89%	\$ 302,548	\$ 1,282,982	5.14%

	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	\$ 742,000	6.00%
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	\$ 53,000	6.00%
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	\$ 20,000	-33.33%
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	\$ 1,011,488	4.33%

	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	\$ 21,982	411.25%
Fitness equipment service	\$ 3,477	\$ 8,269	5.00%	\$ 805	\$ 3,651	-55.85%
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	\$ 26,585	4.50%
Pest control	\$ 2,489	\$ 4,300	5.00%	\$ 745	\$ 2,663	-38.06%
Amenity maintenance	\$ 155,378	\$ 150,000	25.00%	\$ 28,994	\$ 157,500	5.00%
Special events	\$ 15,503	\$ 11,025	5.00%	\$ 4,614	\$ 16,278	47.65%
TOTAL AMENITY	\$ 854,093	\$ 837,185	7.60%	\$ 210,861	\$ 933,972	11.56%

	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	\$ 228,149	1.25%
Additional guards	\$ -	\$ 8,820	5.00%	\$ -	\$ 7,000	-20.63%
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	\$ 11,041	-52.31%

Gate operating supplies	\$ 12,339	\$ 35,000	108.33%	\$ 5,375	\$ 30,000	-14.29%
Fire & security system	\$ 6,095	\$ 5,843	5.00%	\$ 2,311	\$ 7,009	19.95%
TOTAL SECURITY	\$ 249,671	\$ 323,139	13.70%	\$ 70,161	\$ 309,949	-4.08%
TOTAL O&M EXPENDITURES	\$ 3,918,354	\$ 4,182,607	10.21%	\$ 1,136,942	\$ 4,473,155	6.95%

FUND BALANCES	FY 2023 ACTUAL FROM AUDITED	FY 2024 ADOPTED			FY 2025 PROJECTED	
Beginning Balance	\$ 2,525,507	\$ 2,464,406			\$ 2,355,867	
Excess (deficiency) of revenues over (under) expenditures	\$ (61,098)	\$ 6			\$ (0)	
Adjustements for Rounding Numbers	\$ (3)	\$ (10)				
Transfer In (Out)		\$ (108,535)			\$ (89,136)	
Ending Fund Balance	\$ 2,464,406	\$ 2,355,867			\$ 2,266,731	
Nonspendable:						
Committed:						
Disaster	\$ 750,000	\$ 776,250			\$ 803,419	
Assigned:						
Subsequent Year's Expenditures	\$ 945,505	\$ 871,376			\$ 745,526	
Unassigned	\$ 768,901	\$ 708,241			\$ 717,786	
Ending Balance	\$ 2,464,406	\$ 2,355,867			\$ 2,266,731	

EXHIBIT 3

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	\$55,008
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
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	\$0
Misc Site Improvements - Croquet Courts	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
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			\$1,505,197

OS is checking on price

OS/OM is checking with DE on price