



Advanced Meeting Package

Regular Meeting

*Thursday
October 16, 2025
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 Regular Meeting of the Board of Supervisors of the Grand Haven Community Development District is scheduled for **Thursday, October 16, 2025, 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, October 16, 2025	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

Revised Agenda

- I. Call to Order/ Roll Call**
- II. Pledge of Allegiance**
- III. Audience Comments** – *(limited to 3 minutes per individual for agenda and non-agenda items)*
- IV. Presentation of Proof of Publication(s)**
- V. Staff Reports**
 - A. District Engineer: David Sowell
 - B. Amenity Manager: John Lucansky – 5mins. Allotted
 - C. Operations Manager: Barry Kloptosky – 20mins. Allotted
 - 1. Presentation of Capital Project Plan Tracker
 - 2. Monthly Report
 - D. District Counsel: Scott Clark – 20mins. Allotted
 - E. District Manager: David McInnes – 15mins. Allotted
 - 1. Meeting Matrix
 - 2. Action Item Report
 - 3. Resident Subject to Suspension of Amenity Privileges – *Under Separate Cover*

[Exhibit 1](#)
[Pg. 6](#)

[Exhibit 2](#)
[Pgs. 8-10](#)

[Exhibit 3](#)
[Pg. 12](#)

[Exhibit 4](#)
[Pgs. 14-15](#)

[Exhibit 5](#)
[Pg. 17](#)

[Exhibit 6](#)
[Pgs. 19-24](#)

[Exhibit 7](#)
[Pgs. 26-29](#)

VI. Consent Agenda Items – 3mins. Allotted

- A. Consideration for Acceptance – The September 2025 Unaudited Financial Report [Exhibit 8](#)
[Pgs. 31-37](#)
- B. Consideration for Approval – The Minutes of the Board of Supervisors Workshop Meeting Held September 4, 2025 [Exhibit 9](#)
[Pgs. 39-43](#)
- C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held September 18, 2025 [Exhibit 10](#)
[Pgs. 45-50](#)

VII. Business Items

- A. Consideration of RGA Proposal – 5mins. Allotted [Exhibit 11](#)
[Pgs. 52-53](#)
- B. Consideration & Adoption of **Resolution 2026-01**, 2026 General Election – 3mins. Allotted [Exhibit 12](#)
[Pgs. 55-57](#)

VIII. Discussion Topics

- A. Pond 1 Fishing – District Counsel – 15mins. Allotted [Exhibit 13](#)
[Pgs. 59-60](#)
- B. 10-Yr. Plan Formatting – District Manager – 15mins. Allotted [Exhibit 14](#)
[Pgs. 62-76](#)
- C. Report from the Utilities Infrastructure & Trees Work Group – Supervisor Foley/Dr. Davidson – 45mins. Allotted
- D. Quarterly Workshops – Dr. Merrill – 10mins. Allotted
- E. Update on Escalante Discussion – Dr. Merrill – 15mins. Allotted
- F. Pending Supervisor Led Projects – 5mins. Allotted

IX. Supervisors' Requests – 5mins. Allotted

X. Action Items Summary – 5mins. Allotted

XI. Meeting Matrix Summary – 5mins. Allotted

XII. Adjournment

EXHIBIT 1

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

Notice is hereby given that a regular meeting of the Board of Supervisors of the Grand Haven Community Development District (the “**District**”) will be held on Thursday, October 16, 2025, 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 any topics presented to the board for consideration.

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

Oct. 9

25-00377F

EXHIBIT 2



Monthly Amenity Update

Date of report 10-8-2025

Submitted by: John Lucansky

Café:

- The sound damping wall plates have helped with the noise level. Positive feedback from the residents.
- Name that Tune scheduled for Wednesday the 8th
- Karaoke is scheduled for Saturday the 18th
- Community tennis dinner to be held on Thursday 30th
- Trivia, Bingo, and Prime Rib nights continue to be very well attended

Amenities:

- Pool volleyball is held on the first and third Monday of each month.
 - Times slots will be divided by levels of play
 - Ex: 5-6pm family play, 6-7pm couples play, and 7-8pm advanced play
 - All residents are welcome to attend

Events:

- Line dancing continues to be very popular
 - Offered once a month
- *Midnight at the Masquerade Night* scheduled for Nov. 8th
5:00-8:00pm
 - Limited to 80 residents

- A fully immersive dinner show
- Trunk or Treat scheduled for Halloween evening for 4-7pm in south parking lot
 - Residents must reserve parking spots
 - Mr. Softy ice cream will be at the Village Center round about and face painting available for the children

Tiki Hut

- Tiki hut will remain open on Sundays, 11am-7pm
 - Weather permitting

Tennis Courts:

- Courts need clay resulting from all the rain we received
 - Courts 1,2,3, and 4. Clay was added to outside of courts by fencing and by nets
 - Other courts will be prioritized by clay need
- New nets needed on courts 5 & 6. Will work with Operation Manager on getting these replaced
- Some windscreens are showing tearing and dry rot and will need replaced soon

Bocce:

- Bocce-Fall league started September 3rd
 - Over 170 signed up as of now, 14 teams
 - Play is held on Wednesdays and Thursdays 3-8pm
- Bocce court maintenance has been completed.
 - The old top layer of clay was removed and replaced with new clay. Courts were leveled accordingly and ready for the Fall league to begin
 - Thanks to Barry's staff for completing the project

Amenities quality checks and reporting:

- We continue to monitor and check all amenities.
- We use QR codes so the facilitators must physically go to the amenities (restrooms, tennis courts, etc...) scan the code and enter all required information. Below are some examples of the reports.
- The facilitators also have a QR code for any issues/repairs that need to be reported to the CDD office-I checked these daily and forward them to CDD office staff. ***This ensures no delays in reporting and repairs.***

EXHIBIT 3

GRAND HAVEN
COMMUNITY DEVELOPMENT DISTRICT
FY2024/2025 CAPITAL IMPROVEMENT PLAN PROJECT TRACKER
10/08/2025

Line	Description	Budgeted Cost	Variance (+/-)	Invoiced Amount	Final Cost	Comments/Notes	Completed
1	Gate & Gate Operator - Replacement	\$12,635	\$897	\$13,532	\$13,532	Complete for FY25	x
2	Concrete Curb and Gutter Replacement	\$156,676		\$110,456		Contract fully exected for next round of repairs.	
3	Concrete Replacement	\$52,562	-\$30,871	\$21,691	\$21,691	Complete for FY25	x
4	Firewise Projects	\$54,457	-\$6,707	\$47,750	\$47,750	Complete for FY25	x
5	Road Repairs	\$31,587	-\$28,423	\$3,164	\$3,164	Complete for FY25	x
6	Camera and DVR Replacement	\$11,372	\$578	\$11,950	\$11,950	Complete.	x
7	Light Pole & Fixture - Replacement	\$32,093	-\$16,246	\$15,848	\$15,848	Complete.	x
8	Pond Bank Erosion Issues	\$37,816	-\$1,216	\$36,600	\$36,600	Complete.	x
9	Call Boxes	\$119,359	-\$119,359	\$49,364		In progress.	
10	Furnishings/Decorating Allowance CAC	\$22,953	-\$22,953	\$0	\$0	Deferred.	-
11	Outdoor Composite Tbl/Chair - Croquet	\$10,383	-\$10,383	\$0	\$0	Deferred.	-
12	Tiki Bar, Microwave - CAC	\$2,073	-\$2,073	\$0	\$0	Deferred.	-
13	Electronics, Office Technology Allowance	\$18,873	-\$7,043	\$11,830	\$11,830	Complete.	x
14	Café, Point Of Sale - Cafe Bar (VC)	\$6,886	\$114	\$7,000	\$7,000	Complete.	x
15	Maint, Pressure Washer	\$8,033	-\$233	\$7,800	\$7,800	Complete.	x
16	Maint, Utility Vehicle - Kawasaki Mule	\$17,215	-\$46	\$17,169	\$17,169	Complete.	x
17	Maint, Vehicle (Additional Fleet Vehicle)	\$49,923	-\$11,593	\$38,330	\$38,330	Complete.	x
18	Drinking Fountain, Outdoor CAC	\$3,169	\$169	\$3,338	\$3,338	Complete.	x
19	Finish, Tile Floor - Clubhouse CAC Patio	\$55,712	-\$55,712	\$0	\$0	Deferred	-
20	Café, 2nd Part X Renovation Allowance	\$573,153	\$161,001	\$734,154	\$734,154	Complete.	x
21	Basketball Court Resurfacing, CAC	\$7,425	\$330	\$7,755	\$7,755	Complete.	x
22	Basketball Court Resurfacing- Wild Oaks	\$7,425	\$1,830	\$5,595	\$5,595	Complete.	x
23	Lake Aerator (Annual)	\$38,665	-\$12,682	\$25,983	\$25,983	Complete.	x
24	Landscape Enhancements-Annual	\$57,384	-\$11,533	\$45,851	\$45,851	Complete for FY25	x
25	Refurbishment Allowance Monument/Mailbox	\$49,580	-\$271	\$49,309	\$49,309	Complete.	x
26	Pool Finish, Exposed Aggregate/Tile Trim CAC	\$76,660	-\$4,470	\$72,190	\$72,190	Complete.	x
27	Shelter Fabric, Recover - CAC Pool Deck	\$10,902	-\$1,052	\$9,850	\$9,850	Complete.	x
28	Street Signs and Poles, Replacement	\$9,900	-\$6,100	\$3,800	\$3,800	Complete for FY25	x
29	Tennis Court Resurfacing VC Courts 1-7	\$44,550	-\$3,167	\$41,383	\$41,383	Complete.	x
30	Parking Lot Expansion - 1 of 2 cost to construct	\$99,000	-\$99,000	\$0	\$0	Deferred.	-
31	Roadway	\$148,509	-\$148,509	\$0	\$0	Deferred.	-
32	Village Center Flat Roofs		\$21,394	\$21,394	\$21,394	Complete.	x
33	Jasmine Drive Stormwater Pipe Repair		\$57,135	\$57,135	\$57,135	Compete.	x
34	Riverfront Drive Stormwater Pipe Repair		\$72,822	\$72,822	\$72,822	Complete.	x
35	Architect Café Renovation		\$9,861	\$9,861	\$9,861	Complete.	x
36	Totals:	\$1,826,930	-\$273,510	\$1,552,904	\$1,393,084		

EXHIBIT 4



Operations Manager's Report – For the Thursday October 16th, 2025, Board Meeting

(This Report Was Submitted for The Agenda On 10/08/2025)

○ **VILLAGE CENTER PERGOLA**

- The pergola contract has been executed.
- The deposit has been invoiced and paid.
- The contractor has started the design phase of the project.
- The contractor has provided a preliminary draft of the pergola design and is waiting for Board approval. Additional information will be provided at the Board meeting.

○ **ALTERNATE EXIT IN WILD OAKS FOR EMERGENCY PURPOSES**

- The Board approved surveying two areas along the ponds near the entrance of Wild Oaks.
- Surveys have been completed.
- Any further action has been put on hold by the Board pending a review of the area by EOC and the Florida Forestry Service.

○ **CURB/GUTTER REPAIR**

- The proposal for the next round of repairs was approved by the Board at the September Regular Meeting.
- The contract is fully executed, and the contractor will provide a scheduled start date.

Barry Kloptosky • Operations Manager
Grand Haven CDD
2 N. Village Pkwy
Palm Coast FL. 32137
P: 386-447-1888 • F: 386-447-1131

○ **CALLBOX REPLACEMENT**

- The project was temporarily placed on hold to allow completion of additional necessary work. That work has now been completed.
- The callbox upgrade project is scheduled to resume on Tuesday, October 14th.
- The estimated completion date is Friday, October 17th.

• **CAFÉ SOUND REDUCTION**

- Sound absorption wall panels have been installed, and resident feedback has been positive regarding the reduction of the sound level.

EXHIBIT 5

GRAND HAVEN MEETING ATTORNEY REPORT LIST (10/16/25)

1. Golf Course

A number of things have occurred since the September meeting. An update will be provided.

2. Pending Legal issues update

There will be a report on some pending issues that may affect the CDD in the coming months.

3. Attorney Fee Tracker

The end of year legal fee tracking is as follows:

September fees: \$18,037.50 (heavily influenced by Golf Course and Pond 1 issues)

Fiscal year total: \$135,087.50

Fiscal year budget: \$114,067.00

Over budget: \$21,020.50

Prior Year (FY 2024) \$151,776

Year to Year change **-\$16,688.50**

EXHIBIT 6

GRAND HAVEN MEETING AGENDA MATRIX

November, 2025			
	Regular Meeting: 11/6	Staff Reports • District Engineer • District Counsel • District Manager Consent Agenda Items • Meeting Minutes ○ 10/16/2025 Regular Meeting • Unaudited Financials October 2025 Business Items • Amenity Management RFP Discussions • 10 Year Plan Updates • Pending Supervisor Led Projects	• RFP as provided by DC is the exhibit

GRAND HAVEN MEETING AGENDA MATRIX

<i>December, 2025</i>			
	<i>Regular Meeting: 12/4</i>	<i>Staff Reports</i> • District Engineer • District Counsel • District Manager <i>Consent Agenda Items</i> • Meeting Minutes ○ 11/6/2025 Regular Meeting • Unaudited Financials November 2025 <i>Business Items</i> <i>Discussions</i> • 10 Year Plan Updates • Pending Supervisor Led Projects	

GRAND HAVEN MEETING AGENDA MATRIX

<i>January, 2026</i>			
	<i>Regular Meeting: 1/15</i>	<i>Staff Reports</i> • District Engineer • District Counsel • District Manager <i>Consent Agenda Items</i> • Meeting Minutes ○ 12/4/2025 Regular Meeting • Unaudited Financials December 2025 <i>Business Items</i> <i>Discussions</i> • 10 Year Plan Updates • Pending Supervisor Led Projects	

GRAND HAVEN MEETING AGENDA MATRIX

<i>Unscheduled Items</i>		<i>Future Workshop Issues:</i> • Budget Reduction Suggestion by Residents • Presentation by Amenity Manager on Future Amenity Ideas • Framework for Sports Professional • Bullet Point Guidelines for Residents to Follow Regarding Pond Bank Matters • Ability to do Word Search for Certain Documents (Minutes and Resolutions) <i>Future Meeting Issues:</i> • 10-Year Plan Presentation to Residents • MBS Capital Markets LLC (Bond Underwriter)	• John Lucansky to provide suggested framework • 9/19/2024 Meeting: Louise to research and provide guidelines (bullet point fashion) • Vanessa and David to work on this together—will involve Celera
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GRAND HAVEN MEETING AGENDA MATRIX

SUBJECT	NOTES
Communications (FY 23-FY 24 Goal)	Ten year plan presentation—on Hold
Safety and Security (FY 23-FY 24 Goal)	Plan for more perimeter fencing: Flagler County seeking funding alternatives. 10/5/2023 workshop added the matter of sound barrier walls; 1/4/2024 workshop: Barry provided rough estimate: 6/6 workshop update from Supervisor Crouch. County to repair fencing along Colbert Lane
Café' Renovations (FY 23-FY 24 Goal)	Completed
Vesta's Participation in Café (FY 23-FY 24 Goal)	Underway--RFP
Parking Lot (FY 23-FY 24 Goal)	3/20/2025: Board voted to end project
What to do with Parcel K (FY 23-FY 24 Goal)	Ongoing
Parcel next to Golf Course (Easement) (FY 23-FY 24 Goal)	Completed (contract with Escalante)
Banking Oversight (FY 23-FY 24 Goal)	Ongoing
Oak Tree Management (FY 23-FY 24 Goal)	Ongoing
Dog Park (FY 23-FY 24 Goal)	Minimal upgrades: (10/19/2023 Meeting). Done; 3/20/2025: Survey approved to be done--Pending
Review/revise employee benefit program (FY 25-FY 26 Goal)	Underway--Goal is to have work done in 5/25 or 6/25
Reserve Study (FY 25-FY 26 Goal)	Done
Pond and Tree Programs (FY 25-FY 26 Goal)	Underway
CDD Managerial Staff (recommendations from DM, OS and OM) (FY 25-FY 26 Goal)	
Barrier System for Feral Hogs (establish a FFG) (FY 25-FY 26 Goal)	Underway (FFG)
Landscaping company for all of Grand Haven (discuss with Louise) (FY 25-FY 26 Goal)	
Analysis of Grand Haven (Supervisor Foley) (FY 25-FY 26 Goal)	3/6/2025: Board decided to pause this matter
Emergency Exit for Wild Oaks (FY 25-FY 26 Goal)	Underway

GRAND HAVEN MEETING AGENDA MATRIX

EXHIBIT 7

Date of Action Item	Action Item	Status
	DISTRICT MANGER SECTION	
7/17/2025	Email check register to the Board each month	8/14: sent
8/21/2025	DM, OM, OS and Howard McGaffney to provide recommended guidelines for items listed in CRF which should be listed in O&M	Underway
9/4/2025	DM to check with the DC about communications via social media	Done
XXXXXXXXXXXX XXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXX XXXXXX
	OPERATIONS MANAGER/OPERATIONS SUPERVISOR SECTION	
2/1/2024	OM to obtain proposal for surveying boundary for all of Grand Haven	Paused
4/18/2024	OM to review operational performance of stormwater structures	Underway
6/20/2024	OM to provide Board with feedback from employees on current benefits	Underway
7/18/2024	OS to visit 2 other CDDs each year to see how they operate and to speak with their staff regarding matters of interest	
7/18/2024	OM and OS review information provided by Grand Haven resident at a recent meeting regarding how the community of Celebration deals with minimizing potential sidewalk and roadway damage from Oak Trees	

9/5/2024	OS--Louise to contact IFAS to see if new treatment is available for duckweed (memo back to Board on findings)	
9/19/2024	OS--Louise to research and provide guidelines (bullet point fashion) for residents to follow around ponds. These will be discussed in a future workshop before being disseminated to residents	
9/30/2024	OM to establish replacement process for District Assets	
9/30/2024	OM/OS to place signage on bathroom doors stating "Resident Use Only"	Underway
11/7/2024	OS to provide suggestions to limit golf course users from accessing and using District amenities	
11/7/2024	OM to check outfalls in specific Wild Oaks area to see if pipe blockage exists	
1/16/2025	OM/OS to obtain from Louise plans of what to do with Dog Park	Underway
2/20/2025	Louise to start to prioritize what Oak Trees need to be removed	Underway
4/17/2025	OM to proceed with obtaining a proposal for emergency exit in Wild Oak	
4/17/2025	OM to check on stop sign at Waterside and Marlin	
7/17/2025	OM to transfer road signage to Waterside Parkway (for Waterside/Sandpiper/Marlin intersection	

8/21/2025	OM to call sound reduction expert regarding noise abatement possibilities for Waterside Café	
8/21/2025	OM, OS, DM and Howard McGaffney to provide recommended guidelines for items listed in CRF which should be listed in O&M	8/22: Howard to provide initial draft document for group
9/18/2025	OS (Louise) to obtain estimates for dog park improvements from VerdeGo	
XXXXXXXXXXXX XXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXX XXXXXX
	DISTRICT ENGINEER SECTION	
3/20/2025	DE to proceed with obtaining a survey for the dog park	Done
XXXXXXXXXXXX XXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXX XXXXXX
	BOARD SECTION	
3/21/2024	Dr. Merrill (in conjunction with DC when needed) to see about future plans for Escalante	Underway
9/18/2025	Supervisor Chism to provide new format for capital tracker for Board consideration	
XXXXXXXXXXXX XXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXX XXXXXX
	DISTRICT COUNSEL SECTION	
1/19/2023	DC to work with City of Palm Coast to determine current storm clean up protocol and to provide a new MOU if possible	Underway
4/18/2024	DC to review agreements with Escalante versus current operational processes	Underway

8/1/2024	DC to write a letter to Escalante regarding the District's desire that they enhance their pond banks maintenance by abiding by Best Management Practices and to list in the letter examples that Louise is to provide of things she has done (and costs incurred) due to the lack of following BMPs.	On hold
9/18/2025	DC to write suspension letter to resident	Done

EXHIBIT 8

Grand Haven Community Development District

Financial Statements (Unaudited)

September 30, 2025



Grand Haven CDD
Balance Sheet
September 30, 2025

	General Fund	Special Revenue Fund	Total
1 Assets:			
2 BankUnited - Operating	\$ 241,479	\$ -	\$ 241,479
3 Valley National Bank - Operating	1,430,021	-	1,430,021
4 Truist - Operating	7,782	-	7,782
5 SBA 161601A	8,176	-	8,176
6 BankUnited - Savings	2,445,894	-	2,445,894
7 Accounts Receivable	3,481	-	3,481
8 Assessments Receivable	-	-	-
9 Due From Other	-	1,338,109	1,338,109
10 Deposits	110	-	110
11 Prepaid Items	17,468	-	17,468
12 Total Assets	\$ 4,154,410	\$ 1,338,109	\$ 5,492,519
13 Liabilities:			
14 Accounts Payable	\$ 79,958	\$ (119)	79,839
15 Deferred Revenue	-	-	-
16 Due to Other	1,338,109	-	1,338,109
17 Total Liabilities	1,418,067	(119)	1,417,948
18 Fund Balance:			
19 Non-Spendable:			
20 Prepaid & Deposits	17,578	-	17,578
21 Assigned:			
22 Operating Capital	755,668	-	755,668
23 Disaster *	803,419	-	803,419
24 Unassigned	1,159,678	1,338,228	2,497,906
25 Total Fund Balance	2,736,344	1,338,228	4,074,571
26 Total Liabilities & Fund Balance	\$ 4,154,410	\$ 1,338,109	\$ 5,492,519

* \$158,810 (Hurricane Ian) and \$225,603 (Hurricane Milton)

Grand Haven CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2024 to September 30, 2025

	FY 2025 Adopted Budget	FY 2025 Month of September	FY 2025 Actual Year-to-Date	Over (Under) Amt to FY Annual Budget	% of Budget
1 REVENUES					
2 Assessments Levied					
3 Assessment Levy - General Fund	\$ 4,316,689	\$ -	4,343,335	\$ 26,646	101%
4 Assessment Levy - Lavista Landscape	25,852	-	26,012	160	101%
5 Assessment Levy - Escalante	2,831	-	2,848	17	101%
6 Additional Revenues					
7 Reuse Water	23,000	3,572	32,297	9,297	140%
8 Gate & Amenity Guest	9,000	947	19,142	10,142	213%
9 Tennis	500	115	2,009	1,509	402%
10 Room Rental & Rec Center Fee	2,000	887	1,037	(963)	52%
11 Interest - Investments	30,000	7,271	174,775	144,775	583%
12 Miscellaneous	-	44	1,787	1,787	-
13 Insurance Proceeds	-	2,336	2,336	2,336	-
14 Fund Balance Forward	124,136	-	-	(124,136)	0%
15 TOTAL REVENUES	\$ 4,534,008	\$ 15,171	4,605,577	\$ 71,569	102%
16 EXPENDITURES					
17 ADMINISTRATIVE					
18 Supervisors - Regular Meetings	\$ 12,000	\$ 800	\$ 11,800	\$ (200)	98%
19 Supervisors - Workshops	9,000	1,000	6,800	(2,200)	76%
20 District Management	44,413	3,701	46,032	1,619	104%
21 Administrative	11,806	984	11,806	(0)	100%
22 Accounting	24,378	2,032	24,378	-	100%
23 Assessment Roll Preparation	10,727	894	10,727	0	100%
24 Office Supplies	1,180	-	-	(1,180)	0%
25 Postage	3,539	-	3,651	112	103%
26 Audit	4,400	-	4,400	-	100%
27 Legal - General Counsel	114,067	12,050	119,381	5,314	105%
28 Engineering	42,800	-	53,618	10,818	125%
29 Legal Advertising	6,134	110	2,588	(3,546)	42%
30 Bank Fees	1,770	-	1,024	(746)	58%
31 Dues & Licenses	206	-	175	(31)	85%
32 Property Taxes	2,831	-	2,842	11	100%
33 Reserve Study	-	-	11,100	11,100	-
34 Contingency	25,000	612	10,511	(14,489)	42%
35 TOTAL ADMINISTRATIVE	314,251	22,182	320,831	6,580	102%
36 INFORMATION & TECHNOLOGY					
37 IT Support	35,890	2,549	30,289	(5,601)	84%
38 Village Center & Creekside Telephone/Fax	7,906	551	10,382	2,476	131%
39 Village Center & Creekside Cable/Internet	14,445	1,603	18,015	3,570	125%
40 Wi-Fi for Gates/Hot Spots	30,745	2,330	28,456	(2,289)	93%
41 Cell Phones	8,390	472	5,800	(2,590)	69%
42 Website Hosting & Development	1,787	-	-	(1,787)	0%
43 ADA Website Compliance	248	-	2,104	1,856	848%
44 Communications: E-Blast	590	62	634	44	107%
45 TOTAL INFORMATION & TECHNOLOGY	100,001	7,567	95,680	(4,321)	96%
46 INSURANCE					
47 Insurance	195,514	-	167,394	(28,120)	86%
48 TOTAL INSURANCE	195,514	-	167,394	(28,120)	86%
49 UTILITIES					
50 Electric:					
51 Electric Services - #12316, 85596, 65378	8,939	1,107	10,549	1,610	118%

Grand Haven CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2024 to September 30, 2025

		FY 2025 Adopted Budget	FY 2025 Month of September	FY 2025 Actual Year-to-Date	Over (Under) Amt to FY Annual Budget	% of Budget
52	Electric - Village Center #18308	41,718	3,506	28,966	(12,752)	69%
53	Electric - Creekside #87064, 70333	29,924	1,690	22,195	(7,729)	74%
54	Streetlights	30,307	2,208	26,459	(3,848)	87%
55	Propane - Spas/Café	32,911	2,246	39,973	7,062	121%
56	Garbage - Amenity Facilities	17,931	1,680	19,536	1,605	109%
57	Water/Sewer:					
58	Water Services	151,744	14,553	261,657	109,913	172%
59	Water - Village Center #324043-44997	21,776	1,258	18,399	(3,377)	84%
60	Water - Creekside #324043-45080	9,277	752	13,354	4,077	144%
61	Pump House Shared Facility	5,473	-	7,761	2,288	142%
62	TOTAL UTILITIES	350,000	28,999	448,849	98,849	128%
63	FIELD OPERATIONS					
64	Stormwater System:					
65	Aquatic Contract	63,600	4,782	57,387	(6,213)	90%
66	Aquatic Contract - Lake Watch	5,350	-	2,455	(2,895)	46%
67	Aquatic Contract - Aeration Maintenance	4,719	-	1,289	(3,430)	27%
68	Lake Bank Spraying	7,161	-	-	(7,161)	0%
69	Stormwater system repairs & maintenance	17,199	-	7,449	(9,750)	43%
70	Property Maintenance:					
71	Horticultural Consultant	11,325	900	12,000	675	106%
72	Landscape Repairs & Replacement	47,144	571	35,409	(11,736)	75%
73	Landscape Maintenance - Contracted Services - VerdeGo	697,155	56,404	676,849	(20,306)	97%
74	Landscape Maintenance - Yellowstone	75,900	5,923	70,208	(5,693)	93%
75	Tree Maintenance - Oak Tree Pruning	49,280	-	46,400	(2,880)	94%
76	Lavista Landscape Restoration	25,852	-	-	(25,852)	0%
77	Optional Flower Rotation	25,000	-	-	(25,000)	0%
78	Dog Park Maintenance	10,000	-	4,200	(5,800)	42%
79	Irrigation Repairs & Replacement	40,000	2,415	39,573	(427)	99%
80	Streetlight Maintenance	10,089	32	5,879	(4,210)	58%
81	Vehicle Repairs & Maintenance	17,056	1,292	24,831	7,775	146%
82	Office Supplies - Field Operations	16,515	465	9,393	(7,122)	57%
83	Holiday Lights	10,617	-	4,571	(6,046)	43%
84	CERT Operations	500	-	585	85	117%
85	Community Maintenance	153,700	2,551	111,056	(42,644)	72%
86	Storm Clean-Up	30,672	-	225,603	194,931	736%
87	TOTAL FIELD OPERATIONS	1,318,834	75,334	1,335,137	16,303	101%
88	STAFF SUPPORT					
89	Payroll	742,000	54,565	687,821	(54,179)	93%
90	Merit Pay/Bonus	45,000	2,085	33,809	(11,191)	75%
91	Payroll Taxes	53,000	4,343	57,447	4,447	108%
92	Health Insurance	137,238	-	113,959	(23,279)	83%
93	Insurance - Workers' Compensation	20,000	-	13,543	(6,457)	68%
94	Payroll Services	6,250	358	4,746	(1,504)	76%
95	Mileage Reimbursement	8,000	300	4,331	(3,669)	54%
96	TOTAL STAFF SUPPORT	1,011,488	61,651	915,657	(95,831)	91%
97	AMENITY OPERATIONS					
98	Amenity Management	700,000	58,214	698,572	(1,428)	100%
99	A/C Maintenance & Service	21,982	75	5,800	(16,183)	26%
100	Fitness Equipment Service	3,651	-	1,450	(2,201)	40%
101	Music Licensing	4,280	-	4,450	170	104%
102	Pool/Spa Permits	1,032	-	896	(136)	87%
103	Pool Chemicals	26,585	1,979	36,996	10,411	139%

Grand Haven CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2024 to September 30, 2025

		FY 2025 Adopted Budget	FY 2025 Month of September	FY 2025 Actual Year-to-Date	Over (Under) Amt to FY Annual Budget	% of Budget
104	Pest Control	2,663	644	3,024	361	114%
105	Amenity Maintenance	157,500	5,871	221,580	64,080	141%
106	Special Events	16,278	300	7,839	(8,439)	48%
107	TOTAL AMENITY OPERATIONS	933,971	67,084	980,606	46,635	105%
108	SECURITY					
109	Gate Access Control Staffing	228,149	16,210	208,072	(20,077)	91%
110	Additional Guards	7,000	-	-	(7,000)	0%
111	Guardhouse Facility Maintenance	26,750	3,409	21,390	(5,360)	80%
112	Gate Communication Devices	11,041	130	10,339	(702)	94%
113	Gate Operating Supplies	30,000	2,136	10,772	(19,228)	36%
114	Fire & Security System	7,009	109	3,214	(3,795)	46%
115	TOTAL SECURITY	309,949	21,995	253,788	(56,161)	82%
116	TOTAL EXPENDITURES	\$ 4,534,008	\$ 284,812	4,517,941	\$ (16,067)	100%
117	REVENUES OVER (UNDER) EXPENDITURES	-	(269,641)	87,636	87,636	
118	OTHER FINANCING SOURCES (USES)					
119	Transfer In	-	-	-	-	
120	Transfer Out	-	-	-	-	
121	TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	
122	NET CHANGE IN FUND BALANCE	-	(269,641)	87,636	87,636	
123	Fund Balance - Beginning	2,355,871		2,648,707	292,837	
124	Fund Balance Forward	(124,136)		-	124,136	
125	FUND BALANCE - ENDING - PROJECTED	\$ 2,231,735		2,736,344	\$ 504,609	

Grand Haven CDD

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For the period from October 1, 2024 to September 30, 2025

	FY 2025 Adopted Budget	FY 2025 Month of September	FY 2025 Actual Year-to-Date	Over (Under) Amt to FY Annual Budget	% of Budget
1 REVENUES					
2 Assessments Levied (Net)	\$ 948,714	\$ -	\$ 954,570	\$ 5,856	101%
3 Interest	-	-	-	-	
4 Insurance Proceeds	-	148,674	148,674	148,674	
5 Fund Balance Forward	878,216	-	-	(878,216)	
6 TOTAL REVENUES	1,826,930	148,674	1,103,244	(723,686)	60%
7 EXPENDITURES					
8 Capital Improvement Plan (CIP)	1,826,930	116,966	1,656,359	(170,571)	91%
9 TOTAL EXPENDITURES	\$ 1,826,930	\$ 116,966	\$ 1,656,359	\$ (170,571)	91%
10 REVENUES OVER (UNDER) EXPENDITURES	-	31,708	(553,115)	(553,115)	
11 OTHER FINANCING SOURCES (USES)					
12 Transfer In	-	-	-	-	
13 Transfer Out	-	-	-	-	
14 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	
15 NET CHANGE IN FUND BALANCE	-	31,708	(553,115)	(553,115)	
16 Fund Balance - Beginning	1,616,939		1,891,343	274,404	
17 Fund Balance Forward	(878,216)		-	-	
18 FUND BALANCE - ENDING - PROJECTED	\$ 738,723		\$ 1,338,228	\$ 599,505	

Monthly Cash Positions
FY2025

	Type	October Balance	Rate	November Balance	Rate	December Balance	Rate	January Balance	Rate	February Balance	Rate	March Balance	Rate	April Balance	Rate	May Balance	Rate	June Balance	Rate	July Balance	Rate	August Balance	Rate	September Balance	Rate
BU	DDA*	245	0	245	0	2427	0	245	0	205	0	172	0	225	0	230	0	213	0	245	0	245	0	245	0
	ICS**	3926	3	4222	3.5	5378	3.5	7099	3.5	6639	3.5	6226	3.5	5613	3.5	5263	3.6	4900	3.6	4439	3.6	2434	3.6	2445	3.54
Valley National	DDA*																	82	0	182	0	1717	0	1.5	0
Florida Prime	Investment***	8	5.04	8	4.87	8	4.7	8	4.57	8	4.48	8	4.48	8	4.48	8	4.48	8	4.47	8	4.44	8	4.44	8	4.39
Truist	DDA*	3	0.01	3	0.01	3	0.01	3	0.01	4	0.01	5	0.01	5	0.01	5	0.01	5	0.01	6	0.01	7	0.01	7	0.01
Total Cash		4182		4478		7816		7355		6856		6411		5851		5506		5208		4880		4411			

* DDA's are covered by traditional FDIC insurance up to \$250,000

** The ICS program balance is 100% covered by FDIC insurance

*** This cash is invested in high grade AAA short term paper

EXHIBIT 9

1 **MINUTES OF MEETING**

2 **GRAND HAVEN**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Workshop Meeting of the Board of Supervisors of the Grand Haven Community Development
5 District was held on Thursday, September 4, 2025 at 9:08 a.m. at the Grand Haven Room, in the Grand
6 Haven Village Center, located at 2001 Waterside Parkway, Palm Coast, Florida 32137.

7 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call**

8 Mr. McInnes called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Dr. Merrill Stass-Isern	Board Supervisor, Chairwoman
11 Nancy Crouch	Board Supervisor, Vice Chairwoman
12 Kevin Foley	Board Supervisor, Assistant Secretary
13 John Chism	Board Supervisor, Assistant Secretary
14 Steve Brazen	Board Supervisor, Assistant Secretary

15 Also present were:

16 David McInnes	District Manager, Vesta District Services
17 Jay King	President, Vesta Property Services
18 Jason Davidson	Regional General Manager, Vesta Property Services
19 Barry Kloptosky	Operations Manager
20 Vanessa Stepniak	Operations Supervisor
21 John Lucansky	Amenity Manager
22 Louise Leister	District Horticulturist
23 Bill Delaney	Resident
24 Dr. Steve Davidson	Resident

25
26 *The following is a summary of the discussions and actions taken at the September 4, 2025 Grand Haven*
27 *CDD Board of Supervisors Workshop Meeting.*

28 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

29 The Pledge of Allegiance was recited.

30 **THIRD ORDER OF BUSINESS – Audience Comments – (limited up to 3 minutes per individual for**
31 **agenda items)**

32 Mr. Delaney gave comments regarding Wild Oaks evacuation planning, the feasibility of a
33 secondary exit, and first responders' critical role in emergencies. At the Board's request, Dr.
34 Davidson provided an overview of his time leading a project to construct a secondary exit out of
35 The Crossings as part of the Community Emergency Response Team, as well as more recent
36 discussions with the wildfire mitigation specialist to look at Wild Oaks and the need for input from
37 the Forest Service. Mr. Kloptosky additionally provided information on the District Engineer's
38 plans with preparing a review of completed surveys and determining the feasibility of the exits.
39 The Board additionally discussed structuring the project to include road resurfacing in a broader
40 scope or longer timeframe, noting some staff observations that larger projects could generate more
41 bid interest.

42 **FOURTH ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)**

43
44

FIFTH ORDER OF BUSINESS – Presentations

A. Exhibit 2: Raised Sidewalks Caused by Oak Trees Plan – Louise Leister

Ms. Leister presented a slideshow with information sourced from Advanced Tree Care Inc., regarding options for addressing the tree roots under sidewalks. Ms. Leister highlighted types of damage caused by growing roots, and noted that methods of addressing lifted sidewalk slabs from tree root flares included:

- shaving down the slab, which tended to be relatively inexpensive but could only be done to a slab a certain number of times
- laying down asphalt to level the sidewalk from one slab to the next to even out the trip hazard, though this was a less aesthetically pleasing approach
- a process called “slab jacking” which involved injecting concrete under an adjacent slab to match the level, though this did not address the growing root flare and was a somewhat uncommon method
- rebuilding the sidewalk to meander around the problem root plate area, which could only be done if there was sufficient space to do so; Ms. Leister noted that the recommended leeway was three times the diameter of the nearby tree
- excavating underneath the offending roots to lower them and allow for space for roots to expand downward, which had strong success rates particularly for older historic trees but required specialized equipment such as air spades and tended to be expensive
- bridging over the roots, which would likely create a rise in the sidewalk above the roots and may have ADA concerns
- placing sidewalk over a geo grid mesh base or gravel, which was based on recent research on root growth interactions with gravel but may cause the sidewalk to be higher than the original slab heights
- installing root barriers, which Ms. Leister commented that she personally had not seen much success with
- root inhibitor spray treatment which Ms. Leister suggested only generally worked for young trees and had less effect as trees mature and roots continue to grow
- crown pruning, which is a highly expensive reduction in the tree crown by a certified arborist to slow down growth of the root system of young trees, but did not solve for existing root and sidewalk issues

Dr. Merrill noted that the slideshow would be posted on the CDD website following the meeting. Dr. Merrill recommended that the work group on Oak Trees consider reforestation as an approach, where another tree was planted for every tree removed within CDD property, and a replacement tree would be offered for a different location to the homeowner. The Board expressed support for the reforestation recommendation, and Ms. Leister provided input on diverse tree species that could be established in the CDD’s natural areas. Ms. Leister indicated that it was important to frame the tree management initiative around improving the Grand Haven community and the environment, rather than simple tree removal. Additional discussion ensued regarding tree maintenance practices and preserving the tree canopies that were an aesthetic signature and viewed positively by members of the community.

SIXTH ORDER OF BUSINESS – Discussion Topics

A. Employee Compensation & Bonus Structure

Dr. Merrill noted that the Fact-Finding Group had drawn from various local governments and the benefits that they offered to employees, and presented a new employee performance review format that they had developed. Dr. Merrill noted an emphasis on merit-based evaluations in the questions provided, and that the group had not made a recommendation on the specific increase in salary. Mr. McInnes added that providing recommendations was outside of the scope of what a Fact-Finding Group was permitted to do, and that any recommendations at this point in the agenda were from Dr. Merrill and based on information provided by the group.

Dr. Merrill also noted PTO structures at four other organizations and outlined patterns that the group had noticed, including shorter windows before employees could begin accruing time off. Dr. Merrill recommended for Grand Haven to allow for carryover of unused PTO across years, up to a maximum of 3 days, and for the total amount of PTO that could be saved to be set to a 25 day limit.

Mr. Foley noted that the staff on payroll at Grand Haven was a fairly small size, and cautioned that some of the corporate patterns and practices being highlighted may not be as applicable in this setting. Dr. Merrill commented on the importance of the benefits package in addressing employee retention issues and the value of in-house work as an alternative to contractor hiring. Additional discussion ensued regarding unpaid time off, FMLA leave eligibility, and previous employees' stated reasons for leaving.

B. Exhibit 3: Legal Requirements for When a Request for Proposals (RFP) is Required

Mr. McInnes presented the memorandum from District Counsel regarding the RFP process and differentiating this from simple solicitation of bids. Mr. McInnes noted that historically the CDD had always employed the RFP process for road construction projects, and that any bidders were required to attend a pre-bid meeting which involved detailed documentation as part of the RFP package. Mr. McInnes also emphasized the importance of RFP scoring weights in evaluating bids. Mr. McInnes also explained that RFQ processes were distinct from RFPs, and typically these were done for professional services such as engineering for the District. Mr. McInnes noted that RFQs did not evaluate for pricing when selecting and awarding agreements, and that pricing was negotiated with whichever firm had been evaluated the highest.

Mr. McInnes explained that the pricing threshold for triggering the RFP process for maintenance matters was \$195,000, and for contracts for construction or improvement in public buildings, structures, or other works the threshold was at \$300,000. Mr. McInnes noted that some Districts opted to have more stringent RFP thresholds as part of their own rules of procedure, but the \$195,000/\$300,000 thresholds were state-required.

Dr. Merrill recommended that the Board review the RFP that had been developed by District Counsel for Amenity and Café Management, as this would be discussed at the next regular meeting. Mr. McInnes stated that he would distribute the RFP out to the Board following the workshop meeting.

C. 10-Year Plan Formatting

Mr. McInnes presented an update on the format of the 10-year plan, following a suggestion to have staff provide ideas for items that could be removed from the Capital Reserve Plan. Mr. McInnes noted that Mr. McGaffney had provided a first pass of the plan for editing down, noting that allowances in the plan, which were flat fees for known costs, had been moved over. Mr. McInnes noted that a general rule on the accounting side was that any expenses greater than \$5,000 should be capital projects, but there were some items above this threshold that could be argued as

community operations and maintenance expenses. Mr. McInnes noted the need for additional input from the Operations Manager and Operations Supervisor before moving forward.

D. Pending Supervisor Led Projects

Ms. Crouch provided an update on the Fact-Finding Group for Communications, noting that work was being done on developing a short questionnaire to the community on their preferences for communications channels.

Dr. Merrill inquired about the results of the survey of the dog park area. Mr. Kloptosky stated that he had not yet discussed the survey results with the District Engineer, and could confer with him and inform him of the Board's request to hold off on the Wild Oaks exit review. Dr. Merrill also discussed the idea of moving the workshop meeting schedule from a monthly to a quarterly basis, and to conduct the meeting without the District Manager needing to attend, as a cost-saving measure. In response to Board questions on additional types of meetings, Mr. McInnes advised that Florida law allowed for special meetings and emergency meetings to take place, explaining that special meetings were advertised seven days in advance, and that emergency meetings were held with a smaller window and any actions therein would need to be ratified at the subsequent regular meeting. Mr. McInnes recommended checking with District Counsel regarding District Manager attendance requirements at workshop meetings, as well as the legal specifics around opting to continue or recess meetings to a later date.

SEVENTH ORDER OF BUSINESS – Audience Comments – (limited up to 3 minutes per individual for agenda items)

There were no comments from the audience.

EIGHTH ORDER OF BUSINESS – Tour of Work Shed

(The Board recessed the workshop meeting at 11:48 a.m. and reconvened at 12:08 p.m. at the Work Shed site for a tour.)

The Board toured the work shed area.

NINTH ORDER OF BUSINESS – Next Meeting Quorum Check: September 18 at 9:00 AM

Dr. Merrill, Mr. Chism, and Mr. Brazen stated that they could attend the next meeting in person, which would constitute a quorum. Ms. Crouch stated that she anticipated attending the next meeting remotely. Mr. Foley stated that he would not be able to attend the next meeting.

TENTH ORDER OF BUSINESS – Action Items Review

Mr. McInnes noted the following action items:

- The District Manager will notify the District Engineer to stop further work on the emergency exit review for Wild Oaks, pending an evaluation from the Florida Forestry Service.
- The District Manager will send Mr. Chism annual employee evaluations for the last six months.
- The District Manager will upload the District Horticulturist's slideshow presentation on tree maintenance options to the CDD website.
- The District Manager will send the RFP for Amenity and Café Management to the Board of Supervisors.
- The District Manager will inquire with District Counsel regarding specifics on communications on the NextDoor app.
- The District Manager will add the employee performance review, PTO and other leave policies to the next meeting agenda for Board approval.

176 **ELEVENTH ORDER OF BUSINESS – Adjournment**

177 The Board adjourned the meeting, at 12:35 p.m., for the Grand Haven Community Development
178 District.

179 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
180 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
181 *including the testimony and evidence upon which such appeal is to be based.*

182 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
183 **meeting held on October 16, 2025.**

184

185

186

Signature

Signature

Printed Name

Printed Name

187 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

Title: ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 10

1 **MINUTES OF MEETING**

2 **GRAND HAVEN**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Grand Haven Community Development
5 District was held on Thursday, September 18, 2025 at 9:00 a.m. at the Grand Haven Room, located at the
6 Grand Haven Village Center, 2001 Waterside Parkway, Palm Coast, Florida, 32137.

7 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call**

8 Mr. McInnes called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Dr. Merrill Stass-Isern	Board Supervisor, Chairwoman
11 Nancy Crouch (<i>via phone</i>)	Board Supervisor, Vice Chairwoman
12 John Chism	Board Supervisor, Assistant Secretary
13 Steve Brazen	Board Supervisor, Assistant Secretary

14 Also present were:

15 David McInnes	District Manager, Vesta District Services
16 Jay King	Senior Vice President, Vesta Property Services
17 Jason Davidson	Regional General Manager, Vesta Property Services
18 Scott Clark (<i>joined in progress</i>)	District Counsel
19 Barry Kloptosky	Operations Manager
20 Vanessa Stepniak	Operations Supervisor
21 John Lucansky	Amenity Manager
22 Louise Leister	District Horticulturist
23 Jack Pulick	Resident
24 Linda Lake	Resident
25 Lisa Mrakovcic	Resident
26 Larry Brooks	Resident
27 Michael Flanagan	Resident
28 Sandy Trautvier	Resident
29 Dito Bohmaecker	Resident
30 Dr. Steve Davidson	Resident

31
32 *The following is a summary of the discussions and actions taken at the September 18, 2025 Grand Haven*
33 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*
34 *request.*

35 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

36 The Pledge of Allegiance was led by Dr. Merrill.

37 **THIRD ORDER OF BUSINESS – Audience Comments – (*limited to 3 minutes per individual for agenda***
38 ***and non-agenda items*)**

39 Mr. Pulick inquired about the CDD's current plan for protecting the community from wild boar
40 attacks. Mr. Pulick also asked about the emergency plan for any unconscious individuals requiring
41 immediate medical attention, particularly expressing concerns about whether emergency phone
42 lines at the pool areas were functional and how recently the AED had been tested for proper
43 functionality.

44 Ms. Lake commented on the upcoming Clay Day event being organized by the pickleball
45 community, as well as the committee's work to gather feedback on active players within Grand
46 Haven and identify reasons that some players may seek off-site play.

FOURTH ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)

FIFTH ORDER OF BUSINESS – Business Items

A. Amenity Management RFP

Mr. Clark noted that among the three amenity management companies that had initially expressed interest in submitting proposals, the only proposal received had been from the current vendor, Vesta. Following a Vesta presentation and discussion with the Board, consideration of the RFP was tabled to the November meeting pending additional information.

Mr. McInnes noted that he had an additional resident comment card from Ms. Mrakovcic, and the Board reopened the floor to allow for the audience comment.

Ms. Mrakovcic expressed appreciation to Vesta for outlining their proposal with transparency and spoke positively on more information being provided.

B. Exhibit 2: Consideration of RGA Proposal

This item was tabled to the October meeting, pending an additional quote for work.

C. Exhibit 3: Consideration of S.E. Cline Construction, Inc. Curb/Root Infiltration Repairs Proposal

The Board requested for the language of the contract to include estimated dates for start and completion, and outline penalties for project delays.

On a MOTION by Mr. Chism, SECONDED by Mr. Brazen, WITH ALL IN FAVOR, the Board approved the S.E. Cline Construction, Inc. Curb/Root Infiltration Repairs Proposal, for the Grand Haven Community Development District.

(The Board recessed the meeting at 10:21 a.m. for the purpose of convening the Public Hearing on Amenity Rules Changes.)

SIXTH ORDER OF BUSINESS – Public Hearing

A. Amending Amenity Rules

1. Open the Public Hearing

On a MOTION by Dr. Merrill, SECONDED by Mr. Brazen, WITH ALL IN FAVOR, the Board approved opening the public hearing at 10:21 a.m., for the Grand Haven Community Development District.

2. Exhibit 4: Presentation of Amended Amenity Rules

Mr. Clark advised that the amendment to the rules was located on Page 2 of the document, setting a geographical area of 60 miles from any boundary of the CDD as the definition of “local”, and that any individual residing within this area would not be eligible to register as a house guest for the purposes of daily fees.

3. Public Comments

Mr. Brooks asked for clarification on what was being voted on. Mr. Clark read the specific language, defining “house guests” as anyone temporarily residing as a guest in a property owner’s or registered renter’s home overnight for one night or longer, and noting that the proposed addition was for house guests needing to be able to demonstrate that they live in a residence that is more than 60 miles away from the nearest boundary of the District.

Mr. Flanagan commented that he had no issue with the rule change but was concerned about the enforceability with current staffing levels. Comments were heard from the Board

86 regarding the efficacy of spot checks. Dr. Merrill additionally requested for a memorandum
87 to be sent out to the community once the rule change took effect if voted through.

88 Ms. Trautvier asked about usage statistics for pickleball courts for non-residents and
89 whether there were any measures of keeping track of trends and/or limiting the number of
90 visits per individual. Comments were made noting that there was not currently a limit on
91 the number of times a guest could be brought, and that the record of waivers which guests
92 were required to fill out each visit could be reviewed and discussed at a future meeting.

93 4. Close the Public Hearing

94 On a MOTION by Dr. Merrill, SECONDED by Mr. Chism, WITH ALL IN FAVOR, the Board approved
95 closing the public hearing at 10:28 a.m., for the Grand Haven Community Development District.

96 *(The Board reconvened the regular meeting.)*

97 5. Exhibit 5: Consideration & Adoption of **Resolution 2025-12**, Amended Rules, Policies, &
98 Fees

99 On a MOTION by Dr. Merrill, SECONDED by Mr. Chism, WITH ALL IN FAVOR, the Board adopted
100 **Resolution 2025-12**, Amended Rules, Policies, & Fees, for the Grand Haven Community Development
101 District.

102 **SEVENTH ORDER OF BUSINESS – Staff Reports**

103 A. District Engineer: David Sowell

104 B. Exhibit 6: Amenity Manager: John Lucansky

105 C. Operations Manager: Barry Kloptosky

106 1. Exhibit 7: Presentation of Capital Project Plan Tracker

107 Mr. Chism indicated that he intended to develop and present an alternative format for the
108 capital project plan tracker at the next meeting.

109 Mr. Kloptosky noted that the Village Center pergola contract had been executed, and that
110 the project was now in the permitting stage, which had an unclear timeline depending on
111 whether a new survey needed to be conducted on the area or if a previous rendering would
112 be sufficient. Mr. Kloptosky stated that he would provide estimated start and end dates for
113 the project to the Board once this was clarified.

114 Mr. Kloptosky and the Board discussed recommendations related to flooding issues with
115 the dog park, including installing a drainage perimeter and/or elevating the park itself.
116 Discussion ensued on installing mulch and pea gravel, and Ms. Leister noted discussions
117 with VerdeGo for putting in simple drains under the walkway directing water to a nearby
118 lake.

119 2. Exhibit 8: Monthly Report

120 Ms. Stepniak noted that a test set of sound panels would be installed on the Café walls by
121 staff in the mornings before operations, and the Board requested that the start date be shared
122 once verified.

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124
125

D. Exhibit 9: District Counsel: Scott Clark

Mr. Clark provided an update on the Escalante matter, noting that he planned on researching the permitting documents to determine whether the City may share interest in demanding that the shack be removed, and that he had asked them to cease the backdrop area by the end of September and come up with a plan for removal in the other parcel area, or to sign the agreement that had been under negotiation for the past year.

Mr. Bohmaecker requested to speak. The Board opened the floor to allow for the audience comment to be made. Mr. Bohmaecker questioned the end goal of the CDD in disputing the parcel with the golf course, commenting on some landscape maintenance work in the area that had been performed by the golf course management in some previous years without billing the District.

Mr. Clark also noted a response from Facilities Advisors regarding the CDD's objection to the final payment on their contract on the basis of the CDD not believing that the work product had been adequately delivered, and explained that the response disputed the contractual interpretation. Mr. Clark stated that he did not agree with this interpretation, as the contract language superseded the proposal, and that he believed that the next course of action should be to reiterate the request for the final report in the letter from July. The Board expressed agreement with this recommendation.

E. District Manager: David McInnes

1. Exhibit 10: Meeting Matrix

2. Exhibit 11: Action Item Report

3. Resident Subject to Suspension of Amenity Privileges

The Board heard from the resident and District staff regarding the incident.

On a MOTION by Mr. Chism, SECONDED by Mr. Brazen, WITH ALL IN FAVOR, the Board approved continuing the suspension of amenity privileges for the resident for a total of three months from the date of the first letter issued to the resident on September 12, 2025, for the Grand Haven Community Development District.

(The Board recessed the meeting at 11:41 a.m. and reconvened at 11:58 a.m.)

EIGHTH ORDER OF BUSINESS – Consent Agenda Items

A. Exhibit 12: Consideration for Acceptance – The August 2025 Unaudited Financial Report

B. Exhibit 13: Consideration for Approval – The Minutes of the Board of Supervisors Workshop Meeting Held August 7, 2025

C. Exhibit 14: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held August 21, 2025

D. Exhibit 15: Approval of Proposed Employee Performance Review – as discussed at the 09/04/2025 workshop

E. Exhibit 16: Approval of Proposed Paid Time Off (PTO) Criteria – as discussed at the 09/04/2025 workshop

F. Exhibit 17: Approval of Proposed Other Leaves of Absence Criteria – as discussed at the 09/04/2025 workshop

G. Approval of Dr. Davidson's Coordination of Various Agencies and District Staff regarding Wild Oaks Emergency Exit – as discussed at the 09/04/2025 workshop

On a MOTION by Dr. Merrill, SECONDED by Mr. Brazen, WITH ALL IN FAVOR, the Board approved all items of the Consent Agenda, for the Grand Haven Community Development District.

NINTH ORDER OF BUSINESS – Discussion Topics

A. Update on Possible Oak Tree Removals – Dr. Steve Davidson

Dr. Davidson spoke on behalf of Mr. Foley regarding an update with the Utilities Infrastructure And Trees Working Group and interactions with various individuals and agencies, noting an intent to compile and distribute a binder of information to the Board of Supervisors by October 9, for presentation and discussion at the October 16 meeting and a potential vote on a limited pilot program with regards to trees.

B. 10-Yr. Plan Reformatting – District Manager

C. Pending Supervisor Led Projects

Ms. Crouch provided an update on the Fact-Finding Group for communications, noting that there were some questions for District Counsel regarding social media communications, as well as interest in re-engaging the Village forums.

Mr. Chism noted that a meeting with the budget Fact-Finding Group was scheduled for September 19. Mr. Chism additionally noted that a member of the group had recently been injured in an accident and would not be able to participate in person.

Dr. Merrill noted that the Fact-Finding Group on Employee Benefits was temporarily on hiatus as a member recovered from surgery.

TENTH ORDER OF BUSINESS – Supervisors' Requests

In response to a Supervisor question regarding a dispute between two neighbors in the maintenance of pond banks, Mr. Clark advised that one of the residents had indicated that they would not be drawing the natural area delineation boundary, nor were they amenable to the CDD doing so for them.

ELEVENTH ORDER OF BUSINESS – Action Items Summary

The action items were as follows:

- Mr. Chism will submit a new format for the capital projects tracker.
- The Operations Supervisor will obtain estimates for dog park improvements from VerdeGo Landscape.
- The District Counsel will issue the letter of amenity privileges suspension to the resident.

TWELFTH ORDER OF BUSINESS – Meeting Matrix Summary

The following items were added as upcoming topics for discussion on the meeting matrix summary:

- The October regular meeting will include a report from the Utilities Infrastructure And Trees Work Group.
- The November regular meeting will include further discussion on the Amenity Management RFP.

205 **THIRTEENTH ORDER OF BUSINESS – Adjournment**

206 On a MOTION by Dr. Merrill, SECONDED by Mr. Brazen, WITH ALL IN FAVOR, the Board, at 12:40
207 p.m., adjourned the meeting for the Grand Haven Community Development District.

208 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
209 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
210 *including the testimony and evidence upon which such appeal is to be based.*

211 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
212 **meeting held on October 16, 2025.**

213

214

215

216

Signature

Signature

Printed Name

Printed Name

217 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

Title: ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 11



September 5, 2025

Grand Haven CDD
c/o David McInnes
District Manager
250 International Parkway, Suite 208
Lake Mary, Florida 32746

RE: ADA Inspection and Report for the
Grand Haven CDD
RGA Design Forensics Assignment Number 225-85W

Dear Mr. McInnes,

We are pleased to offer this proposal to provide ADA inspection services for the Grand Haven CDD, located at 2 North Village Parkway, Palm Coast, Florida. RGA performed an ADA Assessment of the District back in 2011 and the District is now interested in having a new assessment done to determine if there are any areas that need to be addressed for ADA compliance.

The scope of work is as follows:

- ADA inspection and assessment
- ADA Assessment Report summarizing our findings and conclusions

Our services will be provided at a flat rate of \$3,000.00 for the ADA inspection and \$3,000 for the Assessment Report for a total of \$6,000.00, payable at the rate of \$3,000.00 upon the execution of this agreement and the balance of \$3,000.00 upon the issuance of the report. The flat fee will include all reimbursable expenses through the inspection and report. Additional work if required will be charged at the rates listed below.

Billable Rates:

- | | |
|--|-----------|
| • Principal/Expert | \$350/hr. |
| • Principal/Expert court or deposition testimony | \$450/hr. |
| • Architect Forensic Expert | \$250/hr. |
| • Engineer Forensic Expert | \$250/hr. |
| • Legal Forensic Expert | \$225/hr. |
| • Paralegal | \$175/hr. |
| • Technical Assistant | \$175/hr. |
| • Clerical | \$100/hr. |

Reimbursable Expenses:

- Travel Expenses
- Document reproduction, copying, plotting and blue printing

- Photographic expense
- Delivery and courier expense
- Fees charged by governmental agencies
- Approved overtime work rates
- Charges for additional insurance requested by client

TERMS AND METHOD OF PAYMENT

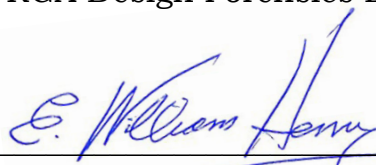
An initial retainer of \$3,000.00 (Three Thousand and no/100 Dollars) shall be paid upon notice to proceed. The balance of \$3,000.00 is due upon issuance of the report. Remittance is due net ten (10) days. Payment due to the Architect, if unpaid under this Agreement, shall bear interest at the rate of 12% per annum (1.0% per month) commencing thirty (30) days after payment is due.

AGREEMENT

This Agreement constitutes a contract between the undersigned parties. The work will commence upon execution of this agreement and receipt of the retainer amount agreed upon. The undersigned acknowledges full understanding of the services to be performed by RGA Design Forensics LLC.

David McInnes
Grand Haven CDD

Date: ____ / ____ / ____



William Henry
RGA Design Forensics LLC

Date: 9 / 5 / 2025

EXHIBIT 12

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE FLAGLER COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Grand Haven Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Flagler County, Florida; and

WHEREAS, the Board of Supervisors ("Board") of the District seeks to implement section 190.006(3), *Florida Statutes*, and to instruct the Flagler County Supervisor of Elections ("Supervisor") to conduct the District's General Election ("General Election").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Steven Brazen, Seat 3, currently held by Kevin Foley, and Seat 5, currently held by Nancy Crouch, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with section 99.01, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Flagler County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026 and for each subsequent General Election unless otherwise directed by the District Manager. The

District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for the General Election, in a form substantially similar to Exhibit A attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining provisions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 16th DAY OF OCTOBER, 2026.

**GRAND HAVEN COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASSISTANT SECRETARY

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Grand Haven Community Development District will commence at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026. Candidates must qualify for the office of Supervisor with the Flagler County Supervisor of Elections located at 1769 E. Moody Blvd., Building 2, Suite 101, Bunnell, Florida 32110, (386) 313-4170. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Flagler County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Grand Haven Community Development District has three (3) seats up for election, specifically seats 1, 3, and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on Tuesday November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Flagler County Supervisor of Elections.

District Manager
Grand Haven Community Development District

EXHIBIT 13

NO ACCESS	NO FISHING ALLOWED	FISHING ALLOWED
Pond 12	Pond 1	Pond 6
Pond 15	Pond 2	Pond 7
Pond 19	Pond 4	Pond 8
Pond 21	Pond 5	Pond 9
Pond 27		Pond 10
Pond 31		Pond 11
Pond 35		Pond 13
Pond 38		Pond 14
Pond 41		Pond 16
Pond 42		Pond 17
		Pond 18
		Pond 20
		Pond 22
		Pond 23
		Pond 24
		Pond 25
		Pond 26
		Pond 28
		Pond 29
		Pond 30
		Pond 32
		Pond 33
		Pond 34
		Pond 37
		Pond 39
		Pond 40
		Pond 43



EXHIBIT 14

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Allowance	Creekside Amenity Center	Access Control Repairs & Replacement	Each	1	\$16,500	O&M CapEx
Allowance	Grand Haven Common Areas	Concrete, Curb and Gutter Repairs & Replac	Each	1	\$100,000	O&M CapEx
Allowance	Grand Haven Common Areas	Concrete, Sidewalk Repairs & Replacement	Each	1	\$20,000	O&M CapEx
Allowance	Grand Haven Common Areas	Decorative Street Light Pole	Each	5	\$5,000	O&M CapEx
Allowance	Grand Haven Common Areas	Firewise Projects	Each	1	\$56,000	O&M CapEx
Allowance	Grand Haven Common Areas	Infrastructure Repairs-Stormwater System	Each	1	\$200,000	CapEx
Allowance	Grand Haven Common Areas	Lake Aerator (Annual) Ponds, 1, 2, 4, 5, 6, 9,	Each	1	\$37,000	CapEx
Allowance	Grand Haven Common Areas	Landscape Enhancements	Each	1	\$58,000	O&M CapEx
Allowance	Grand Haven Common Areas	Pond Bank Reinforcement	Each	1	\$35,000	CapEx
Allowance	Grand Haven Common Areas	Road Repairs	Each	1	\$33,000	O&M CapEx
Allowance	Grand Haven Common Areas	Street Signs and Poles, Replacement	Each	1	\$10,000	O&M CapEx
Allowance	Grand Haven Common Areas	Tree Removal	Each	1	\$84,000	CapEx
Boardwalk	Esplanade	Deck & Railing - Esplanade (Golf Club)	Each	1	\$60,000	CapEx
Boardwalk	Esplanade	Deck & Railing - Esplanade (Jasmine)	Each	1	\$70,000	CapEx
Boardwalk	Esplanade	Wood Deck & Railing - Esplanade (Waterview)	Each	1	\$65,000	CapEx
Boardwalk	Creekside	Pier Dock, Wood Framing & Pilings - Fishing	Each	1	\$50,000	CapEx
Doors & Windows	Village Center	Door - Fire	Each	1	\$6,000	CapEx
Doors & Windows	Village Center	Door 8'X3'	Each	12	\$498	O&M
Doors & Windows	Village Center	Door Double 16' X 3'	Each	2	\$799	O&M
Doors & Windows	Tiki Bar	Door, Metal Overhead	Each	1	\$5,000	CapEx
Doors & Windows	Village Center	Exterior Door, Frame & Trim	Each	1	\$45,000	CapEx
Doors & Windows	Creekside Amenity Center	Glass Door - 3' x 8'	Each	2	\$289	O&M CapEx
Doors & Windows	Creekside Amenity Center	Metal Glass Door-3' x 8'	Each	2	\$519	O&M CapEx
Doors & Windows	Creekside Amenity Center	Window - 3' x 6'	Each	5	\$200	CapEx
Doors & Windows	Creekside Amenity Center	Window - 4' x 6'	Each	5	\$265	CapEx
Doors & Windows	Village Center	Windows	Sq. In.	16500	\$2	CapEx
Electrical Fixtures	Café	Exit sign	Each	4	\$130	O&M CapEx
Electrical Fixtures	Café	Exit sign	Each	4	\$130	O&M CapEx
Electrical Fixtures	Grand Haven Common Areas	Meter/Breaker Box Repair & Replacement	Each	1	\$23,000	CapEx
Electronics	Village Center	Audio System Grand Haven Room	Each	1	\$7,500	CapEx
Electronics	Creekside Amenity Center	Audio System Social Room	Each	1	\$7,500	CapEx
Electronics	Gatehouse & Maintenance	Computer - Laptop	Each	1	\$1,170	O&M CapEx
Electronics	Grand Haven Common Areas	Computer Software - Community Access Da	Each	1	\$50,000	CapEx
Electronics	Village Center	Computer Workstation, Point Of Sale - Amen	Each	1	\$2,046	CapEx
Electronics	Village Center	Copy Machine-High Speed	Each	1	\$1,073	O&M CapEx
Electronics	Grand Haven Common Areas	Electronics, Office Technology Allowance - C	Each	1	\$16,445	CapEx
Electronics	Village Center	Electronics, Sound System for Pool Area	Each	1	\$18,164	CapEx
Electronics	Grand Haven Common Areas	Grand Haven Room Microphones	Each	1	\$13,201	CapEx
Electronics	Gatehouse & Maintenance	Multifunction printer	Each	1	\$450	O&M CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Electronics	Grand Haven Common Areas	Scanners	Each	1	\$4,500	CapEx
Electronics	Grand Haven Common Areas	Security Camera and DVR System	Each	1	\$15,000	CapEx
Electronics	Village Center	Speakers	Each	8	\$400	0.8M CapEx
Electronics	Village Center	Speakers	Each	4	\$400	0.3M CapEx
Electronics	Café	Speakers	Each	6	\$400	0.3M CapEx
Electronics	Village Center	Speakers	Each	12	\$275	0.3M CapEx
Electronics	Village Center	Television	Each	3	\$550	0.2M CapEx
Electronics	Café	Television	Each	6	\$300	0.2M CapEx
Electronics	Village Center	WiFi Router	Each	2	\$650	0.2M CapEx
Electronics	Creekside Amenity Center	Server	Each	1	\$17,085	CapEx
Fencing & Gates	Wild Oaks	Fence, Chain Link, 4' - Wild Oaks Dog Park	Each	1	\$5,321	CapEx
Fencing & Gates	Grand Haven Common Areas	Arbor, PVC - Main Entry (Side Parks)	Each	1	\$1,300	0.1M CapEx
Fencing & Gates	Creekside Amenity Center	Fence, Chain Link, 6' - Pool Equipment	Each	1	\$2,183	0.2M CapEx
Fencing & Gates	Village Center	Fence, Chain Link, 4' - Playground	Each	1	\$2,469	0.2M CapEx
Fencing & Gates	Creekside Amenity Center	Railing, Alum Picket, 36" - Amenity Center	Each	1	\$8,360	CapEx
Fencing & Gates	Gatehouse & Maintenance	Fence, Chain Link, 6' - Maintenance Re-Use	Each	1	\$31,901	CapEx
Fencing & Gates	Grand Haven Common Areas	Fence, Alum Picket - Columns South Entry	Each	1	\$4,920	CapEx
Fencing & Gates	Grand Haven Common Areas	Fence, Alum Picket, 4' - Wild Oaks Property	Each	1	\$73,440	CapEx
Fencing & Gates	Grand Haven Common Areas	Fence, Alum Picket, 4'-5' - North Entry	Each	1	\$24,288	CapEx
Fencing & Gates	Creekside Amenity Center	Fence, Alum Picket, 5' - Playground	Each	1	\$7,776	CapEx
Fencing & Gates	Wild Oaks	Fence, Alum Picket, 5' - Playground Wild Oa	Each	1	\$7,776	CapEx
Fencing & Gates	Creekside Amenity Center	Fence, Alum Picket, 5' - Pool Deck	Each	1	\$25,416	CapEx
Fitness Equipment	Village Center	Fitness, Cardio, Elliptical CrossTrainer	Each	2	\$5,600	CapEx
Fitness Equipment	Creekside Amenity Center	Fitness, Weight Bench	Each	1	\$1,855	0.2M CapEx
Fitness Equipment	Creekside Amenity Center	Fitness, Cardio, Elliptical Cross-Trainer	Each	2	\$5,599	CapEx
Fitness Equipment	Creekside Amenity Center	Fitness, Cardio, Recumbent Bike	Each	2	\$4,460	CapEx
Fitness Equipment	Creekside Amenity Center	Fitness, Cardio, Treadmill	Each	3	\$7,250	CapEx
Fitness Equipment	Village Center	Fitness, Cardio, Treadmills	Each	3	\$5,999	CapEx
Fitness Equipment	Village Center	Fitness, Incline Bench	Each	1	\$600	CapEx
Fitness Equipment	Village Center	Fitness, Weight Machine, Ab/Dip	Each	1	\$1,899	CapEx
Fitness Equipment	Village Center	Fitness, Weight Machine, Chest Press	Each	1	\$3,999	CapEx
Fitness Equipment	Village Center	Fitness, Weight Machine, Lat Pulldown	Each	1	\$3,199	CapEx
Fitness Equipment	Village Center	Fitness, Weight Machine, Leg Curl	Each	1	\$4,100	CapEx
Fitness Equipment	Village Center	Fitness, Weight Machine, Leg Extension	Each	1	\$4,200	CapEx
Fitness Equipment	Village Center	Fitness, Weight Machine, Pec Fly/Rear Delt	Each	1	\$2,999	CapEx
Fitness Equipment	Village Center	Fitness, Weight Machine, Seated Row	Each	1	\$3,150	CapEx
Fitness Equipment	Creekside Amenity Center	Fitness, Weight Machine, Tricep/Bicep	Each	1	\$6,350	CapEx
Fitness Equipment	Village Center	Fitness, Weight Set, Dumbbells	Each	2	\$2,000	0.2M CapEx
Fitness Equipment	Village Center	Fitness, Cardio, Recumbent Bike	Each	1	\$4,200	CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Fitness Equipment	Creekside Amenity Center	Fitness, Weight Machine, Ab Crunch	Each	1	\$7,954	CapEx
Fitness Equipment	Village Center	Fitness, Cardio, Stationary Bike	Each	2	\$3,599	CapEx
Fitness Equipment	Creekside Amenity Center	Fitness, Weight Machine, Lat Pulldown/Mid F	Each	1	\$6,324	CapEx
Fitness Equipment	Creekside Amenity Center	Fitness, Weight Machine, Leg Extension/Leg	Each	1	\$7,999	CapEx
Fitness Equipment	Creekside Amenity Center	Fitness, Weight Set, Dumbbells	Each	1	\$3,950	CapEx
Fitness Equipment	Village Center	Fitness, smart ball system and rack	Each	1	\$2,000	CapEx
Fitness Equipment	Village Center	Fitness, Weight Bench	Each	2	\$1,450	CapEx
Fitness Equipment	Creekside Amenity Center	Fitness, Weight Machine, Multi-Press	Each	1	\$7,858	CapEx
Fitness Equipment	Village Center	Fitness, Weight Machine, Arm Extension	Each	1	\$3,200	CapEx
Fitness Equipment	Creekside Amenity Center	Fitness, Weight Machine, Toe Raise/Leg Pres	Each	1	\$5,315	CapEx
Fitness Equipment	Village Center	Portable Ballet Barre	Each	16	\$160	CapEx
Flooring & Tile	Creekside Amenity Center	Flooring - Carpet	Sq. Ft.	525	\$11	CapEx
Flooring & Tile	Village Center	Flooring - Epoxy	Sq. Ft.	825	\$12	CapEx
Flooring & Tile	Creekside Amenity Center	Flooring - Rubber - Fitness Center	Sq. Ft.	780	\$15	CapEx
Flooring & Tile	Village Center	Flooring - Tile	Sq. Ft.	4450	\$25	CapEx
Flooring & Tile	Village Center	Grand Haven Room Storage Closet-Carpet	Each	1	\$2,280	CapEx
Flooring & Tile	Creekside Amenity Center	Finish, Tile Walls - Amenity Center Restroom	Each	1	\$16,211	CapEx
Flooring & Tile	Creekside Amenity Center	Flooring - Tile	Sq. Ft.	2226	\$25	CapEx
Flooring & Tile	Village Center	Flooring - Rubber - Fitness Center	Sq. Ft.	1205	\$15	CapEx
Footbridge	Wild Oaks	Footbridge - Wild Oaks	Ln. Ft.	276	\$650	CapEx
Footbridge	Wild Oaks	Footbridge - Wild Oaks - Blue Haven	Ln. Ft.	50	\$650	CapEx
Fountains & Aerators	Village Center	Fountain, Architectural/Deocorative	Each	1	\$45,000	CapEx
Furniture, Fixtures & Equipment	Café	Avantco W43 12" x 27" 4/3 Size Electric Countertop Food Warmer	Each	1	\$150	CapEx
Furniture, Fixtures & Equipment	Café	Regency 18" x 60" Stainless Steel Wall-Mounted Pot Rack with Shelf/Hooks	Each	3	\$200	CapEx
Furniture, Fixtures & Equipment	Café	Regency 24" x 18" Stainless Steel Portable Ice Bin with Sliding Lid	Each	1	\$620	CapEx
Furniture, Fixtures & Equipment	Café	Regency 24" x 48" Stainless Steel Commercial Work Table, 4" Backsplash	Each	2	\$250	CapEx
Furniture, Fixtures & Equipment	Café	Vulcan CASTERS DOUBLE Equivalent 6" Plate Caster - 4/Set	Each	2	\$110	CapEx
Furniture, Fixtures & Equipment	Creekside Amenity Center	Recycled plastic picnic table 48"	Each	8	\$2,000	CapEx
Furniture, Fixtures & Equipment	Café	Advance Tabco 24" x 48" Stainless Steel Work Table with 5" Backsplash	Each	1	\$700	CapEx
Furniture, Fixtures & Equipment	Café	Advance Tabco Shelf NSF Chrome Wire Shel	Each	2	\$300	CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Furniture, Fixtures & Equipment	Café	Advance Tabco WS-12-96-16 12" x 96" Wall Shelf - Stainless Steel	Each	4	\$350	0.8M CapEx
Furniture, Fixtures & Equipment	Village Center	Automatic Power Swing Door	Each	1	\$2,000	CapEx
Furniture, Fixtures & Equipment	Café	Avantco 28" 1 Door Mega Top Refrigerated S	Each	1	\$1,300	0.8M CapEx
Furniture, Fixtures & Equipment	Café	Avantco 27" 4/3 Size Electric Countertop Foc	Each	1	\$140	0.8M CapEx
Furniture, Fixtures & Equipment	Café	Avantco 80" Black Horizontal Bottle Cooler	Each	1	\$1,700	0.8M CapEx
Furniture, Fixtures & Equipment	Café	Avantco APT-27-HC 27" 1 Door Refrigerated Sandwich Prep Table	Each	1	\$1,000	0.8M CapEx
Furniture, Fixtures & Equipment	Café	AvaValley WRC-165-DZ Dual Temperature Full Glass Door Wine Cooler	Each	1	\$1,150	0.8M CapEx
Furniture, Fixtures & Equipment	Village Center	Bar Base	Ln. Ft.	38.5	\$300	CapEx
Furniture, Fixtures & Equipment	Café	BFM Seating 24" x 30" Natural Veneer Wood	Each	6	\$125	CapEx
Furniture, Fixtures & Equipment	Café	BFM Seating 30" x 48" Natural Veneer Wood	Each	13	\$250	CapEx
Furniture, Fixtures & Equipment	Café	BFM Seating 30" x 72" Natural Veneer Wood Indoor Table Top	Each	2	\$370	0.8M CapEx
Furniture, Fixtures & Equipment	Café	BFM Seating Atlas Black Powder-Coated Ste	Each	2	\$200	0.8M CapEx
Furniture, Fixtures & Equipment	Café	BFM Seating Bali Outdoor / Indoor Black Standard Height 4-Leg Table Base	Each	6	\$150	0.8M CapEx
Furniture, Fixtures & Equipment	Café	BFM Seating Berkeley Natural Beechwood La	Each	15	\$200	CapEx
Furniture, Fixtures & Equipment	Café	BFM Seating Berkeley Natural Beechwood La	Each	76	\$140	CapEx
Furniture, Fixtures & Equipment	Café	BFM Seating Margate Outdoor / Indoor Standard Height Black End Table Base Set - 2/Set	Each	13	\$200	CapEx
Furniture, Fixtures & Equipment	Creekside Amenity Center	Bike Rack	Each	4	\$350	0.8M CapEx
Furniture, Fixtures & Equipment	Tiki Bar	Built-In Cabinets & Counters	Each	1	\$15,764	CapEx
Furniture, Fixtures & Equipment	Creekside Amenity Center	Built-In Cabinets & Counters - Amenity Cente	Each	1	\$8,842	CapEx
Furniture, Fixtures & Equipment	Café	Bunn 38700.0014 Axiom 4/2 Twin 12 Cup Automatic Coffee Brewer w/ 4 upper and 2 Warmers	Each	1	\$1,600	0.8M CapEx
Furniture, Fixtures & Equipment	Café	Café, Finish, Clg, 2x2	Each	1	\$7,867	CapEx
Furniture, Fixtures & Equipment	Café	Chair - Accent Leather	Each	76	\$185	CapEx
Furniture, Fixtures & Equipment	Café	Computer Workstation, Point Of Sale - Cafe	Each	1	\$7,000	CapEx
Furniture, Fixtures & Equipment	Café	Convection Oven, Dbl - Cafe Kitchen	Each	1	\$6,300	CapEx
Furniture, Fixtures & Equipment	Café	Cooler, Keg - Bar	Each	1	\$5,438	CapEx
Furniture, Fixtures & Equipment	Café	Cooler, Under Counter 1 Door - Kitchen	Each	1	\$2,473	CapEx
Furniture, Fixtures & Equipment	Café	Cooler, Upright, 1 Door - Kitchen	Each	1	\$7,686	CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Furniture, Fixtures & Equipment	Café	Cooler, Walk-In, Inside - Cafe Kitchen	Each	1	\$19,450	CapEx
Furniture, Fixtures & Equipment	Café	Cooler, Walk-In, Outside - Kitchen	Each	1	\$19,450	CapEx
Furniture, Fixtures & Equipment	Café	Exhaust Hood w/Fire Suppression - Kitchen	Each	1	\$25,000	CapEx
Furniture, Fixtures & Equipment	Village Center	Exterior Column Replacement Component -	Each	1	\$30,000	CapEx
Furniture, Fixtures & Equipment	Village Center	Finish, Clg, 2x2 Amenity Center Grand Have	Each	1	\$11,995	CapEx
Furniture, Fixtures & Equipment	Creekside Amenity Center	Finish, Clg, 2x4 - Amenity Center Kitchen	Each	1	\$729	CapEx
Furniture, Fixtures & Equipment	Creekside Amenity Center	Finish, Clg, 2x4 - Amenity Center Office/Cor	Each	1	\$2,956	CapEx
Furniture, Fixtures & Equipment	Creekside Amenity Center	Finish, Clg, 2x4 - Amenity Center Fitness Cen	Each	1	\$5,177	CapEx
Furniture, Fixtures & Equipment	Village Center	Finish, Clg, 2x4 Amenity Center Fitness Cent	Each	1	\$7,941	CapEx
Furniture, Fixtures & Equipment	Village Center	Finish, Clg, 2x4 Amenity Center Kitchen	Each	1	\$4,739	CapEx
Furniture, Fixtures & Equipment	Café	Freezer, Upright, 1 Door - Kitchen	Each	1	\$3,843	CapEx
Furniture, Fixtures & Equipment	Café	Freezer, Upright, 2 Door - Kitchen	Each	1	\$17,361	CapEx
Furniture, Fixtures & Equipment	Café	Fryer - Used	Each	1	\$1,400	CapEx
Furniture, Fixtures & Equipment	Café	Fryer - Vulcan LG400-1 45-50 lb. Natural Gas	Each	1	\$1,300	CapEx
Furniture, Fixtures & Equipment	Café	Glass Washer - Bar	Each	1	\$4,638	CapEx
Furniture, Fixtures & Equipment	Café	Ice Bin w/Bottle Well - Bar	Each	1	\$2,627	CapEx
Furniture, Fixtures & Equipment	Café	Ice chest - Rolling	Each	1	\$170	CapEx
Furniture, Fixtures & Equipment	Café	Main Street Equipment HTDT Single Rack Hig	Each	1	\$4,500	CapEx
Furniture, Fixtures & Equipment	Café	Microwave - Kitchen	Each	1	\$1,806	CapEx
Furniture, Fixtures & Equipment	Café	Outdoor Refrigeration Equipment	Each	1	\$12,000	CapEx
Furniture, Fixtures & Equipment	Creekside Amenity Center	Patio Heater	Each	12	\$185	CapEx
Furniture, Fixtures & Equipment	Café	Range, Griddle Top - Kitchen	Each	1	\$6,262	CapEx
Furniture, Fixtures & Equipment	Village Center	Recycled plastic picnic table 48"	Each	6	\$1,500	CapEx
Furniture, Fixtures & Equipment	Café	Regency Stainless Steel Corrugated Top Glass Rack Storage Unit	Each	1	\$550	CapEx
Furniture, Fixtures & Equipment	Café	Regency Stainless Steel Corrugated Top Glass Rack Storage Unit - 23" x 24"	Each	2	\$529	CapEx
Furniture, Fixtures & Equipment	Café	Sink, 2-Compartment - Kitchen	Each	1	\$2,326	CapEx
Furniture, Fixtures & Equipment	Café	Sink, 3-Compartment - Kitchen	Each	1	\$2,524	CapEx
Furniture, Fixtures & Equipment	Café	Sink, Hand - Bar	Each	1	\$1,162	CapEx
Furniture, Fixtures & Equipment	Village Center	Speaker Podium	Each	1	\$800	CapEx
Furniture, Fixtures & Equipment	Café	Table - 24"x30"	Each	6	\$300	CapEx
Furniture, Fixtures & Equipment	Café	Table - 30"x36"	Each	13	\$400	CapEx
Furniture, Fixtures & Equipment	Café	Table - 30"x72"	Each	2	\$500	CapEx
Furniture, Fixtures & Equipment	Creekside Amenity Center	Trash Bin - Domed Metal 32 gal	Each	5	\$650	CapEx
Furniture, Fixtures & Equipment	Village Center	Trash Bin - slim	Each	1	\$150	CapEx
Furniture, Fixtures & Equipment	Café	Vulcan VC44ED-240/3 Double Deck Full Size	Each	1	\$11,000	CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Furniture, Fixtures & Equipment	Café	Bar Countertop	Sq. Ft.	900	\$20	CapEx
Furniture, Fixtures & Equipment	Café	Ice Machine - Kitchen	Each	1	\$5,899	CapEx
Furniture, Fixtures & Equipment	Café	Range, 6 Burner - Kitchen	Each	1	\$10,304	CapEx
Furniture, Fixtures & Equipment	Café	Salamander, line cooler - Kitchen	Each	1	\$3,924	O&M CapEx
Furniture, Fixtures & Equipment	Café	Two Compartment Walk-in: Outdoor combo 9x15	Each	1	\$41,000	CapEx
Furniture, Fixtures & Equipment	Café	Cooler, 3 Door Reach-In - Bar	Each	1	\$6,103	CapEx
Furniture, Fixtures & Equipment	Tiki Bar	Cooler, Keg, Portable -	Each	1	\$1,661	O&M CapEx
Furnitures, Fixtures & Decor	Café	Barstool	Each	18	\$210	CapEx
Furnitures, Fixtures & Decor	Village Center	Barstool	Each	11	\$210	CapEx
Furnitures, Fixtures & Decor	Creekside Amenity Center	Barstool	Each	20	\$210	CapEx
Furnitures, Fixtures & Decor	Creekside Amenity Center	Bench - Composite	Each	4	\$1,100	CapEx
Furnitures, Fixtures & Decor	Village Center	Chair - Accent cloth	Each	150	\$165	CapEx
Furnitures, Fixtures & Decor	Creekside Amenity Center	Chaise Lounge	Each	21	\$220	CapEx
Furnitures, Fixtures & Decor	Village Center	Table - 30" Round Plastic	Each	4	\$115	O&M CapEx
Furnitures, Fixtures & Decor	Creekside Amenity Center	Table - Accent	Each	17	\$100	O&M CapEx
Furnitures, Fixtures & Decor	Village Center	Table - Accent	Each	10	\$100	O&M CapEx
Furnitures, Fixtures & Decor	Village Center	Table - 30" Round metal table with 2 chairs	Each	4	\$575	O&M CapEx
Furnitures, Fixtures & Decor	Village Center	Table - 30"x48"	Each	1	\$250	O&M CapEx
Furnitures, Fixtures & Decor	Creekside Amenity Center	Table - 48" Round metal table with 4 chairs	Each	8	\$872	CapEx
Furnitures, Fixtures & Decor	Village Center	Table - 48" Round metal table with 4 chairs	Each	6	\$872	CapEx
Furnitures, Fixtures & Decor	Village Center	Table - Folding - 30"x72"	Each	8	\$140	O&M CapEx
Furnitures, Fixtures & Decor	Village Center	Table - Folding - 48"x48"	Each	10	\$55	O&M CapEx
Furnitures, Fixtures & Decor	Creekside Amenity Center	Tiki Hut Furniture	Each	1	\$5,500	CapEx
Gazebo	Golf Club	Shelter, Wood Frame - Pier Dock Golf Club	Each	1	\$12,600	CapEx
Gazebo	Front Street	Wood Frame - Gazebo Front Street Park	Each	1	\$38,000	CapEx
Irrigation	Grand Haven Common Areas	Irrigation Pump/Motor, 50 Hp	Each	1	\$57,000	CapEx
Irrigation	Grand Haven Common Areas	Irrigation Pumps, Valves, Piping, & Infrastruc	Each	1	\$100,000	CapEx
Irrigation	Grand Haven Common Areas	Liner Replacment Allowance - Irrigation Re-L	Each	1	\$150,000	CapEx
Irrigation	Grand Haven Common Areas	Irrigation Pump Station Control Panel	Each	1	\$55,000	CapEx
Landscaping	Creekside Amenity Center	Croquet Court, Resodding	Each	1	\$48,207	CapEx
Landscaping	Village Center	Croquet Court, Resodding	Each	1	\$15,000	CapEx
Lighting	Creekside Amenity Center	Ceiling Fan	Each	12	\$145	O&M CapEx
Lighting	Village Center	Can Lights - LED	Each	8	\$30	O&M CapEx
Lighting	Café	Can Lights - LED	Each	47	\$30	O&M CapEx
Lighting	Creekside Amenity Center	Can Lights - LED	Each	38	\$30	O&M CapEx
Lighting	Café	Ceiling Fan	Each	4	\$145	O&M CapEx
Lighting	Village Center	Ceiling Fans	Each	17	\$145	O&M CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Lighting	Café	Chandelier	Each	6	\$480	O&M CapEx
Lighting	Grand Haven Common Areas	Light Bollard - Main Entry	Each	1	\$9,846	CapEx
Lighting	Grand Haven Common Areas	Light Bollard - South Entry	Each	1	\$2,188	CapEx
Lighting	Grand Haven Common Areas	Light Bollard - The Crossings	Each	1	\$4,376	CapEx
Lighting	Creekside Amenity Center	Light Bollard, Common Areas	Each	1	\$25,162	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Downlight - Pier Front Street Pa	Each	1	\$3,600	O&M CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Landscape Uplight, Basic - Mai	Each	1	\$4,360	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Landscape Uplight, Basic - Sou	Each	1	\$13,080	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Landscape Uplight, Basic - The	Each	1	\$4,360	CapEx
Lighting	Village Center	Light Fixture, Landscape Uplight, Basic - Villa	Each	1	\$3,488	CapEx
Lighting	Wild Oaks	Light Fixture, Landscape Uplight, Basic - Wild	Each	1	\$1,308	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Landscape Uplight, Large - Mai	Each	1	\$9,414	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Landscape Uplight, Large - Nor	Each	1	\$2,092	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Landscape Uplight, Large - Sou	Each	1	\$4,184	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Landscape Uplight, Large - The	Each	1	\$2,092	CapEx
Lighting	Wild Oaks	Light Fixture, Landscape Uplight, Large - Wild	Each	1	\$12,552	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Lantern - Columns South Entry	Each	1	\$3,000	O&M CapEx
Lighting	Creekside Amenity Center	Light Fixture, Sign Uplight - Monument	Each	1	\$436	O&M CapEx
Lighting	Creekside Amenity Center	Light Fixture, Sign Uplight - Monument Creek	Each	1	\$436	O&M CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Fairwa	Each	1	\$1,744	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Front	Each	1	\$872	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Golf C	Each	1	\$872	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Herita	Each	1	\$872	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Lake H	Each	1	\$2,180	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Lakes	Each	1	\$436	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Linksi	Each	1	\$436	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Linksi	Each	1	\$436	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Main I	Each	1	\$1,744	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Marsh	Each	1	\$436	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument North	Each	1	\$872	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument North	Each	1	\$436	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument North	Each	1	\$436	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument North	Each	1	\$436	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Ospre	Each	1	\$436	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Ospre	Each	1	\$436	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Rivers	Each	1	\$436	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Riverv	Each	1	\$436	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument South	Each	1	\$2,616	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument South	Each	1	\$872	CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument South	Each	1	\$436	O&M CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument South	Each	1	\$872	0.5M CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument The Bl	Each	1	\$872	0.5M CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument The R	Each	1	\$436	0.5M CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument The Ri	Each	1	\$1,744	0.5M CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Village	Each	1	\$436	0.5M CapEx
Lighting	Wild Oaks	Light Fixture, Sign Uplight - Monument Wild C	Each	1	\$1,744	0.5M CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - The Crossings	Each	1	\$872	0.5M CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Spotlight - Pier Dock Golf Club	Each	1	\$6,600	0.5M CapEx
Lighting	Village Center	Lighting - ceiling 22"x22"	Each	18	\$130	0.5M CapEx
Lighting	Café	Lighting - ceiling 22"x22"	Each	9	\$130	0.5M CapEx
Lighting	Café	Lighting - ceiling 22"x44"	Each	6	\$188	0.5M CapEx
Lighting	Village Center	Lighting - Hanging	Each	11	\$150	0.5M CapEx
Lighting	Creekside Amenity Center	Sconce 24"	Each	2	\$250	0.5M CapEx
Lighting	Village Center	Sconce 24"	Each	8	\$250	0.5M CapEx
Lighting	Village Center	Sconce 32"	Each	11	\$450	0.5M CapEx
Lighting	Grand Haven Common Areas	Light Fixture, Sign Uplight - Monument Links	Each	1	\$436	0.5M CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Flamingo Ct.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Pelican Ct.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Sandpiper Ct.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Ibis Ct. S.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Puffin	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Creekside Dr.	Each	2	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox River Landing Dr.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Chinier St	Each	2	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox East Lake	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Eastlake Dr.	Each	2	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Front St.	Each	6	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Grandview Dr.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Jasimine Dr.	Each	2	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Lagare St.	Each	6	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Lakeside Dr.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Lakeside Way	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Lakeview Lane	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Marlin Dr.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Marshview Ln.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox N. Park Cir.	Each	2	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox N. Village Dr.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox N. Village Pkwy.	Each	3	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Osprey Circle	Each	3	\$8,900	CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Mailboxes	Grand Haven Common Areas	Mailbox Owls Roost Lane	Each	2	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Pine Harbor Dr.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox River Park Dr. S.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox River Point Way	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox River Trail Dr.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Riverbend Dr.	Each	2	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox S. Waterview Dr.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Sailfish Dr.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Sand Pine Dr.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Southlake Dr.	Each	2	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Players Circle	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox St. Andrews Ct.	Each	5	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Augusta Trail	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Tanglewood Ct.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Deerfield Ct.	Each	2	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Shinnecock Dr	Each	3	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox Village Oaks Crosstie Ct.	Each	1	\$8,900	CapEx
Mailboxes	Grand Haven Common Areas	Mailbox West Waterside Pkwy	Each	7	\$8,900	CapEx
Maintenance Equipment	Gatehouse & Maintenance	Maint, Concrete Mixer	Each	1	\$3,667	CapEx
Maintenance Equipment	Gatehouse & Maintenance	Maint, Pressure Washer	Each	1	\$7,000	CapEx
Maintenance Equipment	Gatehouse & Maintenance	Trailer	Each	1	\$4,696	CapEx
Maintenance Equipment	Gatehouse & Maintenance	Trailer	Each	1	\$4,696	CapEx
Mechanical & Electrical	Gatehouse & Maintenance	A/C Window Unit - South Gatehouse	Each	1	\$4,000	CapEx
Mechanical & Electrical	Creekside Amenity Center	Fire Alarm System - Amenity Center	Each	1	\$10,000	CapEx
Mechanical & Electrical	Creekside Amenity Center	A/C Air Handler Unit, 3 Ton - Amenity Center	Each	1	\$6,000	CapEx
Mechanical & Electrical	Village Center	A/C Air Handler Unit, 3 Ton - Amenity Center	Each	1	\$6,000	CapEx
Mechanical & Electrical	Village Center	A/C Air Handler Unit, 3.5 Ton - Amenity Cent	Each	1	\$18,000	CapEx
Mechanical & Electrical	Village Center	A/C Air Handler Unit, 3.5 Ton - Amenity Cent	Each	1	\$8,000	CapEx
Mechanical & Electrical	Village Center	A/C Air Handler Unit, 5 Ton - Amenity Center	Each	1	\$17,000	CapEx
Mechanical & Electrical	Creekside Amenity Center	A/C Air Handler Unit, 5 Ton - Amenity Center	Each	1	\$17,000	CapEx
Mechanical & Electrical	Village Center	A/C Air Handler Unit, 5 Ton - Amenity Center	Each	1	\$17,000	CapEx
Mechanical & Electrical	Creekside Amenity Center	A/C Condensing Unit, 3 Ton - Amenity Cente	Each	1	\$6,000	CapEx
Mechanical & Electrical	Village Center	A/C Condensing Unit, 3 Ton - Amenity Cente	Each	1	\$6,000	CapEx
Mechanical & Electrical	Village Center	A/C Condensing Unit, 3.5 Ton - Amenity Cen	Each	1	\$8,000	CapEx
Mechanical & Electrical	Village Center	A/C Condensing Unit, 3.5 Ton - Amenity Cen	Each	1	\$8,000	CapEx
Mechanical & Electrical	Creekside Amenity Center	A/C Condensing Unit, 5 Ton - Amenity Cente	Each	1	\$17,000	CapEx
Mechanical & Electrical	Village Center	A/C Condensing Unit, 5 Ton - Amenity Cente	Each	1	\$17,000	CapEx
Mechanical & Electrical	Village Center	A/C Condensing Unit, 5 Ton - Amenity Cente	Each	1	\$17,000	CapEx
Mechanical & Electrical	Gatehouse & Maintenance	A/C Air Handler Unit, 1.5 Ton - Main Gatehou	Each	1	\$2,000	CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Mechanical & Electrical	Gatehouse & Maintenance	A/C Air Handler Unit, 1.5 Ton - North Gateho	Each	1	\$1,982	CapEx
Mechanical & Electrical	Gatehouse & Maintenance	A/C Air Handler Unit, 1.5 Ton - Shed Mainte	Each	1	\$1,982	CapEx
Mechanical & Electrical	Creekside Amenity Center	A/C Air Handler Unit, 7.5 Ton - Amenity Cent	Each	1	\$7,300	CapEx
Mechanical & Electrical	Gatehouse & Maintenance	A/C Condensing Unit, 1.5 Ton - Main Gateho	Each	1	\$2,141	CapEx
Mechanical & Electrical	Gatehouse & Maintenance	A/C Condensing Unit, 1.5 Ton - North Gateho	Each	1	\$2,141	CapEx
Mechanical & Electrical	Gatehouse & Maintenance	A/C Condensing Unit, 1.5 Ton - Shed Mainte	Each	1	\$2,141	CapEx
Mechanical & Electrical	Creekside Amenity Center	A/C Condensing Unit, 7.5 Ton - Amenity Cen	Each	1	\$20,000	CapEx
Mechanical & Electrical	Village Center	A/C Minisplit System - Amenity Center	Each	1	\$7,370	CapEx
Mechanical & Electrical	Village Center	A/C Minisplit System - Amenity Center	Each	1	\$7,370	CapEx
Mechanical & Electrical	Gatehouse & Maintenance	Call Boxes	Each	1	\$120,000	CapEx
Mechanical & Electrical	Village Center	Generator, Propane - Amenity Center	Each	1	\$30,456	CapEx
Mechanical & Electrical	Village Center	IT, Electronics, TV Projector & Screen - Grand	Each	1	\$20,000	CapEx
Mechanical & Electrical	Village Center	Water Heater, Tankless - Amenity Center	Each	1	\$7,146	CapEx
Monuments	Grand Haven Common Areas	Monument	Each	1	\$20,937	CapEx
Monuments	Grand Haven Common Areas	Monument and Montague	Each	1	\$8,900	CapEx
Monuments	Grand Haven Common Areas	Monument Main Entry	Each	1	\$10,000	CapEx
Monuments	Grand Haven Common Areas	Monument North Entry	Each	1	\$43,200	CapEx
Monuments	Grand Haven Common Areas	Monument South Entry	Each	1	\$10,000	CapEx
Monuments	Grand Haven Common Areas	Site Column, Block & Stucco - North Entry	Each	1	\$6,960	CapEx
Monuments	Grand Haven Common Areas	Site Column, Brick - Main Entry (Side Parks)	Each	1	\$48,750	CapEx
Monuments	Grand Haven Common Areas	Site Column, Brick - WO Property Line	Each	1	\$3,000	CapEx
Monuments	Grand Haven Common Areas	Site Column, Brick, 6' - South Entry	Each	1	\$4,000	CapEx
Monuments	Grand Haven Common Areas	Site Column, Brick, 10' - South Entry	Each	1	\$12,000	CapEx
Monuments	Grand Haven Common Areas	Site Wall, Brick - Main Entry (Side Parks)	Each	1	\$18,969	CapEx
Monuments	Village Center	Flag Pole, Tap Brushed Alum, Veteran's Mem	Each	1	\$3,514	CapEx
Painting & Waterproofing	Creekside Amenity Center	Gutters & Downspouts - Amenity Center	Each	1	\$5,000	CapEx
Painting & Waterproofing	Village Center	Gutters & Downspouts - Amenity Center	Each	1	\$5,000	CapEx
Painting & Waterproofing	Tiki Bar	Paint Exterior and Waterproof - Tiki Bar	Each	1	\$3,000	CapEx
Painting & Waterproofing	Gatehouse & Maintenance	Paint Exterior and Waterproof - Main Gateho	Each	1	\$2,100	CapEx
Painting & Waterproofing	Gatehouse & Maintenance	Paint Exterior and Waterproof - North Gateho	Each	1	\$8,000	CapEx
Painting & Waterproofing	Grand Haven Common Areas	Paint Exterior and Waterproof - South Gateho	Each	1	\$3,000	CapEx
Painting & Waterproofing	Village Center	Painting & Waterproofing Exterior	Sq. Ft.	1	\$50,000	CapEx
Painting & Waterproofing	Creekside Amenity Center	Painting & Waterproofing Exterior	Each	1	\$25,000	CapEx
Painting & Waterproofing	Village Center	Painting & Waterproofing Interior	Each	1	\$1,000	CapEx
Painting & Waterproofing	Creekside Amenity Center	Painting & Waterproofing Interior	Each	1	\$10,911	CapEx
Painting & Waterproofing	Gatehouse & Maintenance	Wood Siding/Trim Replacement - Main Gateh	Each	1	\$4,984	CapEx
Painting & Waterproofing	Village Center	Wood Siding/Trim Replacement - Shed Tenn	Each	1	\$3,570	CapEx
Painting & Waterproofing	Gatehouse & Maintenance	Wood Siding/Trim Replacement - Shed Maint	Each	1	\$4,389	CapEx
Painting & Waterproofing	Gatehouse & Maintenance	Wood Siding/Trim Replacement - Shed Maint	Each	1	\$4,389	CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Paving	Village Center	Patio Deck Finish, Pebble - Amenity Center	Each	1	\$33,404	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2025	Each	1	\$145,600	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2026	Each	1	\$151,776	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2027	Each	1	\$107,536	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2028	Each	1	\$227,523	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2029	Each	1	\$216,752	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2030	Each	1	\$278,582	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2031	Each	1	\$299,109	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2032	Each	1	\$250,690	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2033	Each	1	\$158,971	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2034	Each	1	\$341,128	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2035	Each	1	\$417,969	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2036	Each	1	\$165,120	CapEx
Paving	Grand Haven Common Areas	Road Resurfacing Project 2037	Each	1	\$105,518	CapEx
Paving, Concrete, Pavers	Creekside Amenity Center	Pool Deck Brick Pavers	Each	1	\$43,145	CapEx
Paving, Concrete, Pavers	Village Center	Pool Deck Brick Pavers	Each	1	\$60,441	CapEx
Paving, Concrete, Pavers	Esplanade	Boardwalk	Ln. Ft.	12765	\$30	CapEx
Paving, Concrete, Pavers	Creekside Amenity Center	Pavers at Poolside	Sq. Ft.	792	\$30	CapEx
Paving, Concrete, Pavers	Village Center	Pavers at Poolside	Sq. Ft.	7410	\$30	CapEx
Pier	Front Street	Pier Dock, Trex Deck & Railing - Front Street	Each	1	\$50,000	CapEx
Pier	Golf Club	Pier Dock, Deck & Railing - Golf Club Dock	Each	1	\$120,000	CapEx
Pier	Creekside	Pier Dock, Trex Deck & Railing	Each	1	\$50,000	CapEx
Plumbing Fixtures	Café	AO Smith Tankless gas water heater Model A	Each	2	? \$1,899	CapEx
Plumbing Fixtures	Creekside Amenity Center	Purpose Co LTD Tankless gas water heater M	Each	2	? \$1,599	CapEx
Plumbing Fixtures	Creekside Amenity Center	AO Smith 40 Gallon tank electric water heater	Each	1	? \$1,235	CapEx O&M
Pools, Spas & Water Features	Creekside Amenity Center	Shelter Frame, Replace - Pool Deck	Each	1	\$8,500	CapEx
Pools, Water Features & Equipment	Tiki Bar	Gutters & Downspouts	Each	1	\$1,121	CapEx O&M
Pools, Water Features & Equipment	Creekside Amenity Center	Gutters & Downspouts - Amenity Center	Each	1	\$2,141	CapEx O&M
Pools, Water Features & Equipment	Village Center	Pool, Fence, Chain Link, 6' Pool Equipment	Each	1	? \$717	CapEx O&M
Pools, Water Features & Equipment	Village Center	Pool, Pool Equipment, Filtration System	Each	1	\$21,000	CapEx
Pools, Water Features & Equipment	Village Center	Spa Equipment, Filtration System	Each	1	\$10,200	CapEx
Pools, Water Features & Equipment	Village Center	Bench - Composite	Each	2	\$1,020	CapEx O&M
Pools, Water Features & Equipment	Village Center	Chaise Lounge	Each	42	\$220	CapEx
Pools, Water Features & Equipment	Creekside Amenity Center	Electronics, Sound System - Amenity Center	Each	1	\$18,164	CapEx
Pools, Water Features & Equipment	Creekside Amenity Center	Kid Pool Resurface, Exposed Aggregate & Tile	Each	1	\$5,400	CapEx
Pools, Water Features & Equipment	Tiki Bar	Microwave -	Each	1	? \$1,806	CapEx O&M
Pools, Water Features & Equipment	Village Center	Pool Equipment, Handicap Lift	Each	1	\$9,346	CapEx
Pools, Water Features & Equipment	Creekside Amenity Center	Pool Equipment, Handicap Lift -	Each	1	\$9,346	CapEx
Pools, Water Features & Equipment	Creekside Amenity Center	Pool Equipment, Heat Pump (4 units)	Each	4	\$6,500	CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Pools, Water Features & Equipment	Creekside Amenity Center	Pool Resurfacing, Exposed Aggregate & Tile T	Each	1	\$69,000	CapEx
Pools, Water Features & Equipment	Village Center	Pool, Heat Pump (4 units)	Each	4	\$6,500	CapEx
Pools, Water Features & Equipment	Village Center	Pool, Resurfacing, Exposed Aggregate & Tile	Each	1	\$85,192	CapEx
Pools, Water Features & Equipment	Village Center	Pool, Spa Equipment, Heater, Gas	Each	1	\$5,000	CapEx
Pools, Water Features & Equipment	Village Center	Pool, Trellis, PT Wood Pool Area	Each	1	\$75,800	CapEx
Pools, Water Features & Equipment	Creekside Amenity Center	Refrigerator - Amenity Center Kitchen	Each	1	\$1,751	O&M CapEx
Pools, Water Features & Equipment	Creekside Amenity Center	Shelter Fabric, Recover - Pool Deck	Each	1	\$9,850	CapEx
Pools, Water Features & Equipment	Creekside Amenity Center	Spa Resurface, Exposed Aggregate & Tile Trir	Each	1	\$3,900	CapEx
Pools, Water Features & Equipment	Village Center	Spa Resurface, Exposed Aggregate & Tile Trir	Each	1	\$3,900	CapEx
Pools, Water Features & Equipment	Creekside Amenity Center	Speakers	Each	2	\$275	O&M CapEx
Pools, Water Features & Equipment	Village Center	Trash Bin - concrete decorative round	Each	2	\$1,029	O&M CapEx
Pools, Water Features & Equipment	Village Center	Trash Bin - Domed Metal 32 gal	Each	3	\$650	O&M CapEx
Pools, Water Features & Equipment	Creekside Amenity Center	Trellis, PT Wood - Amenity Center	Each	1	\$12,000	CapEx
Pools, Water Features & Equipment	Village Center	Pool, Fence, Alum Picket, 5' Pool Deck	Each	1	\$16,416	CapEx
Pools, Water Features & Equipment	Tiki Bar	Exhaust Hood w/Fire Suppression -	Each	1	\$9,131	CapEx
Pools, Water Features & Equipment	Tiki Bar	Hot Dog Cooker -	Each	1	\$1,827	O&M CapEx
Pools, Water Features & Equipment	Tiki Bar	Ice Machine -	Each	1	\$5,899	CapEx
Pools, Water Features & Equipment	Tiki Bar	Range, Griddle Top -	Each	1	\$3,131	O&M CapEx
Pools, Water Features & Equipment	Tiki Bar	Sink, 3-Compartment -	Each	1	\$2,524	O&M CapEx
Pools, Water Features & Equipment	Tiki Bar	Sink, Hand -	Each	1	\$581	O&M CapEx
Pumps, Motors & Mechanical Equip	Gatehouse & Maintenance	Exterior, Aluminum Siding - Irrigation Pump H	Each	1	\$20,535	CapEx
Pumps, Motors & Mechanical Equip	Creekside Amenity Center	Pool Equipment, Filtration System	Each	1	\$21,000	CapEx
Pumps, Motors & Mechanical Equip	Creekside Amenity Center	Spa Equipment, Filtration System	Each	1	\$10,200	CapEx
Recreational Area	Creekside Amenity Center	Basketball Court Fencing,	Each	1	\$4,200	O&M CapEx
Recreational Area	Village Center	Basketball Court Fencing,	Each	1	\$2,400	O&M CapEx
Recreational Area	Wild Oaks	Basketball Court Fencing, Wild Oaks	Each	1	\$2,400	O&M CapEx
Recreational Area	Village Center	Bocce Court, Shelter Frame, Replace Bocce	Each	2	\$1,067	O&M CapEx
Recreational Area	Creekside Amenity Center	Basketball Court Resurfacing, Asphalt Base	Each	1	\$7,425	CapEx
Recreational Area	Village Center	Basketball Court Resurfacing, Asphalt Base	Each	1	\$7,425	CapEx
Recreational Area	Wild Oaks	Basketball Court Resurfacing, Asphalt Base	Each	1	\$7,425	CapEx
Recreational Area	Creekside Amenity Center	Basketball Court, Asphalt, Rebuild	Each	1	\$70,500	CapEx
Recreational Area	Village Center	Basketball Court, Asphalt, Rebuild	Each	1	\$35,300	CapEx
Recreational Area	Wild Oaks	Basketball Court, Asphalt, Rebuild, Wild Oak	Each	1	\$35,300	CapEx
Recreational Area	Creekside Amenity Center	Bike Rack	Each	6	\$321	O&M CapEx
Recreational Area	Village Center	Bocce Court Light Pole & Single Fixture	Each	6	\$2,150	CapEx
Recreational Area	Village Center	Bocce Court, Shelter Fabric, Recover Bocce	Each	2	\$11,082	CapEx
Recreational Area	Village Center	Shelter Frame, Replace Pickleball Small	Each	4	\$889	O&M CapEx
Recreational Area	Village Center	Bocce Court, Shelter Fabric, Recover Bocce	Each	2	\$1,250	O&M CapEx
Recreational Area	Village Center	Bocce Court, Shelter Frame, Replace Bocce	Each	2	\$9,454	CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Recreational Area	Village Center	Bocce Courts, Clay	Each	1	\$17,514	CapEx
Recreational Area	Village Center	Croquet, Shelter Frame, Replace -	Each	1	\$1,067	CapEx
Recreational Area	Wild Oaks	Dog Park Improvement Project	Each	1	\$20,000	CapEx
Recreational Area	Village Center	Pickleball Court Fencing, Chain Link	Each	1	\$5,793	CapEx
Recreational Area	Village Center	Pickleball Court Resurfacing, Asphalt	Each	4	\$3,500	CapEx
Recreational Area	Creekside Amenity Center	Post - with hangers	Each	5	\$150	CapEx
Recreational Area	Village Center	Shelter Fabric, Recover Pickleball Large	Each	4	\$1,042	CapEx
Recreational Area	Village Center	Tennis Court - Shelter Fabric, Recover	Each	1	\$1,500	CapEx
Recreational Area	Village Center	Tennis Court - Shelter Frame, Replace - (3 To	Each	3	\$1,066	CapEx
Recreational Area	Creekside Amenity Center	Tennis Court Fencing, Chain Link - Courts 1	Each	1	\$40,300	CapEx
Recreational Area	Creekside Amenity Center	Tennis Court Fencing, Chain Link - Courts 5	Each	1	\$32,989	CapEx
Recreational Area	Creekside Amenity Center	Tennis Court Resurfacing, Clay - Courts 1-7	Each	1	\$41,383	CapEx
Recreational Area	Village Center	Tennis Court Shelter Fabric, Recover - (3 Tot	Each	3	\$1,500	CapEx
Recreational Area	Village Center	Tennis Court Windscreen, 10' - Courts 1-7	Each	1	\$13,593	CapEx
Recreational Equipment	Creekside Amenity Center	Drinking Fountain, Outdoor	Each	1	\$2,243	CapEx
Recreational Equipment	Village Center	Drinking Fountain, Outdoor	Each	2	\$2,243	CapEx
Recreational Equipment	Creekside Amenity Center	Tennis - Pickle Court Light Pole & Double Fixt	Each	16	\$3,225	CapEx
Recreational Equipment	Creekside Amenity Center	Tennis - Pickle Court Light Pole & Single Fixtu	Each	8	\$2,813	CapEx
Recreational Equipment	Creekside Amenity Center	Croquet, Shelter Frame, Replace - Croquet L	Each	1	\$4,905	CapEx
Recreational Equipment	Creekside Amenity Center	Croquet, Shelter Frame, Replace - Croquet S	Each	4	\$1,067	CapEx
Recreational Equipment	Creekside Amenity Center	AED Defibrillator	Each	1	\$2,840	CapEx
Recreational Equipment	Creekside Amenity Center	Basketball, Backboard with Pole -	Each	2	\$2,500	CapEx
Recreational Equipment	Village Center	Basketball, Backboard with Pole -	Each	1	\$2,500	CapEx
Recreational Equipment	Wild Oaks	Basketball, Backboard with Pole - Wild Oaks	Each	1	\$2,500	CapEx
Recreational Equipment	Creekside Amenity Center	Bench - Composite	Each	25	\$1,020	CapEx
Recreational Equipment	Creekside Amenity Center	Croquet, Furniture, Outdoor, Composite Tbl	Each	5	\$1,809	CapEx
Recreational Equipment	Creekside Amenity Center	Croquet, Shelter Fabric, Recover - Croquet L	Each	1	\$5,750	CapEx
Recreational Equipment	Creekside Amenity Center	Croquet, Shelter Fabric, Recover - Croquet S	Each	4	\$1,250	CapEx
Recreational Equipment	Village Center	Shelter Frame, Replace - Playground	Each	1	\$1,067	CapEx
Recreational Equipment	Gatehouse & Maintenance	Drinking Fountain, Outdoor - North Gatehou	Each	1	\$2,243	CapEx
Recreational Equipment	Creekside Amenity Center	Folding Chairs	Each	6	\$150	CapEx
Recreational Equipment	Village Center	Playground Structure, Coated Mtl	Each	1	\$50,000	CapEx
Recreational Equipment	Creekside Amenity Center	Playground Structure, Coated Mtl -	Each	1	\$40,000	CapEx
Recreational Equipment	Wild Oaks	Playground Structure, Coated Mtl - Wild Oak	Each	1	\$30,000	CapEx
Recreational Equipment	Village Center	Shelter Fabric, Recover - Playground	Each	1	\$1,250	CapEx
Recreational Equipment	Wild Oaks	Shelter Fabric, Recover - Wild Oaks Park	Each	1	\$7,282	CapEx
Recreational Equipment	Creekside Amenity Center	Shelter Frame, Replace - Creekside	Each	1	\$4,621	CapEx
Recreational Equipment	Creekside Amenity Center	Table - Pation with umbrella	Each	2	\$2,000	CapEx
Recreational Equipment	Creekside Amenity Center	Trash Bin - Domed Metal 32 gal	Each	10	\$650	CapEx

CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Recreational Equipment	Creekside Amenity Center	Tread Blaster	Each	3	\$619	CapEx
Recreational Equipment	Creekside Amenity Center	Water Fountain - single	Each	8	\$2,243	CapEx
Recreational Equipment	Village Center	Water Fountain - single	Each	2	\$2,243	CapEx
Retaining Wall	Lake Haven	3"x18" Concrete Capstone with 4"x18" Conc	Ln. Ft.	4512	\$300	CapEx
Retaining Wall	Front Street	3"x18" Concrete Capstone with 4"x18" Conc	Ln. Ft.	3425	\$300	CapEx
Retaining Wall	Front Street	3"x18" Concrete Capstone with 4"x18" Conc	Ln. Ft.	4505	\$300	CapEx
Retaining Wall	Lake Haven	3"x18" Concrete Capstone with 4"x18" Conc	Ln. Ft.	2019	\$300	CapEx
Retaining Wall	Lake Haven	3"x18" Concrete Capstone with 4"x18" Conc	Ln. Ft.	1776	\$300	CapEx
Roofing	Café	Roof, Flat Roof, Café	Sq. Ft.	1376	\$30	CapEx
Roofs	Tiki Bar	Roof, Architectural Shingle	Each	1	\$7,884	CapEx
Roofs	Gatehouse & Maintenance	Roof, Architectural Shingle - North Gatehouse	Each	1	\$2,628	CapEx
Roofs	Gatehouse & Maintenance	Roof, Architectural Shingle - Shed Maintenance	Each	1	\$1,752	CapEx
Roofs	Gatehouse & Maintenance	Roof, Architectural Shingle - Shed Maintenance	Each	1	\$1,752	CapEx
Roofs	Village Center	Roof, Architectural Shingle - Shed Tennis Storage	Each	1	\$1,314	CapEx
Roofs	Grand Haven Common Areas	Roof, Metal Panel - Pier Dock Golf Club	Each	1	\$6,925	CapEx
Roofs	Creekside Amenity Center	Roof, Architectural Shingle - Amenity Center	Each	1	\$45,000	CapEx
Roofs	Village Center	Roof, Concrete Flat Tile - Amenity Center	Each	1	\$131,786	CapEx
Roofs	Grand Haven Common Areas	Roof, Metal Panel - Gazebo Front Street Park	Each	1	\$12,000	CapEx
Roofs	Grand Haven Common Areas	Roof, Metal Panel - Irrigation Pump House	Each	1	\$9,695	CapEx
Roofs	Gatehouse & Maintenance	Roof, Metal Panel - Main Gatehouse	Each	1	\$8,310	CapEx
Roofs	Gatehouse & Maintenance	Roof, Metal Panel - Pavilion South Entry (2 To	Each	1	\$5,540	CapEx
Roofs	Gatehouse & Maintenance	Roof, Metal Panel - South Gatehouse	Each	1	\$12,465	CapEx
Signage	Grand Haven Common Areas	Signage, HD Foam - Decorative Directional S	Each	1	\$3,600	CapEx
Signage	Grand Haven Common Areas	Signage, Traffic Light - Egret Dr Golf Cart Cro	Each	1	\$2,000	CapEx
Signage	Grand Haven Common Areas	Vehicle Traffic, Speed Control Improvements	Each	1	\$50,000	CapEx
Retaining Wall	Fairway's Edge	Bulkhead, Concrete & Stone - Fairways Edge	Each	1	\$486,606	CapEx
Retaining Wall	Linkside	Bulkhead, Concrete & Stone - Linkside & The	Each	1	\$1,099,053	CapEx
Retaining Wall	River's Edge	Retaining Wall, Stacked Stone - River Trail Dr	Each	1	\$31,954	O&M
Vehicle, ATV, UTV	Gatehouse & Maintenance	Vehicle 2011 Ford F-250, 4WD	Each	1	\$80,000	CapEx
Vehicle, ATV, UTV	Gatehouse & Maintenance	Vehicle, 2021 Ford F-150, 4WD	Each	1	\$35,000	CapEx
Vehicle, ATV, UTV	Gatehouse & Maintenance	Vehicle, 2014 UTV, Kawasaki Mule	Each	1	\$18,000	CapEx
Vehicle, ATV, UTV	Gatehouse & Maintenance	Vehicle, 2018 UTV, Kawasaki Mule	Each	1	\$18,000	CapEx
Vehicle, ATV, UTV	Gatehouse & Maintenance	Vehicle, 2021 Ford F-250, 2WD	Each	1	\$80,000	CapEx
Vehicle, ATV, UTV	Gatehouse & Maintenance	Vehicle, 2024 Golf Cart, Hybrid	Each	1	\$12,000	CapEx
Vehicle, ATV, UTV	Gatehouse & Maintenance	Vehicle, 2025 John Deere Mule	Each	1	\$18,000	CapEx
Vehicle, ATV, UTV	Gatehouse & Maintenance	Vehicle, 2019 Truck w/Boom Lift - Ford F-150	Each	1	\$87,000	CapEx
Vehicular Bridge	Front Street	Guard Rail, Wood - Bridge Montague St	Each	1	\$12,373	CapEx
Vehicular Bridge	Wild Oaks	Guard Rail, Wood - Bridge 1 Willow Oak & Bl	Each	1	\$10,000	CapEx
Vehicular Bridge	Wild Oaks	Guard Rail, Wood - Bridge 2 Willow Oak & Bl	Each	1	\$10,000	CapEx



CATEGORY	LOCATION	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT COST	CAPEX / O&M
Vehicular Bridge	Wild Oaks	Guard Rail, Wood - Bridge Willow Oak & Ditch	Each	1	\$10,000	CapEx
Boardwalk	River's Edge	Guard Rail, Wood - Retaining Wall River Trail	Each	1	\$8,450	CapEx
Vehicular Bridge	Grand Haven Common Areas	Fence, Alum Picket, 3.5' - Bridge Wild Oaks & Ditch	Each	1	\$6,843	CapEx
Vehicular Bridge	Grand Haven Common Areas	Fence, Alum Picket, 4' - Bridge Willow Oak & Ditch	Each	1	\$5,760	CapEx
Vehicular Bridge	Grand Haven Common Areas	Fence, Alum Picket, 4' - Bridge Willow Oak & Ditch	Each	1	\$5,760	CapEx
Vehicular Bridge	Grand Haven Common Areas	Fence, Alum Picket, 4' - Bridge Willow Oak & Ditch	Each	1	\$6,480	CapEx
Vehicular Bridge	Grand Haven Common Areas	Bridge, Concrete - Montague St	Each	1	\$383,867	CapEx
Vehicular Bridge	Grand Haven Common Areas	Bridge, Concrete - Wild Oaks Entry	Each	1	\$326,120	CapEx
Vehicular Bridge	Grand Haven Common Areas	Bridge, Concrete - Willow Oak & Blue Oak	Each	1	\$326,120	CapEx
Vehicular Bridge	Grand Haven Common Areas	Bridge, Concrete - Willow Oak & Bluejack	Each	1	\$326,120	CapEx
Vehicular Bridge	Grand Haven Common Areas	Bridge, Concrete - Willow Oak & Ditch 10	Each	1	\$326,120	CapEx