



Advanced Meeting Package

Regular Meeting

***Thursday
December 4, 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, December 4, 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, December 4, 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

Agenda

I. Call to Order/ Roll Call

II. Pledge of Allegiance

III. Audience Comments – *The Audience Comment portion of the agenda is where individuals who are present may make remarks on matters that concern the District. Please note:*

- *Participation shall be in accordance with Section 286.0114, Florida Statutes;*
- *Each speaker is limited to three (3) minutes for remarks;*
- *It is proper meeting etiquette to silence all electronic devices, including cell phones, during a Board meeting or workshop;*
- *Speakers are expected to refrain from personal attacks on the Board of Supervisors or Staff;*
- *The Board of Supervisors or Staff are not obligated to provide an immediate response as some issues require research, discussion and deliberation;*
- *Other matters of concern may be discussed during a meeting or workshop as determined by the Grand Haven Community Development District Board of Supervisor;*
- *If the comment concerns a maintenance related item, it should be first addressed with the Operations Manager or Operations Supervisor outside of the context of the meeting.*

IV. Presentations

- A. Fact Finding Group, Zero Base Budgeting – Bob Covell – *To Be Distributed*

V. Presentation of Proof of Publication(s)

[Exhibit 1](#)
[Pg. 7](#)

VI. Staff Reports

- A. District Engineer: David Sowell
B. Amenity Manager: John Lucansky

[Exhibit 2](#)
[Pgs. 9-12](#)

- C. Operations Manager: Barry Kloptosky
1. Presentation of Capital Project Plan Tracker
2. Monthly Report
3. Project Status Report

[Exhibit 3](#)
[Pg. 14](#)
[Exhibit 4](#)
[Pgs. 16-17](#)
[Exhibit 5](#)
[Pg. 19](#)

- D. District Counsel: Scott Clark – *To Be Distributed*

[Exhibit 6](#)

- E. District Manager: David McInnes

1. Meeting Matrix
2. Action Item Report

[Exhibit 7](#)
[Pgs. 22-28](#)
[Exhibit 8](#)
[Pgs. 30-34](#)

VII. Consent Agenda Items

- A. Consideration for Acceptance – The Updated September 2025 Unaudited Financial Report – *To Be Distributed*
B. Consideration for Acceptance – The October 2025 Unaudited Financial Report
C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held November 6, 2025 – *To Be Distributed*

[Exhibit 9](#)

[Exhibit 10](#)
[Pgs. 37-43](#)

[Exhibit 11](#)

VIII. Business Items

IX. Discussion Topics

- A. 10-Yr. Plan Updates – District Manager
B. District Management Structure – Dr. Merrill
C. Pending Supervisor Led Projects

X. Supervisors' Requests

XI. Action Items Summary

XII. Meeting Matrix Summary

XIII. Next Meeting Quorum Check: January 15th at 9:00AM

John Chism	☐ IN PERSON	☐ REMOTE	☐ NO
Dr. Merrill Stass-Isern	☐ IN PERSON	☐ REMOTE	☐ NO
Kevin Foley	☐ IN PERSON	☐ REMOTE	☐ NO
Steven Brazen	☐ IN PERSON	☐ REMOTE	☐ NO
Nancy Crouch	☐ IN PERSON	☐ REMOTE	☐ NO

XIV. 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, December 4, 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

Nov. 20

25-00435F

EXHIBIT 2



Monthly Amenity Update

Date of report 11-19-2025

Submitted by: John Lucansky

Meeting Items:

- Pickleball on clay courts
 - Pickleball on clay day was held on Nov. 8th and 9th 11:00-2:00
 - Very good turnout with no additional damage to the clay courts
 - We are in the process of checking tennis and pickleball courts for usage and will do another count after the holidays
 - A full report will be brought to the CDD board at that time
- Parking issue
 - Vesta can provide a shuttle service. We can rent a van and use the golf course parking lot for additional parking. Cost of this service would be approx. \$350 per day for a 3 hour service. This is at Vesta's cost and includes labor w/ overtime, van rental and insurance through the rental company. We are attempting to get some alternative bids as well.
- Café sound suppression
 - I've reached out to various sound suppression specialists
 - I have heard back from one Sonic Shield. They are willing to come out and do a full sound check and report for \$3000, and if we use them, they would give us \$1500 credit.

- I will have more information from other vendors at the meeting
- Tiki hut
 - The last weekend for the tiki hut will be Nov. 29th and 30th. We will have weekend specials and DJ Rudy will provide entertainment on Sunday from 5-8pm
 - Spring of 2026 we will provide additional days and times for operations of the tiki hut, including trial periods of Friday evenings bar only and opening full service on Saturdays.
 - We met with Lea Buckley who polled and shared recommendations from many of the regular users and we are working on incorporating their feedback into our approach.

Café:

- Novembers nightly specials
 - Veterans' dinner special discount was huge success
 - Thanksgiving night scheduled for the 13th
 - Served 130 dinner specials
 - Wine tastings scheduled for the 17th and 24th
 - 54 residents attended white wine tasting
 - Red tasting TBD
- Trivia, Bingo, and Prime Rib nights continue to be very well attended and will be offered in December.
- Jay will be providing the café financials under separate cover this month.

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:

- Bingo was held Oct. 28 with 97 residents attending. 100 max capacity
- Line and ballroom dancing continues to be very popular
 - Each offered once a month
- Halloween Party at the café
 - DJ Rudy provided music
 - Special dinner menu
- Trunk or Treat Halloween evening for 4-7pm in south parking lot
 - 8 of 24 spots have been reserved
 - We will have the trunk or treat the day before Halloween per resident's request
 - Mr. Softy ice cream was at the Village Center round about and face painting available for the children in the café breezeway
- Murder Mystery Night "Midnight at the Masquerade Night" was Nov. 8th 5:00-8:00pm
 - Huge success
 - Limited to 80 residents.
 - A fully immersive dinner show

Tennis Courts:

- Clay was added to courts 5 and 6
 - 1 and 2 were completed last month
- Other courts will be prioritized by clay need
- New nets were installed on courts 5 & 6.
- 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

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
FY2025/2026 CAPITAL IMPROVEMENT PLAN PROJECT TRACKER
11/21/2025

Line	Description	Budgeted Cost	Variance (+/-)	Invoiced Amount	Final Cost	Comments/Notes	Completed
1	Gate & Gate Operator - Replacement	\$13,401					
2	Concrete Curb and Gutter Replacement	\$60,000		\$3,779		In progress by CDD staff	
3	Concrete Replacement	\$20,000		\$2,356		In progress by CDD staff	
4	Repairs Prior to Roadwork	\$75,000					
5	Firewise Projects	\$57,758		\$17,800		In progress under the direction of the District Horticulturist	
6	Road Repairs	\$33,502					
7	Camera and DVR Replacement	\$12,061					
8	Storm Water Pipe Repairs & Replacements	\$200,000					
9	Pond Bank Erosion Issues	\$39,344				Seeking proposals	
10	Tiki Hut Furniture	\$5,500				Evaluating options and requesting quotes from vendors	
11	Drinking Fountain, Outdoor - Clubhouse ((CAC))	\$1,801	-\$18	\$1,782	\$1,782	Order placed	
12	Irrigation Pump/Motor, 50 Hp	\$56,861					
13	Lake Aerator (Annual)	\$40,228				Seeking proposals	
14	Landscape Enhancements-Annual Reinvestment	\$59,703					
15	Monument and Mailbox Replacements	\$25,000					
16	Trellis, PT Wood - Clubhouse (CAC)	\$10,775					
17	Street Signs and Poles, Replacement	\$10,000				Replacement list being drafted by CDD field staff	
18	Shelter Fabric, Recover - (VC) Tennis Court	\$1,493					
19	Roadway	\$145,600					
20	Pavers, Interlocking - Front St Esplanade Entrances (3 t	\$60,001					
21	Meter/Breaker Box Repair & Replacement	\$23,000					
22	Tree Removal	\$84,000					
23	Pergola Reconstruction		\$171,592	\$17,159		Contractor proceeding with engineering and design phase	
24	Callboxes					Final kiosk was installed on 11/04/25	
25	Curb/Gutter Replacement (Cline)		\$45,573	\$45,573	\$45,573	Completed 11/10/25.	x
26							
27	Totals:	\$1,035,027	\$217,147	\$88,450	\$47,355		

EXHIBIT 4



Operations Manager's Report – For the Thursday December 4, 2025, Board Meeting

(This Report Was Submitted for The Agenda On 11/21/2025)

○ **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 the Board has approved the preliminary draft.
- The contractor has been notified of the draft approval and is proceeding with the engineering and design phase of the projects.
- Per the contractor, the engineering and design phase should be completed sometime in December.

○ **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.
- Florida Forestry Service was onsite 10/13/2025 and did an evaluation. We are waiting for a final report from them.
- Florida Forestry Service is scheduled to make a presentation at the January Regular Meeting.

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

○ **CURB/GUTTER REPAIR**

- The proposal for the next round of repairs was approved by the Board at the September Regular Meeting.
- The work was completed by the contractor on 11/10/2025.

○ **CALLBOX REPLACEMENT**

- The new kiosk installations have been completed at all entry gates.
- The final data switch was completed on November 19, 2025, and everything is now operating at full capacity.

○ **HOLIDAY DECORATIONS AND LIGHTING**

- CDD staff have finished installing all holiday lighting and decorations throughout the community and amenity centers.

EXHIBIT 5

CDD

Project Status Report

Capital / O&M	Project Title	Budget Amt	Contr Date	Sched Start Date	Act Start Date	Sched Comp Date	Cur % Comp	Amt Paid to Date	Act Com Date	Act Final Cost	Budget Var	Expl of Var
O&M	Pergola Reconstruction	\$171,592	8/20/25					\$17,159				

Prepared by: Vanessa Stepniak, Operations Supervisor
Submitted on: 11/21/2025

EXHIBIT 6

EXHIBIT 7

GRAND HAVEN MEETING AGENDA MATRIX

<i>December, 2025</i>			
	<i>Regular Meeting: 12/4</i>	<i>Presentations</i> <i>Staff Reports</i> 1. District Engineer 2. District Counsel 3. District Manager <i>Consent Agenda Items</i> 1. Meeting Minutes 1a. 11/6/2025 Regular Meeting 2. Unaudited Financials October 2025 <i>Business Items</i> <i>Discussions</i> 1. 10 Year Plan Updates—District Manager 2. District Management Structure—Dr. Merrill 3. Pending Supervisor Led Projects	

GRAND HAVEN MEETING AGENDA MATRIX

<i>January, 2026</i>			
	<i>Regular Meeting: 1/15</i>	<i>Presentations</i> • 1. Emergency Exit for Wild Oaks <i>Staff Reports</i> • 1. District Engineer • 2. District Counsel • 3. District Manager <i>Consent Agenda Items</i> • 1. Meeting Minutes ○ 1a. 12/4/2025 Regular Meeting • 2. Unaudited Financials November 2025 • 3. Unaudited Financials December 2025 <i>Business Items</i> <i>Discussions</i> • 1. 10 Year Plan Updates • 2. Pending Supervisor Led Projects	

GRAND HAVEN MEETING AGENDA MATRIX

<i>February, 2026</i>			
	<i>Workshop:</i> 2/5	<i>Presentations</i> <i>Discussions</i> 1. 10 Year Plan Updates 2. Pending Supervisor Led Projects	

GRAND HAVEN MEETING AGENDA MATRIX

February, 2026			
	Regular Meeting: 2/19	<i>Presentations</i> <i>Staff Reports</i> • 1. District Engineer • 2. District Counsel • 3. District Manager <i>Consent Agenda Items</i> • 1. Meeting Minutes—1/15/2025 Regular Meeting • 2. Unaudited Financials—January 2026 <i>Business Items</i> <i>Discussions</i> • 1. 10 Year Plan Updates • 2. Pending Supervisor Led Projects	

GRAND HAVEN MEETING AGENDA MATRIX

Unscheduled Items		<i>Future Workshop Issues:</i> • 1. Future of Amenities Discussion • 2. 10-year Landscape Enhancements (Louise) • 3. Budget Reduction Suggestion by Residents • 4. Presentation by Amenity Manager on Future Amenity Ideas • 5. Framework for Sports Professional • 6. Bullet Point Guidelines for Residents to Follow Regarding Pond Bank Matters • 7. Ability to do Word Search for Certain Documents (Minutes and Resolutions) <i>Future Meeting Issues:</i> • 1. 10-Year Plan Presentation to Residents • 2. MBS Capital Markets LLC (Bond Underwriter)	• 1. 11/6/2025 meeting request from Dr. Merrill • 2. 11/6/2025 meeting request from Dr. Merrill • 5. John Lucansky to provide suggested framework • 6. 9/19/2024 Meeting: Louise to research and provide guidelines (bullet point fashion) • 7. Vanessa and David to work on this together—will involve Celera

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 8

Date of Action Item	Action Item	Status
	DISTRICT MANGER SECTION	
7/17/2025	Email check register to the Board each month	Done
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
11/6/2025	DM to send Ethic Training link to Board	Done
11/6/2025	DM to send updated IRP tool to Board	Done
11/6/2025	DM to add new language to Audience Comments section of agenda	Done
XXXXXXXXXXXX XXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXX	XXXXXXXXXXXXXXXXXXXX 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	
9/18/2025	OS (Louise) to obtain estimates for dog park improvements from VerdeGo	Underway
10/16/2025	OM/OS: Provide recommendations for signage and communication on ponds allowing fishing/no fishing (for 11/6 meeting)	
10/16/2025	OM/OS/Amenity Mgr.: Provide recommendations to address the parking issues recently seen (for 11/6 meeting)	
10/16/2025	OM/OS: Ask Pratt Guy how long City of Palm Coast estimates permitting review will take	
10/16/2025	OS: Send E-Blast in May. 2026 regarding qualifying for Board seat during June qualifying period with Supervisor of Elections	
10/16/2025	OM: Check drainage pipe at entry of Wild Oaks (right side) to make sure it is functioning correctly	
10/16/2025	OS: Check internet connection at Village Center	
11/6/2025	OM to provide updated amounts for paver/sidewalk damage at golf course	
11/6/2025	OM to provide pricing for in-house vs. hiring outside vendor for dog park drainage project	

11/6/2025	OS/Amenity Manager to send out E-Blasts about parking at Village Center	
11/6/2025	OS to send out E-Blast on E-Bike Regulations	Done
11/6/2025	OS (Louise) to provide 10-year landscape enhancement plan	
XXXXXXXXXXXX XXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXX XXXXXX
	DISTRICT ENGINEER SECTION	
11/6/2025	DE to provide proposal for Dog Park Drainage Plan Design	
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	Done
11/6/2025	Supervisors to send DM Cap Ex items to move to O&M from most recent data provided at 11/6 meeting	Done
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	On hold

	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.	

EXHIBIT 9

EXHIBIT 10

Grand Haven Community Development District

Financial Statements (Unaudited)

October 31, 2025



Grand Haven CDD
Balance Sheet
October 31, 2025

	General Fund	Special Revenue Fund	Total
1 Assets:			
2 BankUnited - Operating	\$ 241,641	\$ -	\$ 241,641
3 Valley National Bank - Operating	870,123	-	870,123
4 Truist - Operating	8,598	-	8,598
5 SBA 161601A	8,205	-	8,205
6 BankUnited - Savings	2,452,990	-	2,452,990
7 Accounts Receivable	8,274	-	8,274
8 Assessments Receivable	4,649,783	1,019,867	5,669,650
9 Due From Other Funds	-	1,321,170	1,321,170
10 Deposits	110	-	110
11 Prepaid Items	17,468	-	17,468
12 Total Assets	\$ 8,257,193	\$ 2,341,037	\$ 10,598,230
13 Liabilities:			
14 Accounts Payable	\$ 84,316	\$ (119)	84,197
15 Deferred Revenue	4,649,783	1,019,867	5,669,650
16 Due to Other Funds	1,321,170	-	1,321,170
17 Total Liabilities	6,055,269	1,019,748	7,075,017
18 Fund Balance:			
19 Non-Spendable:			
20 Prepaid & Deposits	17,578	-	17,578
21 Assigned:			
22 Operating Capital	-	-	-
23 Disaster *	-	-	-
24 Unassigned	2,184,346	1,321,289	3,505,635
25 Total Fund Balance	2,201,924	1,321,289	3,523,213
26 Total Liabilities & Fund Balance	\$ 8,257,193	\$ 2,341,037	\$ 10,598,230

* \$158,810 (Hurricane Ian) and \$223,884 (Hurricane Milton)

Grand Haven CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2025 to October 31, 2025

	FY 2026 Adopted Budget	FY 2026 Month of October	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Annual Budget	% of Budget
1 REVENUES					
2 Assessments Levied					
3 Assessment Levy - General Fund	4,642,810	\$ -	\$ -	\$ (4,642,810)	0%
4 Assessment Levy - Lavista Landscape	4,000	-	-	(4,000)	0%
5 Assessment Levy - Escalante	2,973	-	-	(2,973)	0%
6 Additional Revenues					
7 Reuse Water	23,000	2,479	2,479	(20,521)	11%
8 Gate & Amenity Guest	9,000	1,339	1,339	(7,661)	15%
9 Tennis	500	71	71	(429)	14%
10 Room Rental & Rec Center Fee	2,000	400	400	(1,600)	20%
11 Interest - Investments	150,000	7,364	7,364	(142,636)	5%
12 Miscellaneous	-	56	56	56	-
13 TOTAL REVENUES	4,834,283	11,709	11,709	(4,822,574)	0%
14 EXPENDITURES					
15 ADMINISTRATIVE					
16 Supervisors - Regular Meetings	12,000	-	1,000	(11,000)	8%
17 Supervisors - Workshops	9,000	-	-	(9,000)	0%
18 District Management	46,634	-	3,886	(42,748)	8%
19 Administrative	12,396	-	1,033	(11,363)	8%
20 Accounting	25,597	-	2,133	(23,463)	8%
21 Assessment Roll Preparation	11,264	-	939	(10,325)	8%
22 Office Supplies	1,180	-	-	(1,180)	0%
23 Postage	4,104	-	-	(4,104)	0%
24 Audit	4,500	-	-	(4,500)	0%
25 Legal - General Counsel	170,000	-	18,048	(151,952)	11%
26 Engineering	45,796	-	-	(45,796)	0%
27 Engineering - Stormwater Analysis	5,000	-	-	-	-
28 Legal Advertising	5,000	-	128	(4,873)	3%
29 Bank Fees	1,858	-	-	(1,858)	0%
30 Dues & Licenses	175	-	175	-	100%
31 Property Taxes	2,973	-	-	(2,973)	0%
32 Contingency	96,160	-	-	(96,160)	0%
33 TOTAL ADMINISTRATIVE	453,636	-	27,341	(421,295)	6%
34 INFORMATION & TECHNOLOGY					
35 IT Support	31,500	2,549	2,549	(28,951)	8%
36 Village Center & Creekside Telephone/Fax	8,459	811	811	(7,648)	10%
37 Village Center & Creekside Cable/Internet	17,200	1,603	1,603	(15,597)	9%
38 Wi-Fi for Gates/Hot Spots	32,897	1,378	1,378	(31,519)	4%
39 Cell Phones	8,977	440	440	(8,537)	5%
40 Website Hosting & Development	1,912	-	-	(1,912)	0%
41 ADA Website Compliance	1,500	379	379	(1,121)	25%
42 Communications: E-Blast	631	-	-	(631)	0%
43 TOTAL INFORMATION & TECHNOLOGY	103,077	7,160	7,160	(95,917)	7%
44 INSURANCE					
45 Insurance	142,000	141,910	141,910	(90)	100%
46 TOTAL INSURANCE	142,000	141,910	141,910	(90)	100%
47 UTILITIES					
48 Electric:					
49 Electric Services - #12316, 85596, 65378	9,564	1,034	1,034	(8,530)	11%
50 Electric - Village Center #18308	44,638	3,232	3,232	(41,406)	7%
51 Electric - Creekside #87064, 70333	32,019	1,547	1,547	(30,472)	5%

Grand Haven CDD

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For the period from October 1, 2025 to October 31, 2025

		FY 2026 Adopted Budget	FY 2026 Month of October	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Annual Budget	% of Budget
52	Streetlights	32,429	2,288	2,288	(30,141)	7%
53	Propane - Spas/Café	60,000	3,259	3,259	(56,741)	5%
54	Garbage - Amenity Facilities	19,186	1,754	1,754	(17,432)	9%
55	Water/Sewer:					
56	Water Services	180,000	16,943	16,943	(163,057)	9%
57	Water - Village Center #324043-44997	25,000	1,379	1,379	(23,621)	6%
58	Water - Creekside #324043-45080	14,000	848	848	(13,152)	6%
59	Pump House Shared Facility	10,000	1,958	4,964	(5,036)	50%
60	TOTAL UTILITIES	426,836	34,243	37,250	(389,586)	9%
61	FIELD OPERATIONS					
62	Stormwater System:					
63	Aquatic Contract	68,052	-	-	(68,052)	0%
64	Aquatic Contract - Lake Watch	7,663	-	-	(7,663)	0%
65	Aquatic Contract - Aeration Maintenance	5,049	-	-	(5,049)	0%
66	Stormwater system repairs & maintenance	18,403	-	-	(18,403)	0%
67	Property Maintenance:					
68	Horticultural Consultant	12,118	1,500	1,500	(10,618)	12%
69	Landscape Repairs & Replacement	50,444	-	-	(50,444)	0%
70	Landscape Maintenance - Contracted Services - VerdeGo	718,070	56,404	56,404	(661,666)	8%
71	Landscape Maintenance - Yellowstone	79,695	5,923	5,923	(73,773)	7%
72	Tree Maintenance - Oak Tree Pruning	52,730	19,200	19,200	(33,530)	36%
73	Lavista Landscape Restoration	4,000	-	-	(4,000)	0%
74	Optional Flower Rotation	26,750	-	-	(26,750)	0%
75	Irrigation Repairs & Replacement	42,800	1,029	1,029	(41,771)	2%
76	Streetlight Maintenance	10,795	2,233	2,233	(8,563)	21%
77	Vehicle Repairs & Maintenance	18,249	467	467	(17,783)	3%
78	Office Supplies - Field Operations	17,672	491	491	(17,181)	3%
79	Holiday Lights	6,000	940	940	(5,060)	16%
80	CERT Operations	535	-	-	(535)	0%
81	Community Maintenance	150,000	9,362	9,362	(140,638)	6%
82	Storm Clean-Up	32,819	-	-	(32,819)	0%
83	TOTAL FIELD OPERATIONS	1,321,843	97,548	97,548	(1,224,295)	7%
84	STAFF SUPPORT					
85	Payroll & People Services	785,000	2,233	2,233	(782,767)	0%
86	Merit Pay/Bonus	45,000	-	-	(45,000)	0%
87	Payroll Taxes	63,100	8,188	8,188	(54,912)	13%
88	Employee Insurance	111,000	7,874	7,874	(103,126)	7%
89	Insurance - Workers' Compensation	30,000	6,628	6,628	(23,372)	22%
90	Payroll & People Services	34,000	73,135	73,135	39,135	215%
91	Mileage Reimbursement	8,000	332	332	(7,668)	4%
92	TOTAL STAFF SUPPORT	1,076,100	98,391	98,391	(977,709)	9%
93	AMENITY OPERATIONS					
94	Amenity Management	735,000	60,890	60,890	(674,110)	8%
95	A/C Maintenance & Service	23,521	3,189	3,189	(20,332)	14%
96	Fitness Equipment Service	3,400	-	-	(3,400)	0%
97	Music Licensing	4,580	2,207	2,207	(2,373)	48%
98	Pool/Spa Permits	1,104	-	-	(1,104)	0%
99	Pool Chemicals	28,446	3,911	3,911	(24,535)	14%
100	Pest Control	2,850	525	525	(2,324)	18%
101	Amenity Maintenance	168,525	11,314	11,314	(157,211)	7%
102	Special Events	17,418	510	510	(16,908)	3%
103	TOTAL AMENITY OPERATIONS	984,843	82,546	82,546	(902,298)	8%

Grand Haven CDD

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For the period from October 1, 2025 to October 31, 2025

	FY 2026 Adopted Budget	FY 2026 Month of October	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Annual Budget	% of Budget
104 SECURITY					
105 Gate Access Control Staffing	239,556	16,060	16,060	(223,496)	7%
106 Additional Guards	7,490	-	-	(7,490)	0%
107 Guardhouse Facility Maintenance	28,088	123	123	(27,965)	0%
108 Gate Communication Devices	11,814	-	-	(11,814)	0%
109 Gate Operating Supplies	31,500	161	161	(31,339)	1%
110 Fire & Security System	7,500	348	348	(7,152)	5%
111 TOTAL SECURITY	325,947	16,692	16,692	(309,256)	5%
112 TOTAL EXPENDITURES	\$ 4,834,283	\$ 478,489	\$ 508,837	\$ (4,320,446)	11%
113 REVENUES OVER (UNDER) EXPENDITURES	-	(466,780)	(497,128)	(502,128)	
114 OTHER FINANCING SOURCES (USES)					
115 Transfer In	-	-	-	-	
116 Transfer Out	-	-	-	-	
117 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	
118 NET CHANGE IN FUND BALANCE	-	(466,780)	(497,128)	(502,128)	
119 Fund Balance - Beginning			2,699,052	2,699,052	
120 Fund Balance Forward			-	-	
121 FUND BALANCE - ENDING - PROJECTED	\$ -		\$ 2,201,924	\$ 2,196,924	

Grand Haven CDD

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For the period from October 1, 2025 to October 31, 2025

	FY 2026 Adopted Budget	FY 2026 Month of October	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Annual Budget	% of Budget
1 REVENUES					
2 Assessments Levied (Net)	\$ 1,019,867	\$ -	\$ -	\$ (1,019,867)	0%
3 Interest	-	-	-	-	
4 Insurance Proceeds	-	-	-	-	
5 Fund Balance Forward	15,159	-	-	(15,159)	
6 TOTAL REVENUES	1,035,026	-	-	(1,035,026)	0%
7 EXPENDITURES					
8 Capital Improvement Plan (CIP)	1,035,027	17,528	17,528	(1,017,498)	2%
9 TOTAL EXPENDITURES	\$ 1,035,027	\$ 17,528	\$ 17,528	\$ (1,017,498)	2%
10 REVENUES OVER (UNDER) EXPENDITURES	(1)	(17,528)	(17,528)	(17,528)	
11 OTHER FINANCING SOURCES (USES)					
12 Transfer In	-	-	-	-	
13 Transfer Out	-	-	-	-	
14 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	
15 NET CHANGE IN FUND BALANCE	(1)	(17,528)	(17,528)	(17,528)	
16 Fund Balance - Beginning			1,338,818	1,338,818	
17 Fund Balance Forward			-	-	
18 FUND BALANCE - ENDING - PROJECTED	\$ (1)		\$ 1,321,289	\$ 1,321,290	

Grand Haven CDD
Monthly Cash Positions
FY 2026

Institution	Type	October Balance	Rate	November Balance	Rate	December Balance	Rate	January Balance	Rate	February Balance	Rate	March Balance	Rate
BankUnited	DDA*	\$ 241,641	0.00%										
	ICS**	2,452,990	3.39%										
Valley National	DDA*	870,123	0.00%										
Florida Prime	Investment***	8,205	4.29%										
Truist	DDA*	8,598	0.01%										
Total Cash		\$ 3,581,557											



Institution	Type	April Balance	Rate	May Balance	Rate	June Balance	Rate	July Balance	Rate	August Balance	Rate	September Balance	Rate
BankUnited	DDA*												
	ICS**												
Valley National	DDA*												
Florida Prime	Investment***												
Truist	DDA*												
Total Cash													

* DDA's are covered by traditional FDIC 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 11