



Advanced Meeting Package

Regular Meeting

*Thursday
February 19, 2026
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, February 19, 2026, at 9:00 a.m.** at the **Grand Haven Room**, at the **Grand Haven Village Center**, located at **2001 Waterside Parkway, Palm Coast, Florida 32137**.

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

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

Sincerely,

David McInnes

David McInnes
District Manager



Community Development District

Meeting Date:	Thursday, February 19, 2026	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. Presentation of Proof of Publication(s)

[Exhibit 1](#)

[Pg. 7](#)

V. Staff Reports

- A. District Engineer: David Sowell
- B. Amenity Manager: John Lucansky [Exhibit 2](#)
[Pgs. 9-11](#)
- C. Operations Supervisor: Vanessa Stepniak
 - 1. Presentation of Capital Project Plan Tracker [Exhibit 3](#)
[Pg. 13](#)
 - 2. Monthly Report [Exhibit 4](#)
[Pgs. 15-17](#)
- D. District Counsel: Scott Clark [Exhibit 5](#)
[Pg. 19](#)
- E. District Manager: David McInnes
 - 1. Meeting Matrix [Exhibit 6](#)
[Pgs. 21-27](#)
 - 2. Action Item Report [Exhibit 7](#)
[Pgs. 29-33](#)

VI. Consent Agenda Items

- A. Consideration for Acceptance – The December 2025 Unaudited Financial Report [Exhibit 8](#)
[Pgs. 35-41](#)
- B. Consideration for Acceptance – The January 2026 Unaudited Financial Report [Exhibit 9](#)
[Pgs. 43-49](#)
- C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held January 15, 2026 – *To Be Distributed* [Exhibit 10](#)
- D. Ratification of Agreement for District Management Services (Between Grand Haven CDD/FCS Management Group, LLC/DPFG Management & Consulting, LLC d/b/a Vesta District Services) – *To Be Distributed* [Exhibit 11](#)

VII. Business Items

- A. Consideration & Adoption **Resolution 2026-03**, Decreasing the Number of Non-Resident Annual Members [Exhibit 12](#)
[Pgs. 53-54](#)
- B. Consideration of Overtone Acoustics for Ceiling Tiles in Waterside Café Proposal - \$42,224.82 [Exhibit 13](#)
[Pg. 56](#)

VIII. Discussion Topics

- A. Supervisor Suggested Questions for Board Candidates [Exhibit 14](#)
[Pg. 58](#)
- B. Modifications to Existing Contract for District Management Services (Between Grand Haven CDD and Vesta Property Services, Inc.) [Exhibit 15](#)
[Pgs. 60-75](#)

VIII. Discussion Topics – continued

D. Budget Process & Policies – Supervisor Chism

1. Budget Policies

[Exhibit 16](#)

[Pg. 77](#)

2. Budget Process Draft

[Exhibit 17](#)

[Pgs. 79-81](#)

E. FCS Management Group, LLC Contract and Performance Measures—Supervisor Chism

[Exhibit 18](#)

[Pgs. 83-84](#)

F. 10-Yr. Plan Updates

G. Pending Supervisor Led Projects

IX. Supervisors' Requests

X. Action Items Summary

XI. Meeting Matrix Summary

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, February 19, 2026, 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

7763-335544

Feb. 12, 2026

EXHIBIT 2



Monthly Amenity Update

Date of report 2-12-2026

Submitted by: John Lucansky

January Events:

- Line dancing was held January 5th , 18 residents participated
- Karaoke Night was very successful
- Trivia night sold out in 1 hour , 152 participants
- Bocce banquet was held on the 22nd with 140 residents attending
 - Buffett dinner was served
- The community yard sale was brought back and had nice attendance
 - 26 tables selling items
 - Hosted by the GH Family Fund
- Bingo was on the 27th with 99 attending
- Tequilla Tasting was very well attended
 - 45 residents signed up

Amenities:

- Tennis and pickleball play have increased due to the snowbirds being back and visiting family
- Croquet showing strong participation

Tiki Hut

- Closed for the Winter season will reopen in Spring. Date TBD.

Tennis Courts:

- New nets were installed on courts 5 & 6.
- Some windscreens are showing tearing and dry rot and will need replaced soon
- Clay was added to courts 1, 2, 3, and 4 March 5th
- Courts are currently rolled twice a month as needed.

Pickleball:

- New pickleball machine was purchased. Old one was not fixable

Bocce:

- Bocce season ended in December
 - Participation is very strong. 165 participating
- Spring season to start

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
02/11/2025

Line	Description	Budgeted Cost	Variance (+/-)	Invoiced Amount	Final Cost	Comments/Notes	Completed
1	Gate & Gate Operator - Replacement	\$13,401		\$1,833		First order received 12/23/2025	
2	Concrete Curb and Gutter Replacement	\$60,000		\$3,779		In progress by CDD staff	
3	Concrete Replacement	\$20,000		\$10,625		In progress by CDD staff	
4	Repairs Prior to Roadwork	\$75,000					
5	Firewise Projects	\$57,758		\$24,200		In progress under the direction of the District Horticulturist	
6	Road Repairs	\$33,502					
7	Camera and DVR Replacement	\$12,061		\$8,100		Next round of replacements to be scheduled	
8	Storm Water Pipe Repairs & Replacements	\$200,000					
9	Pond Bank Erosion Issues	\$39,344		\$14,500		Work began on two locations on Osprey Circle 2/9/26	
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	Completed 12/22/2025	x
12	Irrigation Pump/Motor, 50 Hp	\$56,861					
13	Lake Aerator (Annual)	\$40,228				Proposals for two locations approved by Board on 2/5/26	
14	Landscape Enhancements-Annual Reinvestment	\$59,703		\$20,182		In progress under the direction of the District Horticulturist	
15	Monument and Mailbox Replacements	\$25,000		\$16,801		Mailboxes ordered for Pine Harbor Village	
16	Trellis, PT Wood - Clubhouse (CAC)	\$10,775				Seeking quotes for necessary supplies	
17	Street Signs and Poles, Replacement	\$10,000		\$1,377		First round of signs received 1/6/2026	
18	Shelter Fabric, Recover - (VC) Tennis Court	\$1,493					
19	Roadway	\$145,600					
20	Pavers, Interlocking - Front St Esplanade Entrances (3 t	\$60,001				Seeking proposals from multiple vendors	
21	Meter/Breaker Box Repair & Replacement	\$23,000				Seeking proposals from multiple vendors	
22	Tree Removal	\$84,000				Scheduled to begin in March 2026	
23	Pergola Reconstruction		\$171,592	\$42,898		Project scheduled to begin 01/26/26	
24	Callboxes		\$49,364	\$49,364	\$49,364	Final kiosk was installed on 11/04/25	x
25	Curb/Gutter Replacement (Cline)		\$45,573	\$45,573	\$45,573	Completed 11/10/25.	x
26							
27	Totals:	\$1,035,027	\$266,511	\$241,014	\$96,720		

EXHIBIT 4

Monthly Operations Report

Prepared by: Vanessa Stepniak, Operations Supervisor

Submitted: February 11th, 2026

OVERVIEW

Operations this month focused

PROJECT STATUS REPORT – Pergola Reconstruction, Village Center

Cap/O &M	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	\$171,592	8/20/25	1/26/26	1/27/26	3/23/26	20%	\$42,898				

Pergola Reconstruction – Village Center

Status: On Schedule

Overall Completion: 20%

Budget: \$42,898 expended of \$171,592 approved

Progress to Date:

The contractor has completed installation of all metal flanges on the concrete pillars. All vertical beams have been installed.

Currently:

- Shoring of vertical beams
- Installation of horizontal beams to follow

Pond Bank Reinforcement Installations – Osprey Circle

Status: On Schedule

Overall Completion: 40%

Project Start Date: 02/09/2026

Target Completion: 02/20/2026

Board Approved Amount: \$29,000

Total Project Budget: \$39,344

Amount Paid to Date: \$14,500 deposit

Project Scope:

Installation of coquina rock reinforcement along pond banks at two locations on Osprey Circle to address erosion and reinforce pond bank stability.

Progress to Date:

The contractor began work as scheduled on February 9, 2026. Installation of coquina rock is currently in progress and is almost complete at one of the two locations.

Additional Work:

Any sod disturbed during construction will be replaced. Sod replacement costs will be covered within the approved project budget.

Contractor Update:

The contractor confirmed the project remains on schedule for completion by 02/20/2026.

Aerator Installations – Ponds 23 and 28

Status: Board Approved – Pending Contract Execution

Board Approval Date: February 5, 2026

Amount Paid to Date: \$0

Project Scope:

Installation of aeration systems in Pond 23 on Riverbend Drive, and Pond 28 on N. Waterview Drive.

Progress to Date:

The Board approved the proposal at the 02/05/2026 meeting. The contract was drafted by District counsel and sent to the contractor for review on 02/09/2026. The contract has not yet been executed.

Next Steps:

- Execute contract
- Submit required deposit
- Contractor to order equipment
- Contractor to provide scheduled start date

Freeze Damaged Landscape Update – Community Wide

Status: Assessment Underway

Vendor: VerdeGo Landscaping

District Oversight: Louise Leister, District Horticulturist

Overview:

Following the recent freeze, there has been damage to landscaping throughout the community. VerdeGo and the District Horticulturist have inspected the community for damaged plantings.

Community-Wide Plan:

Damaged plants at the Village Center and Creekside amenity buildings will be replaced to restore appearance. At Creekside, hedges in the front of the building will be cut back this week to evaluate regrowth. Replacement plants are on standby if regrowth does not occur within one to two weeks.

Cutbacks for the remainder of the community will begin at the end of February, with a follow-up assessment to determine if additional plant replacement is needed. The District Horticulturist will work with VerdeGo to develop a comprehensive plan for recovery and long-term landscape health.

EXHIBIT 5

GRAND HAVEN MEETING ATTORNEY REPORT LIST (2/19/26)

1. Golf Course

This matter is ongoing, and any new information or updates will be provided

2. Hurricane Milton Reimbursements

Following the discussion at the January meeting of FEMA's closeout of the claim for the pergola deductible, FEMA reversed its prior action, allowing us to continue to pursue the claim. We will determine what is available to us.

3. District Structure

The District Manager agreement has been drafted and is under counsel review. It should be in place before the meeting. Certain followup steps will need to be discussed at the meeting.

4. Pending Legislation

A brief update will be provided on this.

5. Chapter 2 Repeal

During a recent review of the District's Rules of Procedure, staff found that Chapter 2 of the rules remains on the books. Chapter 2 dealt with the District's water and sewer utility and its rates. The utility was sold to the City of Palm Coast in 2005, but the rule still exists. This should be noticed for repeal at the March meeting..

6. Attorney Fee Tracker

January 2026 fees: \$19,265 (heavily influenced by tree project; approximately \$6,200 for January)

Over/Under Budget: \$4,866.50 (year to date)

EXHIBIT 6

GRAND HAVEN MEETING AGENDA MATRIX

<i>March, 2026</i>			
	<i>Regular Meeting: 3/19</i>	<p><i>Presentations</i></p> <p><i>Staff Reports</i></p> <ul style="list-style-type: none"> 1. District Engineer 2. District Counsel 3. District Manager <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none"> 1. Meeting Minutes <ul style="list-style-type: none"> 1a. 2/5/2026 Workshop 1b. 2/19/2026 Regular Meeting 2. Unaudited Financials—February 2026 <p><i>Business Items</i></p> <ul style="list-style-type: none"> 1. PH for Repeal of Rule II <p><i>Discussions</i></p> <ul style="list-style-type: none"> 1. 10 Year Plan Updates 2. Pending Supervisor Led Projects 	

GRAND HAVEN MEETING AGENDA MATRIX

April, 2026			
	Regular Meeting: 4/16	<p><i>Presentations</i></p> <p><i>Staff Reports</i></p> <ul style="list-style-type: none"> 1. District Engineer 2. District Counsel 3. District Manager <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none"> 1. Meeting Minutes—3/19/2026 Regular Meeting 2. Unaudited Financials—March 2026 <p><i>Business Items</i></p> <p><i>Discussions</i></p> <ul style="list-style-type: none"> 1. 10 Year Plan Updates 2. Pending Supervisor Led Projects 	

GRAND HAVEN MEETING AGENDA MATRIX

May, 2026	Workshop 5/7	<p><i>Presentations</i></p> <p><i>Discussions</i></p> <ul style="list-style-type: none"> 1. FY 27 Budget Finalization 2. 10 Year Plan Updates 3.. Pending Supervisor Led Projects 	
	Regular Meeting: 5/22	<p><i>Presentations</i></p> <p><i>Staff Reports</i></p> <ul style="list-style-type: none"> 1. District Engineer 2. District Counsel 3. District Manager <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none"> 1. Meeting Minutes—4/16/2026 Regular Meeting 2. Unaudited Financials—April 2026 <p><i>Business Items</i></p> <ul style="list-style-type: none"> 1. Approval of the FY 26 Budget <p><i>Discussions</i></p> <ul style="list-style-type: none"> 1. 10 Year Plan Updates 2. Pending Supervisor Led Projects 	

GRAND HAVEN MEETING AGENDA MATRIX

June, 2026	Workshop 6/4	<p><i>Presentations</i></p> <p><i>Discussions</i></p> <ul style="list-style-type: none"> 1. 10 Year Plan Updates 2. Pending Supervisor Led Projects 	
	Regular Meeting: 6/18	<p><i>Presentations</i></p> <p><i>Staff Reports</i></p> <ul style="list-style-type: none"> 1. District Engineer 2. District Counsel 3. District Manager <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none"> 1. Meeting Minutes <ul style="list-style-type: none"> 1a. 5/7/2026 Workshop 2a. 5/22/2026 Regular Meeting 2. Unaudited Financials—May 2026 <p><i>Business Items</i></p> <p><i>Discussions</i></p> <ul style="list-style-type: none"> 1. 10 Year Plan Updates 2. Pending Supervisor Led Projects 	

GRAND HAVEN MEETING AGENDA MATRIX

Unscheduled Items		<p><i>Future Workshop Issues:</i></p> <ul style="list-style-type: none">• 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. Word Search for Certain Documents (Minutes and Resolutions)• 8. Dog Park Possibility at Creekside <p><i>Future Meeting Issues:</i></p> <ul style="list-style-type: none">• 1. 10-Year Plan Presentation to Residents• 2. MBS Capital Markets LLC (Bond Underwriter)• 3. Review of Ponds 1 & 2 Opening for Fishing (August Regular Meeting)	<ul style="list-style-type: none">• 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)• 3. Part of motion made at the 2/5/2026 meeting

GRAND HAVEN MEETING AGENDA MATRIX

SUBJECT	NOTES
Communications (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> Ten year plan presentation—on Hold
Safety and Security (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> 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)	<ul style="list-style-type: none"> Completed
Vesta's Participation in Café (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> Completed
Parking Lot (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> 3/20/2025: Board voted to end project
What to do with Parcel K (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> Ongoing
Parcel next to Golf Course (Easement) (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> Ongoing
Banking Oversight (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> Ongoing
Oak Tree Management (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> Ongoing
Dog Park (FY 23-FY 24 Goal)	<ul style="list-style-type: none"> Minimal upgrades: (10/19/2023 Meeting);--Pending Further Discussion by Board
Review/revise employee benefit program (FY 25-FY 26 Goal)	<ul style="list-style-type: none"> Done
Reserve Study (FY 25-FY 26 Goal)	<ul style="list-style-type: none"> Done
Pond and Tree Programs (FY 25-FY 26 Goal)	<ul style="list-style-type: none"> 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)	<ul style="list-style-type: none"> 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)	<ul style="list-style-type: none"> 3/6/2025: Board decided to pause this matter
Emergency Exit for Wild Oaks (FY 25-FY 26 Goal)	<ul style="list-style-type: none"> On Hold (2/5/2026 Regular Meeting)

GRAND HAVEN MEETING AGENDA MATRIX

EXHIBIT 7

Date of Action Item	Action Item	Status
	DISTRICT MANGER SECTION	
2/5/2026	DM to send a copy of the last Storm Water Report (from the DE) to the Board	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”	
11/7/2024	OS to provide suggestions to limit golf course users from accessing and using District amenities	
4/17/2025	OM to proceed with obtaining a proposal for emergency exit in Wild Oak	Paused
10/16/2025	OS: Send E-Blast in May. 2026 regarding qualifying for Board seat during June qualifying period with Supervisor of Elections	
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	On hold
11/6/2025	OS/Amenity Manager to send out E-Blasts about parking at Village Center	
11/6/2025	OS (Louise) to provide 10-year landscape enhancement plan	
12/4/2025	OM to speak with DC regarding leaf pick up restraints	
12/4/2025	OM to obtain proposal for purchase of leaf pick up vehicle and proposal for vendor for leaf pick up	Underway
12/4/2025	OM to work with DE on paving proposals for FY 26	Underway
12/4/2025	OS to work with FFG on Zero Based Budgeting for Contract Tracking and Updates	Underway

1/15/2026	OM/DM to see if there is enough cost savings in FY 26 Capital Projects to cover the cost of the dog park (for discussion)	Done
1/15/2026	OM to review specs of installation of ceiling tiles to see if staff can do installation and to see if the reduction in noise level can be guaranteed	
1/15/2026	OS to E-Blast Supervisor Foley's statement of GHMA position on Oak Trees	
2/5/2026	OS to check on company to do inspection of storm water pipes near trees to be removed (in pilot project) and report back to the Board if they can do work and the cost of such work	
2/5/2026	OS to obtain quote for roving security patrol	
2/5/2026	OS to obtain proposals for pedestrian gates where needed	
XXXXXXXXXXXXX XXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXX
	DISTRICT ENGINEER SECTION	
11/6/2025	DE to provide proposal for Dog Park Drainage Plan Design	12/4/2025: Board voted for DE to stop work on this proposal (if not already done)
2/5/2026	DE to contact paving companies regarding the FY 25 paving program	

	(Waterside Parkway) to see if project can be below \$300,000	
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
12/4/2025	Supervisor Chism to provide list of action items from FFG on Zero Based Budgeting	
2/5/2026	Supervisors to send DM questions for candidates to fill Supervisor Brazen's seat #1	Done
2/5/2026	Supervisor Chism to send the DM budget process documents to be sent to the Board before the 2/19 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 enhance their pond banks maintenance by abiding by Best Management Practices and to list in the letter examples that Louise is to provide of	On hold

	things she has done (and costs incurred) due to the lack of following BMPs.	
2/5/2026	DC to draft resolution regarding limiting the number of Non-Resident Annual Memberships to Zero for 2/19 meeting	Done

EXHIBIT 8

Grand Haven Community Development District

Financial Statements (Unaudited)

December 31, 2025



Grand Haven CDD
Balance Sheet
December 31, 2025

	General Fund	Special Revenue Fund	Total
1 Assets:			
2 BankUnited - Operating	\$ -	\$ -	\$ -
3 Valley National Bank - Operating	7,715,435	-	7,715,435
4 Truist - Operating	9,837	-	9,837
5 SBA 161601A	8,261	-	8,261
6 Interest Receivable	-	-	-
7 Accounts Receivable	9,096	-	9,096
8 Assessments Receivable	564,912	123,906	688,818
9 Due From Other Funds	-	2,065,099	2,065,099
10 Deposits	110	-	110
11 Prepaid Items	17,468	-	17,468
12 Total Assets	\$ 8,325,120	\$ 2,189,005	\$ 10,514,124
13 Liabilities:			
14 Accounts Payable	\$ 66,297	\$ (119)	66,178
15 Deferred Revenue	564,912	123,906	688,818
16 Due to Other Funds	2,065,099	-	2,065,099
17 Total Liabilities	2,696,308	123,787	2,820,095
18 Fund Balance:			
19 Non-Spendable:			
20 Prepaid & Deposits	17,578	-	17,578
21 Assigned:			
22 Operating Capital	-	-	-
23 Disaster *	-	-	-
24 Unassigned	5,611,234	2,065,218	7,676,451
25 Total Fund Balance	5,628,812	2,065,218	7,694,030
26 Total Liabilities & Fund Balance	\$ 8,325,120	\$ 2,189,005	\$ 10,514,124

* \$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 December 31, 2025

	FY 2026 Adopted Budget	FY 2026 Month of December	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	\$ 3,113,279	\$ 4,078,745	\$ (564,065)	88%
4 Assessment Levy - Lavista Landscape	4,000	2,682	3,514	(486)	88%
5 Assessment Levy - Escalante	2,973	1,994	2,612	(361)	88%
6 Additional Revenues					
7 Reuse Water	23,000	3,305	8,315	(14,685)	36%
8 Gate & Amenity Guest	9,000	1,255	3,433	(5,567)	38%
9 Tennis	500	158	366	(134)	73%
10 Room Rental & Rec Center Fee	2,000	100	697	(1,303)	35%
11 Interest - Investments	150,000	16,964	38,540	(111,460)	26%
12 Miscellaneous	-	3,502	3,606	3,606	-
13 TOTAL REVENUES	4,834,283	3,143,238	4,139,829	(694,454)	86%
14 EXPENDITURES					
15 ADMINISTRATIVE					
16 Supervisors - Regular Meetings	12,000	1,000	3,000	(9,000)	25%
17 Supervisors - Workshops	9,000	-	-	(9,000)	0%
18 District Management	46,634	3,886	11,659	(34,975)	25%
19 Administrative	12,396	1,033	3,099	(9,297)	25%
20 Accounting	25,597	2,133	6,399	(19,197)	25%
21 Assessment Roll Preparation	11,264	939	2,816	(8,448)	25%
22 Office Supplies	1,180	-	-	(1,180)	0%
23 Postage	4,104	72	203	(3,901)	5%
24 Audit	4,500	-	-	(4,500)	0%
25 Legal - General Counsel	170,000	15,938	30,285	(139,715)	18%
26 Engineering	45,796	383	2,300	(43,497)	5%
27 Engineering - Stormwater Analysis	5,000	-	-	-	-
28 Legal Advertising	5,000	-	193	(4,808)	4%
29 Bank Fees	1,858	-	-	(1,858)	0%
30 Dues & Licenses	175	-	175	-	100%
31 Property Taxes	2,973	-	2,553	(420)	86%
32 Contingency	96,160	7,550	7,625	(88,535)	8%
33 TOTAL ADMINISTRATIVE	453,636	32,934	70,306	(378,330)	15%
34 INFORMATION & TECHNOLOGY					
35 IT Support	31,500	2,549	7,647	(23,853)	24%
36 Village Center & Creekside Telephone/Fax	8,459	811	2,434	(6,025)	29%
37 Village Center & Creekside Cable/Internet	17,200	1,603	4,808	(12,392)	28%
38 Wi-Fi for Gates/Hot Spots	32,897	185	3,715	(29,183)	11%
39 Cell Phones	8,977	440	1,321	(7,656)	15%
40 Website Hosting & Development	1,912	-	-	(1,912)	0%
41 ADA Website Compliance	1,500	-	379	(1,121)	25%
42 Communications: E-Blast	631	-	124	(507)	20%
43 TOTAL INFORMATION & TECHNOLOGY	103,077	5,589	20,427	(82,649)	20%
44 INSURANCE					
45 Insurance	142,000	-	141,910	(90)	100%
46 TOTAL INSURANCE	142,000	-	141,910	(90)	100%
47 UTILITIES					
48 Electric:					
49 Electric Services - #12316, 85596, 65378	9,564	920	2,774	(6,790)	29%
50 Electric - Village Center #18308	44,638	3,138	9,012	(35,626)	20%
51 Electric - Creekside #87064, 70333	32,019	1,619	4,789	(27,230)	15%

Grand Haven CDD

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

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

		FY 2026 Adopted Budget	FY 2026 Month of December	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Annual Budget	% of Budget
52	Streetlights	32,429	2,322	6,825	(25,604)	21%
53	Propane - Spas/Café	60,000	8,196	15,576	(44,424)	26%
54	Garbage - Amenity Facilities	19,186	1,816	5,126	(14,060)	27%
55	Water/Sewer:					
56	Water Services	180,000	19,417	56,930	(123,070)	32%
57	Water - Village Center #324043-44997	25,000	1,842	4,984	(20,016)	20%
58	Water - Creekside #324043-45080	14,000	1,144	2,871	(11,129)	21%
59	Pump House Shared Facility	10,000	17,895	23,598	13,598	236%
60	TOTAL UTILITIES	426,836	58,310	132,485	(294,351)	31%
61	FIELD OPERATIONS					
62	Stormwater System:					
63	Aquatic Contract	68,052	4,926	14,777	(53,275)	22%
64	Aquatic Contract - Lake Watch	7,663	-	-	(7,663)	0%
65	Aquatic Contract - Aeration Maintenance	5,049	-	644	(4,405)	13%
66	Stormwater system repairs & maintenance	18,403	-	-	(18,403)	0%
67	Property Maintenance:					
68	Horticultural Consultant	12,118	1,600	4,000	(8,118)	33%
69	Landscape Repairs & Replacement	50,444	2,045	5,210	(45,234)	10%
70	Landscape Maintenance - Contracted Services - VerdeGo	718,070	59,839	172,647	(545,423)	24%
71	Landscape Maintenance - Yellowstone	79,695	5,923	17,768	(61,928)	22%
72	Tree Maintenance - Oak Tree Pruning	52,730	6,400	28,800	(23,930)	55%
73	Lavista Landscape Restoration	4,000	-	-	(4,000)	0%
74	Optional Flower Rotation	26,750	-	-	(26,750)	0%
75	Irrigation Repairs & Replacement	42,800	174	2,725	(40,075)	6%
76	Streetlight Maintenance	10,795	33	2,297	(8,498)	21%
77	Vehicle Repairs & Maintenance	18,249	42	3,228	(15,021)	18%
78	Office Supplies - Field Operations	17,672	224	2,158	(15,514)	12%
79	Holiday Lights	6,000	370	2,714	(3,286)	45%
80	CERT Operations	535	24	413	(122)	77%
81	Community Maintenance	150,000	7,751	25,344	(124,656)	17%
82	Storm Clean-Up	32,819	-	-	(32,819)	0%
83	TOTAL FIELD OPERATIONS	1,321,843	89,351	282,726	(1,039,117)	21%
84	STAFF SUPPORT					
85	Payroll Expense	785,000	57,036	182,759	(602,241)	23%
86	Merit Pay/Bonus	45,000	13,862	13,862	(31,138)	31%
87	Payroll Taxes	63,100	12,302	29,799	(33,301)	47%
88	Employee Insurance	111,000	7,867	23,150	(87,850)	21%
89	Insurance - Workers' Compensation	30,000	-	6,628	(23,372)	22%
90	Payroll & People Services	34,000	1,276	5,284	(28,716)	16%
91	Mileage Reimbursement	8,000	109	830	(7,170)	10%
92	TOTAL STAFF SUPPORT	1,076,100	92,452	262,311	(813,789)	24%
93	AMENITY OPERATIONS					
94	Amenity Management	735,000	60,890	182,670	(552,330)	25%
95	A/C Maintenance & Service	23,521	1,900	5,089	(18,432)	22%
96	Fitness Equipment Service	3,400	-	425	(2,975)	13%
97	Music Licensing	4,580	-	2,207	(2,373)	48%
98	Pool/Spa Permits	1,104	-	-	(1,104)	0%
99	Pool Chemicals	28,446	3,911	11,732	(16,713)	41%
100	Pest Control	2,850	175	875	(1,974)	31%
101	Amenity Maintenance	168,525	8,668	35,961	(132,564)	21%
102	Special Events	17,418	359	3,219	(14,198)	18%
103	TOTAL AMENITY OPERATIONS	984,843	75,903	242,179	(742,665)	25%

Grand Haven CDD

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

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

	FY 2026 Adopted Budget	FY 2026 Month of December	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Annual Budget	% of Budget
104 SECURITY					
105 Gate Access Control Staffing	239,556	16,211	48,406	(191,150)	20%
106 Additional Guards	7,490	-	786	(6,704)	11%
107 Guardhouse Facility Maintenance	28,088	4,867	6,446	(21,641)	23%
108 Gate Communication Devices	11,814	3,276	3,276	(8,538)	28%
109 Gate Operating Supplies	31,500	-	2,102	(29,398)	7%
110 Fire & Security System	7,500	-	1,294	(6,206)	17%
111 TOTAL SECURITY	325,947	24,354	62,311	(263,637)	19%
112 TOTAL EXPENDITURES	\$ 4,834,283	\$ 378,894	\$ 1,214,655	\$ (3,614,628)	25%
113 REVENUES OVER (UNDER) EXPENDITURES	-	2,764,344	2,925,174	2,920,174	
114 OTHER FINANCING SOURCES (USES)					
115 Transfer In	-	-	-	-	
116 Transfer Out	-	-	-	-	
117 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	
118 NET CHANGE IN FUND BALANCE	-	2,764,344	2,925,174	2,920,174	
119 Fund Balance - Beginning			2,703,638	2,703,638	
120 Fund Balance Forward			-	-	
121 FUND BALANCE - ENDING - PROJECTED	\$ -		\$ 5,628,812	\$ 5,623,812	

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

	FY 2026 Adopted Budget	FY 2026 Month of December	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Annual Budget	% of Budget
1 REVENUES					
2 Assessments Levied (Net)	\$ 1,019,867	\$ 683,881	\$ 895,961	\$ (123,906)	88%
3 Interest	-	-	-	-	
4 Insurance Proceeds	-	-	-	-	
5 Fund Balance Forward	15,159	-	-	(15,159)	
6 TOTAL REVENUES	1,035,026	683,881	895,961	(139,065)	87%
7 EXPENDITURES					
8 Capital Improvement Plan (CIP)	1,035,027	37,577	159,815	(875,211)	15%
9 TOTAL EXPENDITURES	\$ 1,035,027	\$ 37,577	\$ 159,815	\$ (875,211)	15%
10 REVENUES OVER (UNDER) EXPENDITURES	(1)	646,305	736,146	736,147	
11 OTHER FINANCING SOURCES (USES)					
12 Transfer In	-	-	-	-	
13 Transfer Out	-	-	-	-	
14 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	
15 NET CHANGE IN FUND BALANCE	(1)	646,305	736,146	736,147	
16 Fund Balance - Beginning			1,329,072	1,329,072	
17 Fund Balance Forward			-	-	
18 FUND BALANCE - ENDING - PROJECTED	\$ (1)		\$ 2,065,218	\$ 2,065,218	

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%	-	0.00%	-	0.00%						
	ICS**	2,452,990	3.39%	5,528	3.39%	-	0.00%						
Valley National	DDA*	870,123	4.05%	4,355,535	3.80%	7,715,435	3.82%						
Florida Prime	Investment***	8,205	4.29%	8,233	4.15%	8,262	3.99%						
Truist	DDA*	8,598	0.01%	9,119	0.01%	9,837	0.01%						
Total Cash		\$ 3,581,557		\$ 4,378,416		\$ 7,733,534							

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Institution	Type	April Balance	Rate	May Balance	Rate	June Balance	Rate	July Balance	Rate	August Balance	Rate	September Balance	Rate
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 9

*Grand Haven
Community Development District*

*Financial Statements
(Unaudited)*

January 31, 2026



Grand Haven CDD

Balance Sheet

January 31, 2026

	General Fund	Special Revenue Fund	Total
1 Assets:			
2 BankUnited - Operating	\$ -	\$ -	\$ -
3 Valley National Bank - Operating	7,326,184	-	7,326,184
4 Truist - Operating	14,027	-	14,027
5 SBA 161601A	8,261	-	8,261
6 Interest Receivable	-	-	-
7 Accounts Receivable	9,009	-	9,009
8 Assessments Receivable	564,912	123,906	688,818
9 Due From Other Funds	-	2,011,969	2,011,969
10 Deposits	110	-	110
11 Prepaid Items	17,468	-	17,468
12 Total Assets	\$ 7,939,972	\$ 2,135,875	\$ 10,075,847
13 Liabilities:			
14 Accounts Payable	\$ 55,176	\$ (119)	55,057
15 Deferred Revenue	564,912	123,906	688,818
16 Due to Other Funds	2,011,969	-	2,011,969
17 Total Liabilities	2,632,057	123,787	2,755,844
18 Fund Balance:			
19 Non-Spendable:			
20 Prepaid & Deposits	17,578	-	17,578
21 Assigned:			
22 Operating Capital	-	-	-
23 Disaster *	-	-	-
24 Unassigned	5,290,337	2,012,088	7,302,425
25 Total Fund Balance	5,307,915	2,012,088	7,320,003
26 Total Liabilities & Fund Balance	\$ 7,939,972	\$ 2,135,875	\$ 10,075,847

* \$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 January 31, 2026

	FY 2026 Adopted Budget	FY 2026 Month of January	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	\$ -	\$ 4,078,745	\$ (564,065)	88%
4 Assessment Levy - Lavista Landscape	4,000	-	3,514	(486)	88%
5 Assessment Levy - Escalante	2,973	-	2,612	(361)	88%
6 Additional Revenues					
7 Reuse Water	23,000	3,043	11,358	(11,642)	49%
8 Gate & Amenity Guest	9,000	4,683	8,116	(884)	90%
9 Tennis	500	177	544	44	109%
10 Room Rental & Rec Center Fee	2,000	-	697	(1,303)	35%
11 Interest - Investments	150,000	19,418	57,958	(92,042)	39%
12 Miscellaneous	-	189	3,795	3,795	-
13 TOTAL REVENUES	4,834,283	27,510	4,167,339	(666,944)	86%
14 EXPENDITURES					
15 ADMINISTRATIVE					
16 Supervisors - Regular Meetings	12,000	1,000	4,000	(8,000)	33%
17 Supervisors - Workshops	9,000	-	-	(9,000)	0%
18 District Management	46,634	3,886	15,545	(31,089)	33%
19 Administrative	12,396	1,033	4,132	(8,264)	33%
20 Accounting	25,597	2,133	8,532	(17,064)	33%
21 Assessment Roll Preparation	11,264	939	3,755	(7,509)	33%
22 Office Supplies	1,180	-	-	(1,180)	0%
23 Postage	4,104	-	203	(3,901)	5%
24 Audit	4,500	2,500	2,500	(2,000)	56%
25 Legal - General Counsel	170,000	10,985	41,270	(128,730)	24%
26 Engineering	45,796	-	2,300	(43,497)	5%
27 Engineering - Stormwater Analysis	5,000	-	-	-	-
28 Legal Advertising	5,000	106	298	(4,702)	6%
29 Bank Fees	1,858	-	-	(1,858)	0%
30 Dues & Licenses	175	-	175	-	100%
31 Property Taxes	2,973	-	2,553	(420)	86%
32 Contingency	96,160	2,000	9,625	(86,535)	10%
33 TOTAL ADMINISTRATIVE	453,636	24,581	94,888	(353,748)	21%
34 INFORMATION & TECHNOLOGY					
35 IT Support	31,500	2,549	10,196	(21,304)	32%
36 Village Center & Creekside Telephone/Fax	8,459	552	2,986	(5,473)	35%
37 Village Center & Creekside Cable/Internet	17,200	1,603	6,410	(10,790)	37%
38 Wi-Fi for Gates/Hot Spots	32,897	1,346	5,060	(27,837)	15%
39 Cell Phones	8,977	440	1,761	(7,215)	20%
40 Website Hosting & Development	1,912	-	-	(1,912)	0%
41 ADA Website Compliance	1,500	379	758	(743)	51%
42 Communications: E-Blast	631	-	186	(445)	29%
43 TOTAL INFORMATION & TECHNOLOGY	103,077	6,869	27,358	(75,719)	27%
44 INSURANCE					
45 Insurance	142,000	(1,003)	140,907	(1,093)	99%
46 TOTAL INSURANCE	142,000	(1,003)	140,907	(1,093)	99%
47 UTILITIES					
48 Electric:					
49 Electric Services - #12316, 85596, 65378	9,564	1,011	3,786	(5,779)	40%
50 Electric - Village Center #18308	44,638	3,492	12,505	(32,133)	28%
51 Electric - Creekside #87064, 70333	32,019	1,972	6,761	(25,258)	21%

Grand Haven CDD

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For the period from October 1, 2025 to January 31, 2026

		FY 2026 Adopted Budget	FY 2026 Month of January	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Annual Budget	% of Budget
52	Streetlights	32,429	2,575	9,400	(23,029)	29%
53	Propane - Spas/Café	60,000	8,644	24,219	(35,781)	40%
54	Garbage - Amenity Facilities	19,186	1,879	7,004	(12,182)	37%
55	Water/Sewer:					
56	Water Services	180,000	18,757	75,687	(104,313)	42%
57	Water - Village Center #324043-44997	25,000	1,756	6,740	(18,260)	27%
58	Water - Creekside #324043-45080	14,000	1,006	3,876	(10,124)	28%
59	Pump House Shared Facility	10,000	-	23,598	13,598	236%
60	TOTAL UTILITIES	426,836	41,091	173,577	(253,259)	41%
61	FIELD OPERATIONS					
62	Stormwater System:					
63	Aquatic Contract	68,052	4,926	19,703	(48,349)	29%
64	Aquatic Contract - Lake Watch	7,663	-	-	(7,663)	0%
65	Aquatic Contract - Aeration Maintenance	5,049	-	644	(4,405)	13%
66	Stormwater system repairs & maintenance	18,403	-	-	(18,403)	0%
67	Property Maintenance:					
68	Horticultural Consultant	12,118	1,750	5,750	(6,368)	47%
69	Landscape Repairs & Replacement	50,444	4,492	9,702	(40,742)	19%
70	Landscape Maintenance - Contracted Services - VerdeGo	718,070	59,839	232,486	(485,584)	32%
71	Landscape Maintenance - Yellowstone	79,695	5,923	23,690	(56,005)	30%
72	Tree Maintenance - Oak Tree Pruning	52,730	9,600	38,400	(14,330)	73%
73	Lavista Landscape Restoration	4,000	-	-	(4,000)	0%
74	Optional Flower Rotation	26,750	-	-	(26,750)	0%
75	Irrigation Repairs & Replacement	42,800	1,050	3,775	(39,025)	9%
76	Streetlight Maintenance	10,795	38	2,335	(8,461)	22%
77	Vehicle Repairs & Maintenance	18,249	511	4,909	(13,340)	27%
78	Office Supplies - Field Operations	17,672	999	3,461	(14,211)	20%
79	Holiday Lights	6,000	-	2,714	(3,286)	45%
80	CERT Operations	535	104	654	119	122%
81	Community Maintenance	150,000	6,732	32,235	(117,765)	21%
82	Storm Clean-Up	32,819	-	-	(32,819)	0%
83	TOTAL FIELD OPERATIONS	1,321,843	95,963	380,457	(941,386)	29%
84	STAFF SUPPORT					
85	Payroll Expense	785,000	51,547	234,306	(550,694)	30%
86	Merit Pay/Bonus	45,000	-	13,862	(31,138)	31%
87	Payroll Taxes	63,100	8,194	37,992	(25,108)	60%
88	Employee Insurance	111,000	7,898	31,048	(79,952)	28%
89	Insurance - Workers' Compensation	30,000	4,871	11,499	(18,501)	38%
90	Payroll & People Services	34,000	2,025	7,309	(26,691)	21%
91	Mileage Reimbursement	8,000	228	1,057	(6,943)	13%
92	TOTAL STAFF SUPPORT	1,076,100	74,762	337,073	(739,027)	31%
93	AMENITY OPERATIONS					
94	Amenity Management	735,000	60,890	243,560	(491,440)	33%
95	A/C Maintenance & Service	23,521	-	5,089	(18,432)	22%
96	Fitness Equipment Service	3,400	-	425	(2,975)	13%
97	Music Licensing	4,580	2,167	4,374	(206)	96%
98	Pool/Spa Permits	1,104	-	-	(1,104)	0%
99	Pool Chemicals	28,446	4,027	15,759	(12,687)	55%
100	Pest Control	2,850	210	1,085	(1,764)	38%
101	Amenity Maintenance	168,525	14,513	52,698	(115,827)	31%
102	Special Events	17,418	300	4,730	(12,688)	27%
103	TOTAL AMENITY OPERATIONS	984,843	82,106	327,720	(657,124)	33%

Grand Haven CDD

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For the period from October 1, 2025 to January 31, 2026

	FY 2026 Adopted Budget	FY 2026 Month of January	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Annual Budget	% of Budget
104 SECURITY					
105 Gate Access Control Staffing	239,556	16,336	64,742	(174,814)	27%
106 Additional Guards	7,490	-	786	(6,704)	11%
107 Guardhouse Facility Maintenance	28,088	419	6,865	(21,222)	24%
108 Gate Communication Devices	11,814	-	3,276	(8,538)	28%
109 Gate Operating Supplies	31,500	-	2,102	(29,398)	7%
110 Fire & Security System	7,500	1,904	3,310	(4,190)	44%
111 TOTAL SECURITY	325,947	18,660	81,083	(244,865)	25%
112 TOTAL EXPENDITURES	\$ 4,834,283	\$ 343,029	\$ 1,563,062	\$ (3,266,221)	32%
113 REVENUES OVER (UNDER) EXPENDITURES	-	(315,519)	2,604,277	2,599,277	
114 OTHER FINANCING SOURCES (USES)					
115 Transfer In	-	-	-	-	
116 Transfer Out	-	-	-	-	
117 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	
118 NET CHANGE IN FUND BALANCE	-	(315,519)	2,604,277	2,599,277	
119 Fund Balance - Beginning			2,703,638	2,703,638	
120 Fund Balance Forward			-	-	
121 FUND BALANCE - ENDING - PROJECTED	\$ -		\$ 5,307,915	\$ 5,302,915	

Grand Haven CDD

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For the period from October 1, 2025 to January 31, 2026

	FY 2026 Adopted Budget	FY 2026 Month of January	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Annual Budget	% of Budget
1 REVENUES					
2 Assessments Levied (Net)	\$ 1,019,867	\$ -	\$ 895,961	\$ (123,906)	88%
3 Interest	-	-	-	-	
4 Insurance Proceeds	-	-	-	-	
5 Fund Balance Forward	15,159	-	-	(15,159)	
6 TOTAL REVENUES	1,035,026	-	895,961	(139,065)	87%
7 EXPENDITURES					
8 Capital Improvement Plan (CIP)	1,035,027	53,130	212,945	(822,081)	21%
9 TOTAL EXPENDITURES	\$ 1,035,027	\$ 53,130	\$ 212,945	\$ (822,081)	21%
10 REVENUES OVER (UNDER) EXPENDITURES	(1)	(53,130)	683,016	683,017	
11 OTHER FINANCING SOURCES (USES)					
12 Transfer In	-	-	-	-	
13 Transfer Out	-	-	-	-	
14 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	
15 NET CHANGE IN FUND BALANCE	(1)	(53,130)	683,016	683,017	
16 Fund Balance - Beginning			1,329,072	1,329,072	
17 Fund Balance Forward			-	-	
18 FUND BALANCE - ENDING - PROJECTED	\$ (1)		\$ 2,012,088	\$ 2,012,088	

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%	-	0.00%	-	0.00%	-	0.00%				
	ICS**	2,452,990	3.39%	5,528	3.39%	-	0.00%	-	0.00%				
Valley National	DDA*	870,123	4.05%	4,355,535	3.80%	7,715,435	3.82%	7,370,408	3.08%				
Florida Prime	Investment***	8,205	4.29%	8,233	4.15%	8,262	3.99%	8,262	3.99%	*****			
Truist	DDA*	8,598	0.01%	9,119	0.01%	9,837	0.01%	14,027	0.01%				
Total Cash		\$ 3,581,557		\$ 4,378,416		\$ 7,733,534		\$ 7,392,697					



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

*****Florida Prime January has not been received as of 2/9/2026, will update when the statement is received.

* 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 10

EXHIBIT 11

EXHIBIT 12

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT DECREASING THE NUMBER OF NON-RESIDENT ANNUAL MEMBERSHIPS, AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the Grand Haven Community Development District (the "District") is a community development district, established March 24, 1997 by Flagler County, Florida Ordinance 97-03 pursuant to the provisions of Chapter 190, Florida Statutes. The District is governed by a Board of Supervisors (the "Board"); and

WHEREAS, the District owns and maintains certain real property, amenity facilities and roads within the District (the "Property"); and

WHEREAS, the District has adopted rules governing the use of and access to its amenity facilities ("Amenity Rules"); and

WHEREAS, the Amenity Rules provide for a category of amenity privileges for persons who do not own property in Grand Haven or for renters who do not have an assignment of amenity privileges from the property owner (the "Non-Resident Amenity Membership"); and

WHEREAS, pursuant to the Amenity Rules, and notwithstanding the Amenity Rules amendment dated April 18, 2024, restricting the maximum number of Non-Resident Amenity Memberships to two (2) families, the District has permitted four (4) families to sign up for one-year terms as Non-Resident Amenity Members; and

WHEREAS, the Board of Supervisors has long been concerned with the prospect of its Amenities being subjected to overuse, including that by non-residents; moreover, the Board has heard evidence that Non-Resident Amenity Memberships in Grand Haven are being marketed to outside parties; and

WHEREAS, the Board of Supervisors desires to protect the adequate supply and maintenance of its Amenity Facilities for the benefit of its residents; and

WHEREAS, the District, in accordance with the Amenity Rules, the maximum number of Non-Resident Amenity Memberships may be modified by resolution of the Board of Supervisors, which now desires to modify the maximum number of Non-Resident Amenity Memberships.

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

Section 1. Incorporation. The Board finds that the “Whereas” statements set forth above are true and correct and incorporates each such finding and statement into this Resolution.

Section 2. Conforming the Amenity Rules to Reflect Current Facts. The Board finds that the current number of families with Non-Resident Amenity Memberships is four (4). As such, the Amenity Rules are hereby modified to establish the maximum number of Non-Resident Amenity Memberships at four (4) families.

Section 3. Expiration of Existing Non-Resident Amenity Memberships. All existing Non-Resident Amenity Memberships shall terminate upon the expiration of their existing one-year term and shall not be renewed thereafter. Upon the termination of each existing one-year term, the maximum number of Non-Resident Amenity Memberships provided under the Amenity Rules shall be reduced by one.

Section 4. No New Non-Resident Amenity Memberships. Upon the adoption of this Resolution, and notwithstanding the Amenity Rules establishing the maximum number of Non-Resident Amenity Memberships at four (4) families, no new Non-Resident Amenity Memberships shall be accepted unless the Board so provides.

Section 5. Effective Date. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 19th day of February, 2026.

Secretary/Assistant Secretary

Chair/Vice Chair

EXHIBIT 13

UNLEASH THE POWER OF PROFESSIONAL SOUND WITH US

John Lucansky

QUOTATION # S00522

Quotation Date 12/18/2025	Expiration 01/17/2026	Salesperson Trey Tayloe (105)
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Description	Quantity	Unit Price	Taxes	Amount
Materials				
[OCT-DK-2-22-WHI] Overtone Acoustic Ceiling Tile, Diamond Knit (2", 2 x 2, White (DK-WHI))	268.00 Units	\$ 95.1900	Tax	\$ 25,510.92
Subtotal				\$ 25,510.92
Services				
Overtone Engineering Services (Pro)	19.00 Hour	\$ 100.0000		\$ 1,900.00
Installation - In-House Overtone Acoustics team handles entire install, cleanup, verification.	1.00 Units	\$ 10,450.6900		\$ 10,450.69
Mobilization (Local)	1.00 Units	\$ 1,405.0000		\$ 1,405.00
[OPM] Overtone Project Management	1.00 Units	\$ 1,300.0000		\$ 1,300.00
Subtotal				\$ 15,055.69
Untaxed Amount				\$ 40,566.61
Tax on \$ 25,510.92				\$ 1,658.21
Total				\$ 42,224.82

Terms & Conditions: <https://overtoneacoustics.odoo.com/terms>

EXHIBIT 14

1. What experiences have you had on boards, HOAS, CDDS?
2. What have activities or programs you been involved in as regards Grand Haven?
3. What is the one thing you would need to work on in order to be an effective board member?
4. What is the greatest challenge we face in Grand Haven? What should be done about it?
5. What would you do to make sure you represented the total community and not just a small group that shares your interests or concerns?
6. What are your top reasons for wanting to be part of our Board.
7. How long have you lived in GH?
8. What experience do you bring to the Board and how would you use it?
9. What board experience do you have?
10. What do you think are the most important things that the Board should do?
11. How many meetings have you attended?

NOTE: Resume requested to accompany the answer to these questions.

EXHIBIT 15

**AGREEMENT FOR DISTRICT MANAGEMENT SERVICES BETWEEN
GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT
AND VESTA PROPERTY SERVICES, INC.**

Effective Date of Agreement: 1st day of August, 2021.

Between: Vesta Property Services, Inc.
 245 Riverside Avenue, Suite 300
 Jacksonville, FL 32202

(Hereinafter referred to as "MANAGER");

And: Grand Haven Community Development DISTRICT
 A unit of special purpose local government located in
 Flagler County, Florida

(Hereinafter referred to as "DISTRICT").

THIS AGREEMENT, (hereinafter "Agreement" or "Contract"), made and entered into as of this **1st day of August, 2021** by and between the **GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT**, Flagler County Florida, hereinafter referred to as "DISTRICT", and the firm of **VESTA PROPERTY SERVICES, INC.** hereinafter referred to as "MANAGER", whose address is 245 Riverside Avenue, Suite 300, Jacksonville, FL 32202.

WITNESSETH:

WHEREAS, the DISTRICT desires to employ the services of the MANAGER for the purpose of providing management, financial and accounting advisory services for the Grand Haven Community Development DISTRICT; as required to meet the needs of the DISTRICT during the contract period and for otherwise discharging the duties set forth in Fla. Stat. §190.007(1); and

WHEREAS, the MANAGER desires to assist the DISTRICT with such matters,

NOW, THEREFORE, in consideration of the mutual covenants and agreements expressed herein the parties agree as follows:

1. The DISTRICT hereby engages the MANAGER for the services and fees described on Exhibit "A" hereto.

MANAGEMENT SERVICES

I. GENERAL CONSULTATION, MEETINGS AND DISTRICT REPRESENTATION

The MANAGER shall:

- a. Assign a DISTRICT MANAGER (MANAGER) subject to Board of Supervisor's approval. As the MANAGER, consult with the DISTRICT Board of Supervisors and its designated representative, and when necessary, participate in such meetings, discussions, project site visits, workshops and hearings as may pertain to the administration, accomplishment and fulfillment of the professional services set forth herein with regards to the projects and general interest of the DISTRICT.
- b. Provide consultation and representation work with pertinent public agencies and private individuals in connection with the interests of the DISTRICT. The service to be provided shall also include, but not be limited to planning, scheduling, production and quality control, coordination and administration of various professional service elements.
- c. Attend regular and special meetings and workshops of the Board of Supervisors and promptly thereafter provide to the Board a meeting summary and list of follow up items. The MANAGER shall also work with the Board to develop systems to inform DISTRICT residents about actions that occur during Board Meetings.
- d. Manage the activities of the DISTRICT financial consultants (i.e., accounts, financial advisors, Trustee as necessary so that required reports are made timely to bondholders, State Comptroller and Auditor General of the State of Florida.)
- e. Coordinate activities between the DISTRICT's Engineer for infrastructure and operations and maintenance to ensure that all DISTRICT operations are conducted in accordance with the required permits and regulations.
- f. Coordinate with the DISTRICT's legal counsel to ensure that all DISTRICT operations are conducted in accordance with Chapter 190, Florida Statutes and all other related Florida Statutes.
- g. Prepare, coordinate, and submit to the DISTRICT's Board of Supervisors a proposed Annual Budget and administer the Adopted Budget of the DISTRICT. The Budget process includes the maintenance of a capital improvement program and reserve spreadsheet.
- h. Review draft audited financial statements from independent auditors, management letter suggestions and internal control opinions issued by the auditor.
- i. Coordinate activities between the DISTRICT, County, property Appraiser and Tax Collector's office pursuant to Chapters 197, 190, and 170, Florida Statutes.
- j. Coordinate filing of any special assessment tax roll with County and City governments by the DISTRICT's financial advisor.
- k. Support DISTRICT contract negotiations as needed.

- l. Coordinate with and oversee the Operations MANAGER. Consult with and advise the DISTRICT's Board of Supervisors on matters related to the operation and maintenance of DISTRICT's property.
- m. Coordinate the activities and advise any advisory boards of the DISTRICT.
- n. Implement the rules and policies established by the DISTRICT, in connection with the operation of the DISTRICT.
- o. Immediately notify the Board of Supervisors and other interest parties of any major issue that could have a negative impact the DISTRICT.
- p. Provide all other services necessary to effectively manage the operation of the DISTRICT.

II. ADMINISTRATIVE SERVICES

The MANAGER shall:

- a. Notice all public meetings and other required legal advertising (i.e., public bidding, rates and rule amendments) in accordance with Chapters 189 and 190, Florida Statutes.
- b. Prepare Board meeting agenda packages and submit same to the Board of Supervisors in accordance with meeting schedule.
- c. Record and transcribe summarized meeting minutes, review for correctness, and provide same to the Board of Supervisors.
- d. Provide Oath of Office and Notary Public for all newly elected members of the Board of Supervisors.
- e. Provide coordination and information for the General Election Process, including required notices and information.
- f. Maintain an action item list, oversee open items until completion, and recommend closure of each action by the Board of Supervisors.
- g. Serve as the DISTRICT's agent in disseminating information that is requested pursuant to the public records of the State of Florida.
- h. Prepare correspondence and other reports as required.
- i. Maintain DISTRICT files in accordance with public record laws.
- j. Provide and maintain DISTRICT's website for communications with residents in the community.
- k. Transmit approved minutes to local governing authorities.

III. GENERAL SERVICES

The MANAGER shall provide the following Annual services:

- a. Establish an annual calendar of activities relating to:
 1. Accounting/financial reporting
 2. Milestone dates for annual audits (preliminary, start, field work, draft report, and final report.)
 3. If applicable, Arbitrage calculation dates.
 4. If applicable, Bond compliance pursuant to the trust indenture.
 5. Budget process dates.
 6. Special assessment certification dates.
- b. Implement internal controls and procedures providing adequate segregation of duties and proper separation between various funds and account groups in order to safeguard DISTRICT assets including bank accounts, and check stock.
- c. Maintain books and records and related back-up documentation for all fund types and account groups consistent with Government Generally Accepted Accounting Principles; including:
 1. General fund (O&M)
 2. Capital project funds
 3. If applicable, Debt service fund (including revenue and reserve funds)
 4. Fixed asset account group
 5. Long-term debt group
- d. If applicable, establish bond compliance tracking procedures and completion of all requirements.
- e. Coordinate year-end financial audits, including meeting with and providing all requested information needed by the auditor to timely perform said audit and to review audit invoices to ensure that audit work remains within authorized limits.
- f. File audited financial statements and annual financial report to local governments and State agencies in accordance with Florida Statutes and DISTRICT's bond covenants.

- g. If applicable, coordinate annual arbitrage calculations with arbitrage consultants and ensure that deposits into the related accounts are made by the Trustee as identified by the arbitrage rebate calculation.
- h. File, as required, certificates requesting exemption from County and City taxes.
- i. File Federal and State taxes, when required.
- j. Ensure DISTRICT maintains adequate insurance. (i.e., general liability, public officials' liability/error and omissions and property).
- k. File required reports for local government (i.e., public depositors report, public facilities report.)
- l. Issue monthly financial statements to the Board of Supervisors and all other interested parties.
- m. Issue monthly action item list tracking open issues and recommending closure for Board of Supervisor's approval.
- n. Reconcile monthly investment statements:
 - 1. Review investment types to determine whether they comply with indenture requirements and meet DISTRICT cash flow needs.
 - 2. Direct Trustee on investment portfolios.
 - 3. Review investment performance
- o. Review and process all general operating expenditures incurred by the DISTRICT to ensure payment are in accordance with approved contracts, which include obtaining Board approval and disbursement from the appropriate funds. The MANAGER shall specifically make payment of accounts payable not less frequently than once per week, and shall make provision to handle payments that are needed on an immediate basis due to contract or other requirements.
- p. Provide any additional financial reporting that maybe requested by Board of Supervisors.
- q. Maintain database for assessment roll.

IV. FIELD MANAGEMENT OVERSIGHT

The DISTRICT MANAGER shall:

- a. Coordinate activities with the Operations Manager for planning, developing, controlling and evaluating field maintenance contracts and programs.

- b. Develop and oversee the annual maintenance program as identified in the adopted budget of the DISTRICT; develop policies, purchase requests and conduct competitive bidding, when necessary.
- c. In cooperation with the Operations Manager, review and sign purchase orders and service contracts to facilitate field operations. Approve invoices for payment.
- d. Through the Operations Manager, direct contractors who provide installation, repair and maintenance of DISTRICT properties or areas within DISTRICT's responsibility for maintenance areas including:
 - 1. Landscaping
 - 2. Irrigation systems
 - 3. Common fences and walls
 - 4. Ponds and lakes
 - 5. Fountains
 - 6. Stormwater infrastructure
 - 7. Roads and sidewalks
 - 8. Gatehouse and security services
 - 9. Recreation and community amenities
- e. Develop and implement a capital improvement plan based on the approved DISTRICT Reserve Study and Board of Supervisors approval of the plan.
- f. Answer questions and requests from Grand Haven residents concerning DISTRICT field operations.
- g. Coordinate with City and County officials regarding related field maintenance issues.
- h. Coordinate with insurance carriers, DISTRICT and non-district, for damages to DISTRICT property and oversee restoration of these properties.
- i. Prepare, as required, portions of the DISTRICT operations budget and monitor budget line item activity for field maintenance.
- j. Correspond as required with the DISTRICT Board of Supervisors and with the public as DISTRICT representative. Provide to the Board of Supervisors a monthly status report.
- k. Help develop and enforce DISTRICT policies and procedures including preventing, resident and non-resident, intrusion and/or damage to DISTRICT property; ensure restoration is completed if necessary.

- l. Implement, as necessary, emergency management plans as required in times of natural disasters, pandemic or other state and local emergency.

V. FUND SPECIFIC SERVICES

The MANAGER shall provide the following General Fund services:

- a. Bill and collect fees as needed (e.g., permits, inspections, document preparations).
- b. Receive and transmit assessment receipts to appropriate funds in accordance with adopted budgets and annual assessments.

FEES AND TERM OF SERVICES

All services will be completed on a timely basis in accordance with the DISTRICT needs and statutory requirements.

The DISTRICT agrees to compensate the MANAGER in accordance with the fee schedule set forth in the attached **Exhibit A**. Payment for the base services contract shall be payable in equal monthly installments at the beginning of each month and may be amended annually as evidenced by the budget approved by the Board.

In addition, the DISTRICT agrees to reimburse the MANAGER for expenses incurred as part of performing the duties and responsibilities outlined in this contract. These expenses include, but are not limited to: travel, reproduction, printing and binding, long distance telephone, facsimile transmission, postage and express mail, legal advertising and supplies, computer time. All expenses shall be at the cost incurred by MANAGER, and in all cases shall be consistent with the provisions of Chapter 112, F.S., to the extent applicable. Notwithstanding the foregoing, DISTRICT and MANAGER have agreed that MANAGER shall provide printed and bound agendas for the Board members, in lieu of the tablets set forth in Exhibit A, at no additional cost.

This Agreement shall automatically renew each Fiscal Year of the DISTRICT, unless otherwise terminated by either party. The DISTRICT will consider price adjustments each twelve (12) month period to compensate for market conditions and the planned workload of the DISTRICT to be performed during the next twelve (12) month period. Evidence of price or fee adjustments will be approved by the Board in its adopted or amended Fiscal Year Budget.

DISTRICT RESPONSIBILITIES

The DISTRICT shall provide for the timely services of its legal counsel, engineer and any other consultants, contractors or employees, as required, for the MANAGER to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the DISTRICT.

In the event the MANAGER is required by the DISTRICT to have an office in Flagler County, DISTRICT agrees to provide sufficient office space and equipment in DISTRICT's facilities for MANAGER to use.

TERMINATION OF THIS CONTRACT

This Contract may be terminated as follows:

1. By the DISTRICT for "good cause," which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by the MANAGER which termination may be immediate; or
2. By the MANAGER or DISTRICT, for any reason, upon 60 days written notice.

In the event this Contract is terminated in either manner above stated, the MANAGER will make all reasonable effort to provide for an orderly transfer of the books and records of the DISTRICT to the DISTRICT or its designee.

GENERAL TERMS AND CONDITIONS

1. All invoices are due and payable within seven (7) days of the date when received.
2. This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida.
3. In the event that any provision of this contract shall be determined to be unenforceable or invalid by a court such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
4. The rights and obligations of the DISTRICT as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the DISTRICT. There shall be no assignment of this Contract by the MANAGER, without the approval of the DISTRICT.
5. The MANAGER shall devote such time as is necessary to complete the duties and responsibilities assigned to the MANAGER under this Agreement.
6. The signature on this Agreement by the MANAGER shall act as the execution of a truth-in-negotiation certificate certifying that the wage rates and costs used to determine the compensation provided for in the Agreement are accurate, complete and current as of the date of this Agreement.
7. The MANAGER represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in the standard set forth

in Section 112.311, Florida Statutes. The MANAGER further represents that no person having any interest shall be employed for said performance.

8. The MANAGER shall promptly notify the DISTRICT in writing by certified mail of all potential conflicts of interest for any prospective business association interest or other circumstance which may influence or appear to influence the MANAGER'S judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that the MANAGER may undertake and request an opinion of the DISTRICT as to whether the association, interest or circumstance would, in the opinion of the DISTRICT, constitute a conflict of interest if entered into by the MANAGER. The DISTRICT agrees to notify the MANAGER of its opinion by certified mail within thirty (30) days of receipt of notification by the MANAGER. If, in the opinion of the DISTRICT, the prospective business association, interest or circumstance would not constitute a conflict of interest by the MANAGER, the DISTRICT shall so state in its opinion and the association, interest, or circumstance shall not be deemed in conflict of interest with respect to services provided to the DISTRICT by the MANAGER under the terms of this Contract. This Agreement does not prohibit the MANAGER from performing services for any other special purpose taxing DISTRICT, and such assignment shall not constitute a conflict of interest under this Agreement.
9. MANAGER shall take affirmative steps to avoid any conflict of interest or appearance of conflict of interest related to the contract between DISTRICT and MANAGER's affiliated businesses related to management of DISTRICT's Amenities (the "Amenity Contract"). In the event the MANAGER believes, or should in the exercise of reasonable judgment and good faith, believe, that MANAGER is experiencing a conflict between his duties to DISTRICT and the interests of MANAGER pursuant to the Amenity Contract, MANAGER shall immediately notify DISTRICT, copying District Counsel and the Operations Manager, specifying the issue giving rise to the conflict, and shall thereafter recuse itself from dealing with such issue.
10. The MANAGER warrants and represents that all of its employees are treated equally during employment without regard to race, color, physical handicap, religion, sex, age or national origin.
11. The MANAGER hereby represents and warrants that it has and will continue to conduct its business activities in a professional manner and that all services shall be performed by skilled and competent personnel to the highest professional standards.
12. The DISTRICT acknowledges that the MANAGER is not an attorney and may not render legal advice or opinions. Although the MANAGER may participate in the accumulation of information necessary for use in documents required by the DISTRICT in order to finalize any particular matters, such information shall be verified by the DISTRICT as to its correctness; provided, however, that the DISTRICT shall not be required to verify the correctness of any information

originated by the MANAGER or the correctness of any information originated by the MANAGER which the MANAGER has used to formulate its opinions and advice given to the DISTRICT.

13. This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce the Agreement will be held in Flagler County. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

In any action brought by either party for the enforcement of the obligations of the other party, the prevailing party shall be entitled to recover reasonable attorney's fees.

13. The MANAGER agrees to pay, discharge, defend (if required by the DISTRICT), indemnify and hold the DISTRICT and its supervisors, agents, employees, representatives, successors and assigns harmless from and against any and all demands, claims, causes of action, proceedings, obligations, settlements, liabilities, damages, injunctions, penalties, liens, losses, charges and expenses of every kind or nature (including, without limitation, reasonable fees of attorneys and other professionals retained by the DISTRICT in the event MANAGER fails to retain counsel to represent the DISTRICT, its supervisors, agents, employees, representatives, successors and assigns, who is reasonably acceptable to the DISTRICT), incurred by the DISTRICT or its supervisors, agents, employees, representatives, successors and assigns arising out of or in connection with: (i) any management services to be provided by the MANAGER pursuant to this Contract; (ii) any failure by MANAGER to perform any of its obligations under this agreement; (iii) any accident, injury or damage to property or persons, if caused by the acts or omissions of MANAGER or MANAGERs officers, partners, employees, contractors, subcontractors, invitees, representatives, or agents; (iv) any and all accidents or damage that may occur in connection with MANAGERs or MANAGER's officers, employees, contractors, subcontractors, invitees, representatives, or agents use of the DISTRICT property; (v) any failure of MANAGER or MANAGER's officers, employees, contractors, subcontractors, invitees, representatives, or agents to comply with any applicable codes, laws, ordinances, or governmental requirements, agreements, approvals, or permits affecting DISTRICT property. The provisions of this paragraph shall survive the expiration or sooner termination of this Contract. The foregoing shall not apply to damages caused by the acts or omissions of parties who are under contract with DISTRICT to perform services to DISTRICT if MANAGER fulfills the supervisory functions required of this Agreement as to those contractors. Notwithstanding the foregoing, MANAGER's liability hereunder, except in the

case of MANAGER's gross negligence or intentional misconduct, shall be limited to the proceeds of insurance coverage obtained by MANAGER pursuant to the requirements of this Contract.

14. The DISTRICT agrees to pay, discharge, defend (if required by the MANAGER), indemnify and hold the MANAGER and its agents, employees, representatives, successors and assigns harmless from and against any and all demands, claims, causes of action, proceedings, obligations, settlements, liabilities, damages, injunctions, penalties, liens, losses, charges and expenses of every kind or nature (including, without limitation, reasonable fees of attorneys and other professionals retained by the MANAGER in the event DISTRICT fails to retain counsel to represent the MANAGER, its agents, employees, representatives, successors and assigns, who is reasonably acceptable to the DISTRICT'S insurance provider), incurred by the MANAGER or its agents, employees, representatives, successors and assigns arising out of or in connection with: (i) any breach of the DISTRICT pursuant to this Contract; (ii) any failure by DISTRICT to perform any of its obligations under this agreement; (iii) any accident, injury or damage to property or persons, if caused by the acts or omissions of DISTRICT or DISTRICT's officers, employees, invitees, representatives, or agents; (iv) any and all accidents or damage that may occur in connection with DISTRICT's or DISTRICT's officers, employees, invitees, representatives, or agents use of the DISTRICT property; (v) any failure of DISTRICT or DISTRICT's officers, employees, invitees, representatives, or agents to comply with any applicable codes, laws, ordinances, or governmental requirements, agreements, approvals, or permits affecting DISTRICT property. The provisions of this paragraph shall survive the expiration or sooner termination of this Contract. Notwithstanding the foregoing, DISTRICT does not hereby waive the protections and damages caps that are provided by Fla. Stat. §768.28, which shall limit DISTRICT's liability hereunder.
15. During the term of this Agreement, MANAGER shall comply with the following insurance requirements, and shall have and keep in force the following minimum coverages:
 - a. *Workers Compensation:* Coverage to apply for all employees for Statutory Limits in compliance with the applicable state and federal laws. The policy must include Employers' Liability with a limit of \$500,000 each accident; \$500,000 each employee; and \$500,000 policy limit for disease.
 - b. *Professional Liability Insurance:* with minimum \$1,000,000 per occurrence for this project with a \$2,000,000 policy term general aggregate. Coverage shall be extended beyond the policy year term either by a supplemental extended reporting period (ERP) with as great of duration as available, with no less coverage and reinstated aggregate limits, or by requiring that any new policy provide a retroactive date no later than the inception date of claims made. Coverage shall include

employee theft or dishonesty and other coverages typically associated with handling of the money and property of others.

- c. *Comprehensive Commercial General Liability Insurance:* Occurrence form required. Aggregate must apply separately to this contract/job. Minimum \$500,000 each occurrence; \$1,000,000 general aggregate; \$1,000,000 products and completed ops; and \$100,000 fire damage.
 - d. *Automobile Insurance:* To include all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000 per each accident and for property damage and bodily injury, with contractual liability coverage for all work performed under this agreement.
 - e. Grand Haven Community Development DISTRICT is to be named additional insureds on Comprehensive Commercial General Liability Policy and the Business Auto Policy. Certification of same shall be required. All certificates of insurance must be on file with and approved by the GHCD before commencement of any work activities.
 - f. Any and all deductibles to the above referenced policies are to be the responsibility of MANAGER.
16. Nothing contained in this Contract shall be deemed as a waiver of immunity or limits of liability of the DISTRICT beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Contract shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
17. Any amendment or change to this Contract shall be in writing and executed by all parties.

NOTICES

All notices required in this Agreement shall be sent by certified mail, return receipt requested, or express mail with proof of receipt. If sent to the DISTRICT, notice shall be to:

Grand Haven Community Development DISTRICT
c/o DPG Management & Consulting
250 International Parkway, Suite 280
Lake Mary, FL 32746
Attn: Patricia Thibault

With a copy to: Clark & Albaugh, LLP

700 W. Morse Blvd, Suite 101
Winter Park, Florida 32789
Attn. Scott D. Clark, Esq., DISTRICT Counsel

If notice is sent to MANAGER, it shall be sent to:

Vesta Property Services, Inc.
245 Riverside Avenue, Suite 300
Jacksonville, FL 3220
Attn: Howard McGaffney, Vice President

Notice to DISTRICT under this Agreement shall not be effective unless also sent to District Counsel as indicated above.

Executed by the parties as of the date listed above

Board of Supervisors
Grand Haven Community
Development District

Vanessa Stepniak
Witness

By: [Signature]
Chairperson

Vesta Property Services, Inc.

[Signature]
Witness

[Signature]
Howard McGaffney, Vice President

EXHIBIT A



Fee Schedule for Proposed Scope of Services

Vesta Property Services, proposes the following fee structure for District Management, Administration, Recording, Financial Accounting, Assessment Roll Services provided to the Grand Haven Community Development District (the “District”):

SERVICES	PROPOSED FEES	CURRENT BUDGET
District Management*	\$39,125 annually	\$39,127 annually
Administrative Services**	\$10,400 annually	\$10,413 annually
Accounting Services	\$21,475 annually	\$21,478 annually
Assessment Roll Preparation	\$9,450 annually	\$9,478 annually
Printing and Binding of Agendas***	Not Included	Included
TOTAL	\$80,450 annually	\$80,496 annually

***District Management:** Up to 12 meetings per year and up to 10 workshops per year; up to 4 hours in length each.

**** Administrative Services:** Recording of minutes, agenda preparation, records keeping, posting notice requirements.

***** Printing and Binding Costs:** These costs are not included in this proposal. Vesta will provide five (5) computer tablets with an electronic agenda uploaded onto the tablets for each of the Supervisors to use during all Regular meetings and Workshops that are held in person.



Schedule of Additional Fees

- 1. Additional District Meetings:** The District Management fees proposed are based upon the District holding up to 12 regular meetings and up to 10 workshops each year that each last up to 4 hours in length.
 - a. An additional \$175/hour fee will be billed to the District, for each hour past the initial 4-hour meeting timeframe included in this proposal.
 - b. Additional meetings outside of the aforementioned amount will be billed to the District at a total fee of \$800/per meeting.
- 2. Postage and freight, printing and binding, legal advertising, web hosting, office supplies are not included within the proposed fee and will be billed at cost to the CDD.**
 - a. Vesta will provide tablets for each of the Supervisors with the agenda uploaded to them. Supervisors who wish to have a printed version, can ask for the onsite CDD office to print them and arrange to pick them up at the CDD office. The costs to print will be internal to GHCDD.
- 3. Debt Service Fund Accounting & Assessment Collection Services:** If the District issues debt, the proposed fee for these services would be \$5,500 annually per bond issue.
- 4. Assessment Methodology Consultant Services (Special Methodology Reports):**
 - a. Fee Proposed: \$20,000 per bond issuance.
- 5. Management/Administrative responsibilities related to the issuance of Bonds, Debt and Placement of loans or any other District indebtedness:**
 - a. Fee Proposed: \$25,000 per issuance
 - b. Bond Anticipation Notes: \$10,000 per issuance.
- 6. Additional Services:** Should Vesta Property Services, Inc. be requested to provide additional services on behalf of the District not covered in this proposal, fees for such services shall negotiated in accordance with the terms mutually agreed upon by the District and Vesta Property Services, Inc.

Proposal Forms/Scopes of Services in RFP - attached

EXHIBIT 16

Grand Haven (GH) CDD Budget Policies provide guidelines to ensure fiscal accountability and support sound financial decision-making.

Grand Haven CDD Budget Policies

- **Balanced Budget:** Require revenues to meet Grand Haven CDD expenditures (O&M, Capital and Reserves).
- **Reserve Funds:** Establish and maintain adequate emergency and/or strategic reserves.
- **Long-Term Focus:** Link annual approved GH CDD budgets to multi-year strategic operating plans and capital needs. Enter contracts where economies exist.
- **Prioritization:** Prioritize and direct funds to essential activities with guidelines and rules for supplemental expenses.
- **Transparency & Accountability:** Make budget financial information clear and understandable to residents.
- **Personnel Management:** Maintain guidelines for CDD staffing, productivity, performance and compensation through annual evaluations.

EXHIBIT 17

GH Budget Process (Draft)

Caution: Preparing a GH CDD budget is a huge responsibility for all involved. Please remember that all of us involved represent the Residents of Grand Haven and thus have a fiduciary responsibility for budgeting expenses as accurately as possible. Each of us participating in budget drafting, preparation and approval all wear more than one hat as we consider our responsibility as not only a preparer, content/data advisor, a Board Member or as a District Manager.

Process Outline Steps

- Forecast Budget Amount (Revenue in)
 - Revenue Amount received
 - This is the Total Max Amount-No Exceptions
- Review Every Line Item on Prior Year Board Approved Budget (1)
 - Verify Each Expense as Capital or O&M
 - Is Expense (Fixed or Variable)
 - Contract (Yes, No or Need New or Revised Contract)
 - Carry Expense Forward, Continue (Yes or No)
 - Create New Expense Line-Item (Yes or No)
 - Eliminate Excessive/Redundant Line-Items (2)
- Categorize Every Line-Item Expense Entry As
 - Must Do (3)
 - Want To Do (If Funds Available) (4)
 - Discretionary (5)
 - Label Each Line-Item Expense M or W or D
- Total Must Amount = X1 (Not Flexible)
- Total Want Amount = X2 (Flexible)
- Summation X1 + X2 Is Total Estimated Budget (Draft)
 - Room for any Discretionary?
 - Consider Adding as a Want

- Prioritize Necessity and Add to X1, X2 Total (Yes or No)
- If Higher Than Forecasted Revenue Amount, Revise Must Do List
 - Move to Want List
 - Move to Later Year
 - Reduce Line-Item Estimated Cost Amount
 - Eliminate Want or Discretionary Expenditure(s)
- Revise/Reduce Want To Do List
 - Reduce Line-Item Estimated Cost Amount
 - Move to Later year
 - Eliminate Expenditure
- Repeat Revisions to Must/Want/Discretionary Until Max Total Budget Amount Is Achieved
- Schedule Monthly Expenditure(s) If Possible
 - Determine Line-Item Expense Heading Categories
 - Determine Sub-categories As Needed
 - Determine Expense Frequency and If Monthly
 - Merge Sub-Categories Where Possible (2)
- Assess Risks For Each Expense Category
 - High, Medium, Low
 - Are Emergency Reserve Additional Funds Required If Yes, How Much
 - Where Is It Coming From (Add an Explanation)
 - What Are Unknowns (timing, schedules, potential storms, etc.)
 - Create Risk Assessment Conclusion(s)
- Draft Budget Presentation to Board
 - Revise as per Board Decisions
 - Schedule Follow Up Presentation
 - Further Board Revisions (Yes or No)
 - Revise if Necessary
- Board Approval
 - Final GH CDD Budget
 - What is Final Increase or Reduction If Any (%)
 - Compare To Historical Budget Data Performance

- Publication

Footnotes

- (1) All contracts must be valid and in place with expenses able to be forecasted.
- (2) The proliferation of expense line-items over time adds to the confusion of charging expenses correctly.
- (3) Must Do is a mandatory expense
- (4) Want To Do is a desirable expense and can be rated against other Wants to determine an order of hierarchy/priority.
- (5) Discretionary is an expense that might be considered a “Want” if funds are available.

EXHIBIT 18

FCS Management Group Proposal

FCS Contract Requirements

1. Need two current FCS references that the Board can talk to before \$20K goes out the door. As an alternative, how about \$4K per month with no references? (Cancellable month to month)
2. Monthly FCS progress report which the Board designs, for the 90-120 day period, detailing what needs to be revised immediately, short term (within 6 months) and beyond.
3. Review of all staff with FCS evaluation, recommendation or organizational structure and formal report to the board after month 1.
4. Review of all processes and procedures for procurement, contracting, and personnel. Identification of gaps, specific findings and recommended correction actions required.
5. Submit plan and schedule for implementation of major performance indicators/requirements listed below in Month 3.

FCS Performance Indicators/Requirements

- Budget Performance
 - Standardized process codified
 - Process implemented
 - Monthly status report
 - 5-10 year capital forecasting
 - Benchmarking against peer CDDs
- Project Performance
 - Capital project schedule/budget tracking
 - Percent of scheduled maintenance on time, on budget
 - Year end completion forecast
 - Total expense and variance tracking
 - Issues
 - Annual strategic plan forecast
- Asset condition index
 - Road ratings
 - Infrastructure ratings
 - Facility ratings
 - Amenity ratings
- Contracts
 - Terms up to date
 - Vendor compliance/performance
 - Pricing per contract
 - Fixed pricing where possible
 - Performance based where possible
 - Implement contract tracking MIS
 - Payment delinquency rates

- Add contracts where necessary
- MyFloridaMarketPlace
 - GH CDD account established
 - Staff trained
 - Procurement policies implemented
- Labor tracking system
 - Implemented
 - Monthly status
 - Optimized staffing levels
- Environmental and Statutory Requirements
 - Compliance with all CDD State, County and City statutes, regulations
 - Storm water, environmental, ponds, etc.
 - Irrigation efficiency
 - Facility energy usage
- Annual CDD Audit
 - Certified opinion
 - Number of audit findings
- Amenities
 - Café profit (5%)
 - Resident satisfaction feedback/tracking
 - Implement measurement metric (complaints per household)