



GRAND  HAVEN

The logo consists of a golden tree silhouette centered within a circular frame, which is itself set between two horizontal lines that extend to the left and right edges of the text.

Advanced Meeting Package

Regular Meeting

*Thursday
May 28, 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, May 28, 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, May 28, 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 Supervisor outside of the context of the meeting.*

IV. Presentation of Proof of Publication(s)

[Exhibit 1](#)
[Pgs. 6-7](#)

V. Business Items

A. Consideration & Adoption of **Resolution 2026-08**, Approving FY 2026-2027 Proposed Budget & Setting Public Hearing

[Exhibit 2](#)
[Pgs. 9-21](#)

VI. Next Meeting Quorum Check: June 18th at 9:00 a.m.

John Chism	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Dr. Merrill Stass-Isern	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Kevin Foley	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Richard Mayor	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Nancy Crouch	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

VII. 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, May 28, 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

7763-346176

May. 21, 2026

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

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

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

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

District Manager

**Grand Haven Community Development
District**

7763-346178

May. 21, 2026

EXHIBIT 2

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Grand Haven Community Development District (“**District**”) prior to June 15, 2026, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year **2026/2027** attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 20, 2026

HOUR: 5:00 P.M.

LOCATION: The Grand Haven Village Center, Grand Haven Room,
2001 Waterside Parkway, Palm Coast, Florida 32137

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Palm Coast at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and it shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28th DAY OF MAY, 2026.

ATTEST:

**GRAND HAVEN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: FY 2026/2027 Proposed Annual Budget

GRAND HAVEN CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

BUDGET DESCRIPTION	FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY26 YTD 10/1/25-3/31/26	FY 2027 PROPOSED	VARIANCE FY26 TO FY27	PERCENT VARIANCE
1 REVENUES							
2 ASSESSMENTS LEVIED (NET OF ALLOWABLE DISCOUNTS):							
3 ASSESSMENT LEVY - GENERAL FUND	\$ 4,058,107	\$ 4,346,019	\$ 4,642,810	\$ 4,365,151	\$ 4,904,098	\$ 261,288	5.63%
4 ASSESSMENT LEVY - LAVISTA LANDSCAPE RESTORATION	-	26,028	4,000	3,761	4,000	-	0.00%
5 ASSESSMENT LEVY - ESCALANTE PARKING LOT TAX	-	2,850	2,973	2,795	3,241	268	9.02%
6 ADDITIONAL REVENUES:							
7 REUSE WATER	28,915	32,297	23,000	15,524	23,000	-	0.00%
8 GATE & AMENITY GUEST	16,705	11,868	9,000	11,230	9,000	-	0.00%
9 TENNIS	1,116	2,009	500	871	500	-	0.00%
10 ROOM RENTALS & REC CENTER USE FEE	2,627	1,037	2,000	697	2,000	-	0.00%
11 INTEREST - INVESTMENTS	209,436	187,614	150,000	92,718	120,000	(30,000)	-20.00%
12 GATE ACCESS CARDS	-	7,274	-	-	-	-	0.00%
13 INSURANCE PROCEEDS	-	2,336	-	-	-	-	0.00%
14 MISCELLANEOUS	3,087	1,787	-	5,327	-	-	0.00%
15 TOTAL REVENUES	4,319,992	4,621,117	4,834,283	4,498,074	5,065,839	231,556	4.79%
16 EXPENDITURES							
17 ADMINISTRATIVE							
19 SUPERVISORS - REGULAR MEETINGS	9,600	11,800	12,000	7,000	12,000	-	0.00%
20 SUPERVISORS - WORKSHOPS	7,800	6,800	9,000	-	4,000	(5,000)	-55.56%
21 DISTRICT MANAGEMENT	45,271	46,032	46,634	50,817	60,000	13,366	28.66%
22 ADMINISTRATIVE	11,033	11,806	12,396	6,198	17,396	5,000	40.34%
23 ACCOUNTING	22,783	24,378	25,597	12,798	36,597	11,000	42.98%
24 ASSESSMENT ROLL PREPARATION	10,026	10,727	11,264	5,632	16,264	5,000	44.39%
25 OFFICE SUPPLIES	-	-	1,180	-	1,180	-	0.00%
26 POSTAGE	3,909	3,799	4,104	679	4,104	-	0.00%
27 AUDIT	9,800	4,400	4,500	3,500	4,600	100	2.22%
28 LEGAL - GENERAL COUNSEL	162,782	137,428	170,000	73,213	170,000	-	0.00%
29 ENGINEERING	69,083	60,144	45,796	4,751	40,000	(5,796)	-12.66%
30 ENGINEERING - SOTRMWATER ANALYSIS	-	-	5,000	-	2,000	(3,000)	-60.00%
31 LEGAL ADVERTISING	2,490	2,588	5,000	365	5,000	-	0.00%
32 BANK FEES	1,472	1,024	1,858	-	1,858	-	0.00%
33 ANNUAL DISTRICT FILING FEE	175	175	175	175	175	-	0.00%
34 PROPERTY TAXES	2,496	2,842	2,973	2,553	3,062	89	3.00%
35 RESERVE STUDY	-	11,100	-	-	2,000	2,000	0.00%
36 CONTINGENCY	158	10,511	96,160	9,625	-	(96,160)	-100.00%
37 TOTAL ADMINISTRATIVE	358,878	345,553	453,636	177,306	380,236	(73,400)	-16.18%
38 INFORMATION AND TECHNOLOGY							
40 IT SUPPORT	29,988	30,289	31,500	15,419	32,445	945	3.00%
41 VILLAGE CENTER AND CREEKSIDE TELEPHONE & FAX	8,000	10,640	8,459	4,866	9,731	1,272	15.04%
42 CABLE/INTERNET-VILLAGE CENTER/CREEKSIDE	17,028	18,015	17,200	9,738	19,475	2,275	13.23%
43 WI-FI FOR GATES / HOT SPOTS	-	-	32,897	7,742	33,884	987	3.00%

GRAND HAVEN CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

BUDGET DESCRIPTION		FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY26 YTD 10/1/25-3/31/26	FY 2027 PROPOSED	VARIANCE FY26 TO FY27	PERCENT VARIANCE
44	CELL PHONES	6,148	5,800	8,977	2,608	9,246	269	3.00%
45	WEBSITE HOSTING & DEVELOPMENT	1,629	-	1,912	-	6,270	4,358	227.88%
46	ADA WEBSITE COMPLIANCE	210	2,104	1,500	758	2,000	500	33.33%
47	COMMUNICATIONS: E-BLAST	628	696	631	310	650	19	3.00%
48	LANDLINES/HOT SPOTS FOR GATES AND CAMERAS	32,721	28,508	-	-	-	-	0.00%
49	TOTAL INFORMATION AND TECHNOLOGY	96,351	96,052	103,077	41,439	113,701	10,625	10.31%
50								
51	INSURANCE							
52	INSURANCE	153,999	167,394	142,000	140,907	160,000	18,000	12.68%
53	TOTAL INSURANCE	153,999	167,394	142,000	140,907	160,000	18,000	12.68%
54								
55	UTILITIES							
56	ELECTRIC							
57	ELECTRIC SERVICES - #12316, 85596, 65378	37,705	10,549	9,564	5,636	11,604	2,040	21.33%
58	ELECTRIC- VILLAGE CENTER - #18308	37,476	28,966	44,638	18,837	44,638	-	0.00%
59	ELECTRIC - CREEKSIDE - #87064, 70333	23,722	22,195	32,019	10,250	24,415	(7,604)	-23.75%
60	STREET LIGHTS	27,860	26,459	32,429	14,332	29,105	(3,324)	-10.25%
61	PROPANE - SPAS/CAFÉ	32,613	39,973	60,000	34,266	50,000	(10,000)	-16.67%
62	GARBAGE - AMENITY FACILITIES	20,661	19,536	19,186	9,804	20,750	1,564	8.15%
63	WATER/SEWER							
64	WATER SERVICES	167,044	261,657	180,000	109,203	227,000	47,000	26.11%
65	WATER - VILLAGE CENTER - #324043-44997	17,968	18,399	25,000	10,800	25,000	-	0.00%
66	WATER - CREEKSIDE - #324043-45080	9,548	13,354	14,000	6,091	14,000	-	0.00%
67	PUMP HOUSE SHARED FACILITY	11,665	7,761	10,000	24,243	25,000	15,000	150.00%
68	TOTAL UTILITIES	386,262	448,849	426,836	243,461	471,512	44,676	10.47%
69								
70	FIELD OPERATIONS							
71	STORMWATER SYSTEM							
72	AQUATIC CONTRACT	55,715	57,387	68,052	29,554	70,094	2,042	3.00%
73	AQUATIC CONTRACT: LAKE WATCH	4,767	2,455	7,663	-	2,500	(5,163)	-67.38%
74	AQUATIC CONTRACT: AERATION MAINTENANCE	1,289	1,289	5,049	644	5,200	151	3.00%
75	STORMWATER SYSTEM REPAIRS & MAINTENANCE	-	7,449	18,403	-	18,403	-	0.00%
76	STORMWATER SYTEM PLANNED MAINTENANCE	-	-	-	-	50,000	50,000	100.00%
77	HORTICULTURAL CONSULTANT	11,300	12,000	12,118	9,810	12,118	-	0.00%
78	LANDSCAPE ENHANCEMENT	-	-	-	-	58,000	58,000	100.00%
79	LANDSCAPE REPAIRS & REPLACEMENT	23,150	35,409	50,444	18,565	50,444	-	0.00%
80	LANDSCAPE MAINTENANCE CONTRACT SERVICES - VERDEGO	670,464	676,849	718,070	352,165	748,229	30,159	4.20%
81	LANDSCAPE MAINTENANCE - YELLOWSTONE	64,500	70,208	79,695	35,535	83,042	3,347	4.20%
82	TREE MAINTENANCE (OAK TREE PRUNING)	53,200	46,400	52,730	51,200	52,730	-	0.00%
83	LAVISTA LANDSCAPE RESTORATION	-	-	4,000	-	4,000	-	0.00%
84	OPTIONAL FLOWER ROTATION	-	-	26,750	-	-	(26,750)	-100.00%
85	DOG PARK MAINTENANCE	-	4,200	-	-	5,000	5,000	100.00%
86	FIREWISE	-	-	-	-	56,000	56,000	100.00%

**GRAND HAVEN CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

BUDGET DESCRIPTION	FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY26 YTD 10/1/25-3/31/26	FY 2027 PROPOSED	VARIANCE FY26 TO FY27	PERCENT VARIANCE
87 IRRIGATION REPAIRS & REPLACEMENT	23,995	39,573	42,800	9,359	42,800	-	0.00%
88 ROADS & BRIDGES REPAIRS	1,502	-	-	-	5,000	5,000	100.00%
89 SIDEWALK REPAIRS & REPLACEMENT	-	-	-	-	20,000	20,000	100.00%
90 STREET LIGHT MAINTENANCE	3,754	5,879	10,795	2,408	10,795	-	0.00%
91 VEHICLE REPAIRS & MAINTENANCE	15,210	26,375	18,249	9,827	18,797	547	3.00%
92 OFFICE SUPPLIES: FIELD OPERATIONS	15,615	9,437	17,672	6,690	17,672	-	0.00%
93 HOLIDAY LIGHTS	4,664	4,583	6,000	2,714	6,000	-	0.00%
94 CERT OPERATIONS	267	585	535	438	535	-	0.00%
95 COMMUNITY MAINTENANCE	145,982	114,270	150,000	49,649	156,000	6,000	4.00%
96 OAK TREES	-	-	-	-	50,000	50,000	100.00%
97 STORM CLEAN-UP	274	225,603	32,819	13,595	32,819	-	0.00%
98 MISCELLANEOUS CONTINGENCY	976	-	-	-	-	-	100.00%
99 TOTAL FIELD OPERATIONS	1,096,624	1,339,951	1,321,843	592,153	1,576,177	254,334	19.24%
100							
101 STAFF SUPPORT							
102 PAYROLL	650,049	690,615	785,000	336,667	700,000	(85,000)	-10.83%
103 MERIT PAY/BONUS	33,407	33,809	45,000	13,862	45,000	-	0.00%
104 PAYROLL TAXES	53,047	61,564	63,100	55,726	63,000	(100)	-0.16%
105 EMPLOYEE INSURANCE	114,807	113,959	111,000	49,597	140,662	29,662	26.72%
106 INSURANCE: WORKERS' COMPENSATION	10,561	13,543	30,000	11,499	30,000	-	0.00%
107 PAYROLL & PEO SERVICES	4,445	10,848	34,000	9,366	34,000	-	0.00%
108 MILEAGE REIMBURSEMENT	6,328	4,331	8,000	1,587	8,000	-	0.00%
109 TOTAL STAFF SUPPORT	872,644	928,670	1,076,100	478,305	1,020,662	(55,438)	-5.15%
110							
111 AMENITY OPERATIONS							
112 AMENITY MANAGEMENT	664,638	698,572	735,000	365,340	760,843	25,843	3.52%
113 A/C MAINTENANCE AND SERVICE	7,774	5,800	23,521	6,989	15,000	(8,521)	-36.23%
114 FITNESS EQUIPMENT SERVICE	1,700	1,450	3,400	425	3,400	-	0.00%
115 MUSIC LICENSING	3,827	4,450	4,580	4,374	4,580	-	0.00%
116 POOL/SPA PERMITS	875	896	1,104	-	1,104	-	0.00%
117 POOL CHEMICALS	22,287	40,927	28,446	23,813	32,712	4,266	15.00%
118 PEST CONTROL	2,335	3,024	2,850	1,410	2,850	-	0.00%
119 AMENITY MAINTENANCE	176,286	222,554	168,525	102,816	175,000	6,475	3.84%
120 SPECIAL EVENTS	11,962	7,839	17,418	6,730	17,418	-	0.00%
121 TOTAL AMENITY	891,684	985,511	984,843	511,896	1,012,906	28,063	2.85%
122							
123 SECURITY							
124 GATE ACCESS CONTROL STAFFING	216,977	208,072	239,556	96,864	246,743	7,187	3.00%
125 ADDITIONAL GUARDS	-	468	7,490	786	5,000	(2,490)	-33.24%
126 GUARDHOUSE FACILITY MAINTENANCE	22,394	21,390	28,088	12,568	28,088	-	0.00%
127 GATE COMMUNICATION DEVICES	10,469	10,339	11,814	3,276	11,814	-	0.00%
128 GATE OPERATING SUPPLIES	21,010	10,772	31,500	2,261	31,500	-	0.00%
129 FIRE & SECURITY SYSTEM	8,397	3,214	7,500	3,423	7,500	-	0.00%

**GRAND HAVEN CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

BUDGET DESCRIPTION		FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY26 YTD 10/1/25-3/31/26	FY 2027 PROPOSED	VARIANCE FY26 TO FY27	PERCENT VARIANCE
130	TOTAL SECURITY	279,247	254,255	325,947	119,178	330,644	4,697	1.44%
131								
132	TOTAL EXPENDITURES	4,135,689	4,566,235	4,834,283	2,304,644	5,065,839	231,556	4.79%
133								
134	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	184,350	54,882	-	2,193,430	-	-	0.00%
135								
136	FUND BALANCE							
137	FUND BALANCE - BEGINNING	2,464,406	2,648,756	2,648,756	2,703,638	2,703,638	54,882	2.07%
138	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	184,350	54,882	-	2,193,430	-	-	0.00%
139	FUND BALANCE FORWARD	-	-	-	-	-	-	0.00%
140	TRANSFER OUT TO CAPITAL RESERVE FUND	-	-	(130,982)	-	-	130,982	-100.00%
141	FUND BALANCE - ENDING	2,648,756	2,703,638	2,517,774	4,897,068	2,703,638	185,864	7.38%
142								
143	ANALYSIS OF FUND BALANCE:							
144	COMMITTED: DISASTER	776,250	803,419	423,506	423,506	1,000,000	576,494	136.12%
145	ASSIGNED: 2 MONTHS OPERATING CAPITAL	871,378	755,668	805,714	805,714	844,306	38,593	4.79%
146	UNASSIGNED	1,000,561	1,144,551	1,288,554	3,667,848	859,331	(429,223)	-33.31%
147	PREPAID ITEMS	519	-	-	-	-	-	0.00%
148	FUND BALANCE - ENDING	\$ 2,648,708	\$ 2,703,638	\$ 2,517,774	\$ 4,897,068	\$ 2,703,638	\$ 185,863	7.38%

**GRAND HAVEN CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
OPERATIONS & MAINTENANCE BUDGET NARRATIVE**

FINANCIAL STATEMENT CATEGORY	FY 2027 PROPOSED	SERVICE PROVIDER	COMMENS (SCOPE OF SERVICE)
REVENUES			
ADDITIONAL REVENUES:			
REUSE WATER	23,000	Escalante/Townhomes/Condos	
GATE & AMENITY GUEST	9,000	CDD	
TENNIS	500	CDD	
ROOM RENTALS & REC CENTER USE FEE	2,000	CDD	
INTEREST - INVESTMENTS	120,000	Bank United	
GATE ACCESS CARDS			
INSURANCE PROCEEDS			
MISCELLANEOUS	-		
TOTAL ADDITIONAL REVENUES	154,500		
EXPENDITURES			
ADMINISTRATIVE			
SUPERVISORS - REGULAR MEETINGS	12,000	CDD	Florida Statute, Chapter 190.006(8) sets a \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year per Supervisor. The District anticipates 12 meetings and 10 workshops
SUPERVISORS - WORKSHOPS	4,000	CDD	
DISTRICT MANAGEMENT	60,000	FCS Management Group	Florida Statute, Chapter 190.007(1) states that the Board shall employ and fix the compensation of a District Manager. The District Manager shall have charge and supervision of the works of the District.
ADMINISTRATIVE	17,396	Vesta District Services	These services include preparation of meeting agenda and minutes, coordinating postings on the website, records retention, responding to resident requests and complying with all regulatory requirements involving District activities.
ACCOUNTING	36,597	Vesta District Services	Budget preparation and financial reporting, cash management, revenue reporting and accounts payable functions.
ASSESSMENT ROLL PREPARATION	16,264	Vesta District Services	Assessment roll services, which include preparing, maintaining and transmitting the annual roll with the annual special assessment amounts for the operating, maintenance and capital assessments.
OFFICE SUPPLIES	1,180	N/A	Office supplies used by the District Management company for the sole purpose of the District, billed annually in accordance with the adopted budget
POSTAGE	4,104	N/A	Postage for mailings, including the annual 197 letters to residents related to the annual assessments and public hearings
AUDIT	4,600	Grau & Associates	The District is required to have an independent examination of its financial accounting, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.
LEGAL - GENERAL COUNSEL	170,000	Clark & Albaugh	Clark & Albaugh, LLP, provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.
ENGINEERING	40,000	Kimley-Horn	Engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.
ENGINEERING - SOTRMWATER ANALYSIS	2,000		
LEGAL ADVERTISING	5,000	CDD	Per Florida Statutes, the District advertises for all meetings, workshops, public hearings and public bids. These advertisements are to be in a newspaper of general circulation in the area in which the CDD is located.
BANK FEES	1,858	Bank United	The District pays fees to various financial institutions for its bank accounts.
ANNUAL DISTRICT FILING FEE	175	DEO	The District pays an annual registration fee to the State of Florida to fund the administration of the Uniform Special District Accountability Act.
PROPERTY TAXES	3,062	Flagler County	
RESERVE STUDY	2,000		
CONTINGENCY	-	N/A	Reserve Study
TOTAL ADMINISTRATIVE	380,236		
INFORMATION AND TECHNOLOGY			
IT SUPPORT	32,445	Celera	The District contracts with Celera I.T. Services, Inc. for technology services in the District offices. Monthly Managed Svcs=\$2,611.08/month=\$31,333. Additional hourly fees for support at \$90/hour
VILLAGE CENTER AND CREEKSIDE TELEPHONE & FAX	9,731	NetFortis	The District contracts with Fonality for phone and fax service at the Village Center
CABLE/INTERNET-VILLAGE CENTER/CREEKSIDE	19,475	Spectrum	The District contracts with Spectrum for Village Center and Creekside Cable TV and for Creekside Internet.
WI-FI FOR GATES / HOT SPOTS	33,884	Spectrum	The District contracts with Spectrum for WiFi service
CELL PHONES	9,246	T-Mobile	The District contracts with T-Mobile for cell phone service
WEBSITE HOSTING & DEVELOPMENT	6,270	Campus Suite	The District contracts with Campus Suite to produce and maintain the District's website which is required by the State of Florida. Includes IT support, security tools, email, quarterly technology alignment and vCIO reviews, roadmap, password manager, security awareness training, 24/7 security operations center etc,
ADA WEBSITE COMPLIANCE	2,000	Campus Suite	The District contracts with Campus Suite to ensure the District's website is ADA compliant
COMMUNICATIONS: E-BLAST	650	Constant Contact	E-Blasts are sent out by CDD office as a means of communications with residents. Provide is Constant Contact. There is no formal contract for this service
LANDLINES/HOT SPOTS FOR GATES AND CAMERAS	-	AT&T	The District contracts with AT&T for landline service/hot spot for the gates and cameras
TOTAL INFORMATION AND TECHNOLOGY	113,701		
INSURANCE			
INSURANCE	160,000	FIA	The District obtains general liability, public officials, property, auto general liability and flood insurance

**GRAND HAVEN CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
OPERATIONS & MAINTENANCE BUDGET NARRATIVE**

FINANCIAL STATEMENT CATEGORY	FY 2027 PROPOSED	SERVICE PROVIDER	COMMENS (SCOPE OF SERVICE)
47 TOTAL INSURANCE	160,000		
48 UTILITIES			
49 ELECTRIC			
50 ELECTRIC SERVICES - #12316, 85596, 65378	11,604	FPL	
51 ELECTRIC- VILLAGE CENTER - #18308	44,638	FPL	
52 ELECTRIC - CREEKSIDE - #87064, 70333	24,415	FPL	
53 STREET LIGHTS	29,105	FPL	
54 PROPANE - SPAS/CAFÉ	50,000	Suburban Propane	The District has a contract with Suburban Propane to provide propane gas to the spas and café.
55 GARBAGE - AMENITY FACILITIES	20,750	Waste Management	The District has a contract with Waste Pro for garbage service at both Village Center and Creekside
56 WATER/SEWER			
57 WATER SERVICES	227,000	City of Palm Coast	
58 WATER - VILLAGE CENTER - #324043-44997	25,000	City of Palm Coast	
59 WATER - CREEKSIDE - #324043-45080	14,000	City of Palm Coast	
60 PUMP HOUSE SHARED FACILITY	25,000	Escalante/CDD	
61 TOTAL UTILITIES	471,512		
62 FIELD OPERATIONS			
63 STORMWATER SYSTEM			
64 AQUATIC CONTRACT	70,094	Solitude	The District has a waterway management contract with SOLitude Lake Management
65 AQUATIC CONTRACT: LAKE WATCH	2,500	Solitude	The District has a contract with SOLitude Lake Management to perform 2x month pond maintenance, herbicidal treatments and remove trash from around ponds during visits.
66 AQUATIC CONTRACT: AERATION MAINTENANCE	5,200	Solitude	The District has a maintenance contract with SOLitude Lake Management
67 STORMWATER SYSTEM REPAIRS & MAINTENANCE	18,403	N/A	
68 STORMWATER SYTEM PLANNED MAINTENANCE	50,000		
69 HORTICULTURAL CONSULTANT	12,118	Louise Leister	The District has a contract with Louise Leister to provide professional consulting services for landscape enhancement management, firewise, tree management within the community. \$900/month, plus \$55/hour for additional services
70 LANDSCAPE ENHANCEMENT	58,000		
71 LANDSCAPE REPAIRS & REPLACEMENT	50,444	N/A	
72 LANDSCAPE MAINTENANCE CONTRACT SERVICES - VER	748,229	VerdeGo	Landscape maintenance services throughout the community.
73 LANDSCAPE MAINTENANCE - YELLOWSTONE	83,042	Yellowstone	The District has an annual contract with Yellowstone. Scope of Services under Review for RFP
74 TREE MAINTENANCE (OAK TREE PRUNING)	52,730	Shaw Tree	The District will incur expenses for oak tree pruning
75 LAVISTA LANDSCAPE RESTORATION	4,000		
76 OPTIONAL FLOWER ROTATION	-	VerdeGo	The District will incur expenses for optional flower rotation
77 DOG PARK MAINTENANCE	5,000		
78 FIREWISE	56,000		
79 IRRIGATION REPAIRS & REPLACEMENT	42,800	VerdeGo	The District will incur expenses for irrigation repairs and replacements
80 ROADS & BRIDGES REPAIRS	5,000	N/A	The District will incur expenses for roads and bridge repair
81 SIDEWALK REPAIRS & REPLACEMENT	20,000		
82 STREET LIGHT MAINTENANCE	10,795	N/A	The District will incur expenses for street light maintenance
83 VEHICLE REPAIRS & MAINTENANCE	18,797	N/A	The District will incur expenses for vehicle repair and maintenance. This includes gas as well as repair and maintenance.
84 OFFICE SUPPLIES: FIELD OPERATIONS	17,672	N/A	The District will incur expenses for office supplies for field operations staff (such as paper, printers, printer ink, pens, batteries, battery backups, computer accessories, office furniture, folders, cell phones, note pads, laptops, computers, etc.)
85 HOLIDAY LIGHTS	6,000	N/A	The District will incur expenses for annual holiday light displays
86 CERT OPERATIONS	535	N/A	The District may incur expenses for Community Emergency Response Team to educate volunteers about disaster preparedness
87 COMMUNITY MAINTENANCE	156,000	N/A	The District will incur expenses for community maintenance (street signs, benches, garbage cans, power washing equipment, tools, camera repairs, bridge and pier repairs, mailbox maintenance/repairs, pond bank repairs, sidewalks, crosswalks, curb and gutters, bulkhead repairs/maintenance).
88 OAK TREES	50,000		
89 STORM CLEAN-UP	32,819	N/A	The District may incur expenses for storm clean-up. This is typically done by landscape company but is for more than their standard contract.
90 MISCELLANEOUS CONTINGENCY	-		
91 TOTAL FIELD OPERATIONS	1,576,177		
92 STAFF SUPPORT			
93 PAYROLL	700,000	CDD Staff	This amount represents the total payroll for 12 District Employees
94 MERIT PAY/BONUS	45,000	CDD Staff	The District provides a Board approved merit pay/bonus program for eligible employees
95 PAYROLL TAXES	63,000	CDD Staff	As an employer, the Distric is required to pay this tax
96 EMPLOYEE INSURANCE	140,662	CDD Staff	The District provides health insurance for eligible employees
97 INSURANCE: WORKERS' COMPENSATION	30,000	CDD Staff	Premium for worker's compensation coverage which is required by Florida Statutespremium for eligible employees
98 PAYROLL & PEO SERVICES	34,000	CDD Staff	As an employer, the Distric is required to pay this tax
99 MILEAGE REIMBURSEMENT	8,000	CDD Staff	The District pays a per mile reimbursement to employees when personal vehicles are used for District business
100 TOTAL STAFF SUPPORT	1,020,662		
101 AMENITY OPERATIONS			

**GRAND HAVEN CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
OPERATIONS & MAINTENANCE BUDGET NARRATIVE**

	FINANCIAL STATEMENT CATEGORY	FY 2027 PROPOSED	SERVICE PROVIDER	COMMENS (SCOPE OF SERVICE)
102	AMENITY MANAGEMENT	760,843	Vesta Property Services	The District has a contract with Vesta Property Services for management of all amenities which expires on 9/30/2024.
103	A/C MAINTENANCE AND SERVICE	15,000	Sunshine State Heating and Air	The District will incur expenses for annual air conditioner maintenance and service
104	FITNESS EQUIPMENT SERVICE	3,400	Lloyd's Fitness	The District will incur expenses for annual fitness equipment service
105	MUSIC LICENSING	4,580	Sesac	The District will incur expenses for use music
106	POOL/SPA PERMITS	1,104	FDOH	The District will incur expenses for annual permits
107	POOL CHEMICALS	32,712	Poolsure	The District will incur expenses for chemicals to treat the pool
108	PEST CONTROL	2,850	Massey	The District will incur expenses for pest control in facilities
109	AMENITY MAINTENANCE	175,000	N/A	The District will incur expenses for amenity maintenance --normally items that are underbudgeted (e.g. spa heater at Creekside; oven at the café, outdoor audio speaker at Village Center)
110	SPECIAL EVENTS	17,418	N/A	The District will incur expenses for special events throughout the year
111	TOTAL AMENITY	1,012,906		
112	SECURITY			
113	GATE ACCESS CONTROL STAFFING	246,743	Security Solutions of America	The District pays for staffing of guards at certain gates within the community
114	ADDITIONAL GUARDS	5,000	Security Solutions of America	The District budgets for additional guards if the need arises
115	GUARDHOUSE FACILITY MAINTENANCE	28,088	N/A	The District will incur expenses for the on-going maintenance of the guardhouses
116	GATE COMMUNICATION DEVICES	11,814	N/A	The District purchases "clickers" for resident's purchase
117	GATE OPERATING SUPPLIES	31,500	N/A	The District pays for card readers, gate arms, control boards, motors, loop detectors and keypads
118	FIRE & SECURITY SYSTEM	7,500	Daytona Fire & Safety	The District pays for inspections and repairs to the fire suppression systems
119	TOTAL SECURITY	330,644		

GRAND HAVEN CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)

BUDGET DESCRIPTION	FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY26 YTD 10/1/25-3/31/26	FY 2027 PROPOSED	VARIANCE FY26 TO FY27	PERCENT VARIANCE
REVENUES							
1 'Assessment Levy: Capital Reserve Fund	\$ 890,983	\$ 955,160	\$ 1,019,867	\$ 958,875	\$ 1,019,867	\$ -	0%
2 Fund Balance Forward	-	-	15,159	-	-	(15,159)	-100%
3 Insurance Proceeds	-	148,674	-	-	-	-	0%
4 TOTAL REVENUES	890,983	1,103,834	1,035,027	958,875	1,019,867	(15,159)	-1%
EXPENDITURES							
7 Infrastructure Reinvestment	-	-	-	-	46,358	46,358	100%
8 Capital Improvement Plan (CIP)	622,752	1,666,105	1,035,027	472,258	973,509	(61,518)	-6%
9 TOTAL EXPENDITURES	622,752	1,666,105	1,035,027	472,258	1,019,867	(15,160)	-1%
11 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	268,231	(562,271)	-	486,617	-	-	0%
FUND BALANCE							
14 Fund Balance - Beginning	1,623,112	1,891,343	1,891,343	1,329,072	1,329,072	(562,271)	-30%
15 Fund Balance Forward (utilization)	-	-	(15,159)	-	-	15,159	-100%
16 Transfer in from General Fund	-	-	130,982	-	-	(130,982)	-100%
17 Net Change in Fund Balance	268,231	(562,271)	-	486,617	-	-	0%
18 FUND BALANCE - ENDING	1,891,343	1,329,072	2,007,166	1,815,689	1,329,072	(678,094)	-34%

**GRAND HAVEN CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
CAPITAL IMPROVEMENT PLAN (CIP)**

CAPITAL PROJECTS		FY 2027 PROPOSED
1	ALLOWANCE	\$ 230,000
2	ELECTRONICS	38,540
3	FITNESS EQUIPMENT	20,688
4	FURNITURE, FIXTURES & EQUIPMENT	6,684
5	FURNITURE, FIXTURES & DÉCOR	16,868
6	MAILBOXES	18,884
7	PAINTING & WATERPROOFING	53,045
8	PAVING	468,918
9	POOLS, WATER FEATURES & EQUIPMENT	28,644
10	RECREATIONAL AREA	25,462
11	VEHICLE, ATV, UTS	65,776
12	TOTAL CAPITAL PROJECTS¹	\$ 973,509

Footnote 1: Total estimated capital projects per the reserve study.

**GRAND HAVEN CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND ASSESSMENT ALLOCATION**

OPERATIONS & MAINTENANCE (O&M)	
NET O&M BUDGET	\$4,904,098
COUNTY COLLECTION COSTS	\$104,343
EARLY PAYMENT DISCOUNT	\$208,685
GROSS O&M ASSESSMENT	\$5,217,125

CAPITAL RESERVE FUND (CRF)	
NET CAPITAL RESERVE FUND	\$1,019,867
COUNTY COLLECTION COSTS	\$21,699
EARLY PAYMENT DISCOUNT	\$43,399
GROSS CRF ASSESSMENT	\$1,084,965

LA VISTA LANDSCAPE RESTORATION	
NET LA VISTA ASSESSMENT	\$4,000
COUNTY COLLECTION COSTS	\$85
EARLY PAYMENT DISCOUNT	\$170
GROSS LA VISTA ASSESSMENT	\$4,255

UNIT TYPE	UNIT COUNT	ALLOCATION OF O&M ASSESSMENT				ALLOCATION OF CAPITAL RESERVE ASSESSMENT					ALLOCATION OF LA VISTA ASSESSMENT					
		ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER UNIT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	CAPITAL RESERVE FUND	CRF PER UNIT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL LA VISTA	LA VISTA PER UNIT
SINGLE LOT AND OCCUPIED CONDOS	1,837	1.0	1,837.0	96%	\$5,015,889	\$2,730	1.0	1,837.0	96%	\$1,043,115	\$568					
LA VISTA CONDOS	24	1.0	24.0	1%	\$65,531	\$2,730	1.0	24.0	1%	\$13,628	\$568					
DOUBLE LOTS	5	2.0	10.0	1%	\$27,305	\$5,461	2.0	10.0	1%	\$5,678	\$1,136	1.0	24.0	100%	\$4,255	\$177
UNFINISHED CONDOS	1	24.0	24.0	1%	\$65,531		24.0	24.0	1%	\$13,628						
ESCALANTE	1	15.7	15.7	1%	\$42,869		15.7	15.7	1%	\$8,915						
	1,868		1,910.7	100%	\$5,217,125			1,910.7	100%	\$1,084,965			24.0	100%	\$4,255	

O&M VARIANCE	
FY 2026	\$4,642,810
FY 2027	\$4,904,098
	<u>\$261,288</u>

CRF VARIANCE	
FY 2026	\$1,019,867
FY 2027	\$1,019,867
	<u>\$0</u>

LA VISTA VARIANCE	
FY 2026	\$4,000
FY 2027	\$4,000
	<u>\$0</u>

UNIT TYPE	O&M ASSESSMENT PER UNIT			
	FY 2026 O&M PER UNIT	FY 2027 O&M PER UNIT	ANNUAL VARIANCE	MONTHLY VARIANCE
SINGLE LOT AND OCCUPIED CONDOS	\$2,585.00	\$2,730.48	\$145.48	\$12.12
LA VISTA CONDOS	\$2,585.00	\$2,730.48	\$145.48	\$12.12
DOUBLE LOTS	\$5,170.00	\$5,460.96	\$290.96	\$24.25
UNFINISHED CONDOS	\$62,040.00	\$65,531.48	\$3,491.48	\$290.96
ESCALANTE	\$40,584.50	\$42,868.51	\$2,284.01	\$190.33

UNIT TYPE	CRF ASSESSMENT PER UNIT			
	FY 2026 CRF PER UNIT	FY 2027 CRF PER UNIT	ANNUAL VARIANCE	MONTHLY VARIANCE
SINGLE LOT AND OCCUPIED CONDOS	\$567.84	\$567.84	\$0.00	\$0.00
LA VISTA CONDOS	\$567.84	\$567.84	\$0.00	\$0.00
DOUBLE LOTS	\$1,135.67	\$1,135.67	\$0.00	\$0.00
UNFINISHED CONDOS	\$13,628.07	\$13,628.07	\$0.00	\$0.00
ESCALANTE	\$8,915.03	\$8,915.03	\$0.00	\$0.00

UNIT TYPE	TOTAL ASSESSMENT PER UNIT			
	FY 2026 TOTAL PER UNIT	FY 2027 TOTAL PER UNIT	ANNUAL VARIANCE	MONTHLY VARIANCE
SINGLE LOT AND OCCUPIED CONDOS	\$3,152.84	\$3,298.31	\$145.48	\$12.12
LA VISTA CONDOS	\$3,330.14	\$3,475.62	\$145.48	\$12.12
DOUBLE LOTS	\$6,305.67	\$6,596.63	\$290.96	\$24.25
UNFINISHED CONDOS	\$75,668.07	\$79,159.55	\$3,491.48	\$290.96
ESCALANTE ¹	\$52,662.06	\$55,231.41	\$2,569.35	\$214.11

FOOTNOTE 1: INCLUDES ESCALANTE SPECIAL ASSESSMENT ADDED TO PARCEL 15-11-31-2985-00000-0000