

**GRAND OAKS
COMMUNITY DEVELOPMENT
DISTRICT**

SEPTEMBER 13, 2023

AGENDA PACKAGE



210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

Grand Oaks Community Development District

Board of Supervisors

Keith Hyatt, Chairperson
Dennis Smith, Vice Chairperson
Marc Harris, Assistant Secretary
Amy Corob, Assistant Secretary
Julie Smith, Assistant Secretary

District Staff

Bob Koncar, District Manager
Jonathan Johnson, District Counsel
William E. Schaefer II, P.E., District Engineer

Meeting Agenda

Wednesday, September 13, 2023 at 2:00 p.m.

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

- 1. Call to Order/Roll Call**
- 2. District Follow-ups**
- 3. Public Comments** *(Each individual has the opportunity to comment on any items other than the budget during this portion of public comments and is limited to three (3) minutes for such comment. Once the public comments period of the meeting has ended, no further public comments will be accepted.)*
- 4. Action Items**
- 5. Resolution 2023-06, Ratifying Resetting the Budget Public Hearing**
- 6. Public Hearing to Adopt Fiscal Year 2024 Budget** *(Public Comments regarding the proposed budget will be accepted at this time)*
 - A. Resolution 2023-07, Adopting the Fiscal Year 2024 Budget
 - B. Resolution 2023-08, Annual Assessment Resolution for Fiscal Year 2024
- 7. Consent Agenda**
 - A. Approval of Minutes of the June 28, 2023 Regular Meeting and July 10, 2023 Continued Meeting
 - B. Consideration of Operation and Maintenance Expenditures July 2023
 - C. Acceptance of the Financials and Approval of the Check Register for July 2023
- 8. Manager's Report**
 - A. Consideration of Proposed Fiscal Year 2024 Meeting Schedule
 - B. Review and Consideration of Webmaster Proposals

District Office:

12574 Flagler Center Boulevard, Suite 101
Jacksonville, FL 32258

Meeting Location:

Grand Oaks Amenity Center
1055 Turnbull Creek Road
St. Augustine, FL. 32092

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- ADA Site Compliance
- Campus Suite

9. Attorney's Report

10. Engineer's Report

11. Additional Items

12. Supervisors' Requests or Comments

13. Adjournment

*Next regularly scheduled meeting is September 27, 2023 at 2:00 p.m.

Fourth Order of Business

Memorandum

September 6, 2023

TO: Grand Oaks Board of Supervisors
 FROM: Bob Koncar
 SUBJECT: FY 24 Budget Recommendations/Other Actions

Recommendations for the FY 24 Budget:

- Tab 1: (A) **Elimination of Capital Expenditures:**
Recommendation: eliminate the proposed capital expenditures for the FY 24 Budget in a total amount of \$177,590. If approved this action will reduce the proposed assessment increases in the Tentative Budget by \$197.64 per resident, per year.
- Tab 1: (B) **Change the Revenue Section to Reconfigure the On roll and off roll assessment revenue.**
- Tab 1: **Under Parks and Recreation:**
 C): Change Cabana Maintenance to Security/Monitoring: \$5,000
 D): Add Staffing/Maintenance as the last item: \$ 195,000.
- Tab 1: **Under Reserves:**
 E): Change Capital Reserves to Operational Reserves: \$45,000

Operational Recommendations:

- Tab 2: Consider the request from residents to provide 24-hour access to the gym.
- Tab 3: Consider the request from residents to allow for food trucks on the District property. Recommendation to authorize the staff to work with the District Attorney to secure all necessary liability forms and requiring all vendors to secure the necessary County permits.
- Tab 4: Authorize the expenditure of \$2,315.11 in order to add a camera in the office and in front of the amenity center. (see attached).
- Tab 5: Consider the proposals for pest control for Amenity Center:
A. All U Need Pest Control: (See attached)
 1. Annual pest control services: ants, roaches, spiders, silverfish, earwigs, plaster bagworms, sowbug, beetles/weevils, millipedes. **(seven times a year service)** Annual Cost: \$1,200
 2. Fire Ant Services: \$350 - \$1,550 Annual Total

B. Home Team Pest Control:

Proposal includes: roaches, pest ants, house spiders, occasional pests, mud daubers, paper wasps, silverfish/firebrats, earwigs, fire ants. **Quarterly Services** \$810 annual total (see attached)

- Tab 6: Authorize the Chairman to work with the District Attorney and District Manager to secure monthly security monitoring services and execute a contract for these services.
- Tab 7: Determine the landscaping company that the Board desires to enter into a long-term contract and authorize the Chairman to execute the contract once it is approved by the District Attorney. (See attached)
- Tab 8: Authorize the Chairman to execute an extension of the current contract with The Greenery through the end of September.

GRAND OAKS

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 7/31/23	Projected Revenues & Expenditures 8/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Fiscal Year 2024 Final Operating Budget	Increase / (Decrease) from FY 2023 to FY 2024
REVENUES						
SPECIAL ASSESSMENTS - SERVICE CHARGES						
Operations & Maintenance Assmts-Tax Roll	235,809.00	235,809.00	0.00	235,809.00	626,341.61	390,532.61
Operations & Maintenance Assmts-Off Roll	611,976.00	154,496.00	225,768.00	380,264.00	612,178.39	202.39
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$847,785.00	\$390,305.00	\$225,768.00	\$616,073.00	\$1,238,520.00	\$390,735.00
INTEREST EARNINGS						
Interest Earnings	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Misc Revenue						
Other Misc. Revenue	0.00	3,200.00	0.00	3,200.00	0.00	0.00
TOTAL Misc Revenue	\$0.00	\$3,200.00	\$0.00	\$3,200.00	\$0.00	\$0.00
TOTAL REVENUES	\$847,785.00	\$393,505.00	\$225,768.00	\$619,273.00	\$1,238,520.00	\$390,735.00
EXPENDITURES						
LEGISLATIVE						
Supervisor Fees	0.00	400.00	600.00	1,000.00	12,000.00	12,000.00
TOTAL LEGISLATIVE	\$0.00	\$400.00	\$600.00	\$1,000.00	\$12,000.00	\$12,000.00
FINANCIAL & ADMINISTRATIVE						
District Manager	52,500.00	39,375.00	13,125.00	52,500.00	54,075.00	1,575.00
District Engineer	3,530.00	8,365.00	1,635.00	10,000.00	5,000.00	1,470.00
Dissemination Agent	12,300.00	6,000.00	0.00	6,000.00	9,000.00	(3,300.00)
Trustees Fees	12,600.00	12,122.00	0.00	12,122.00	11,000.00	(1,600.00)
Accounting Services	9,000.00	6,750.00	1,500.00	8,250.00	9,270.00	270.00
Auditing Services	6,600.00	0.00	6,600.00	6,600.00	5,000.00	(1,600.00)
Postage, Phone, Faxes, Copies	200.00	398.00	102.00	500.00	300.00	100.00
Public Officials Insurance	2,506.00	2,694.00	0.00	2,694.00	2,800.00	294.00
Legal Advertising	1,500.00	1,357.00	5,143.00	6,500.00	2,000.00	500.00
Bank Fees	100.00	0.00	100.00	100.00	150.00	50.00
Dues, Licenses & Fees	175.00	528.00	0.00	528.00	175.00	0.00
Office Supplies	150.00	0.00	500.00	500.00	250.00	100.00
Website Administration	1,200.00	900.00	300.00	1,200.00	1,500.00	300.00
ADA Website Compliance	2,900.00	1,500.00	1,400.00	2,900.00	4,000.00	1,100.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$105,261.00	\$79,989.00	\$30,405.00	\$110,394.00	\$104,520.00	(\$741.00)
LEGAL COUNSEL						
District Counsel	10,000.00	17,840.00	2,160.00	20,000.00	12,000.00	2,000.00
TOTAL LEGAL COUNSEL	\$10,000.00	\$17,840.00	\$2,160.00	\$20,000.00	\$12,000.00	\$2,000.00
ELECTRIC UTILITY SERVICES						
Electric Utility Services	150,000.00	54,132.00	15,000.00	69,132.00	160,000.00	10,000.00
TOTAL ELECTRIC UTILITY SERVICES	\$150,000.00	\$54,132.00	\$15,000.00	\$69,132.00	\$160,000.00	\$10,000.00
WATER-SEWER COMBINATION SERVICES						
Water Utility Services	7,500.00	4,099.00	1,901.00	6,000.00	9,000.00	1,500.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$7,500.00	\$4,099.00	\$1,901.00	\$6,000.00	\$9,000.00	\$1,500.00
OTHER PHYSICAL ENVIRONMENT						
Waterway Management System	35,000.00	14,150.00	1,600.00	15,750.00	38,000.00	3,000.00
Field Manager	0.00	61,757.00	25,000.00	86,757.00	0.00	0.00
General Liability & Property Casualty Insurance	28,000.00	26,169.00	0.00	26,169.00	22,000.00	(6,000.00)
General Operating	1,760.00	9,503.00	500.00	10,003.00	2,500.00	740.00
Landscape Maintenance	309,300.00	183,100.00	40,000.00	223,100.00	340,000.00	30,700.00
Miscellaneous Repairs & Maintenance	13,081.00	585.00	415.00	1,000.00	14,000.00	919.00
Hardscape Maintenance	12,000.00	19,428.00	1,572.00	21,000.00	14,000.00	2,000.00
Plant Replacement Program	15,000.00	0.00	0.00	0.00	10,000.00	(5,000.00)
Irrigation Maintenance	7,500.00	3,268.00	1,732.00	5,000.00	8,500.00	1,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$421,641.00	\$317,960.00	\$70,819.00	\$388,779.00	\$449,000.00	\$27,359.00
ROADS & STREET FACILITIES						
Sidewalk & Pavement Repairs	2,500.00	0.00	1,500.00	1,500.00	5,000.00	2,500.00
TOTAL ROAD & STREET FACILITIES	\$2,500.00	\$0.00	\$1,500.00	\$1,500.00	\$5,000.00	\$2,500.00
PARKS & RECREATION						
Cabana Maintenance	5,000.00	0.00	0.00	0.00	5,000.00	0.00
Pool Operations & Maintenance	21,000.00	13,332.00	10,668.00	24,000.00	24,500.00	3,500.00
Recreation Facility Maintenance	17,500.00	35,777.00	1,223.00	37,000.00	35,000.00	17,500.00
Recreation Equipment Maintenance	2,500.00	21,384.00	3,616.00	25,000.00	5,000.00	2,500.00
Security/Staffing	55,000.00	27.00	0.00	27.00	195,000.00	140,000.00
TOTAL PARKS & RECREATION	\$101,000.00	\$70,520.00	\$15,507.00	\$86,027.00	\$264,500.00	\$163,500.00
CAPITAL IMPROVEMENTS						
Capital Improvements	0.00	0.00	0.00	0.00	177,500.00	177,500.00
TOTAL CAPITAL IMPROVEMENTS	\$0.00	\$0.00	\$0.00	\$0.00	\$177,500.00	\$177,500.00
RESERVES						
Capital Reserves	49,883.00	1,566.00	0.00	1,566.00	45,000.00	(4,883.00)
TOTAL RESERVES	\$49,883.00	\$1,566.00	\$0.00	\$1,566.00	\$45,000.00	(\$4,883.00)
TOTAL EXPENDITURES	\$847,785.00	\$545,506.00	\$137,892.00	\$684,398.00	\$1,238,520.00	\$390,735.00
REVENUES OVER / (UNDER) EXPENDITURES	\$0.00	(\$153,001.00)	\$87,876.00	(\$65,125.00)	\$0.00	\$0.00

GRAND OAKS

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS ⁽¹⁾

Lot Size	EAU Value	Unit Count	Fiscal Year 2023			Fiscal Year 2024			Total Inc/(Dec) in Annual Assmt ⁽²⁾
			Debt Service Per Unit	O&M Per Unit	Fiscal Year 2023 Total Assessment	Debt Service Per Unit	O&M Per Unit	Fiscal Year 2024 Total Assessment	
Phase 1 - SERIES 2019									
Single Family 50'	1.00	40	\$2,232.14	\$903.06	\$3,135.20	\$2,232.14	\$1,410.68	\$3,642.82	\$507.62
Single Family 50' - Prepaid	1.00	131	\$1,806.97	\$903.06	\$2,710.03	\$1,806.97	\$1,410.68	\$3,217.65	\$507.62
Single Family 60'	1.20	178	\$2,232.14	\$903.06	\$3,135.20	\$2,232.14	\$1,410.68	\$3,642.82	\$507.62
Phase 2 - SERIES 2020									
Single Family 40'	1.00	235	\$2,144	\$903.06	\$3,047.24	\$2,144.18	\$1,410.68	\$3,554.86	\$507.62
Single Family 50'	1.00	158	\$2,144	\$903.06	\$3,047.24	\$2,144.18	\$1,410.68	\$3,554.86	\$507.62
Single Family 60'	1.00	70	\$2,144	\$903.06	\$3,047.24	\$2,144.18	\$1,410.68	\$3,554.86	\$507.62
Phase 2 - SERIES 2021									
Single Family 50' - Prepaid	1.00	50	\$2,682	\$903.06	\$3,585.46	\$2,682.40	\$1,410.68	\$4,093.08	\$507.62
Single Family 60' - Prepaid	1.00	34	\$2,351	\$903.06	\$3,253.93	\$2,350.87	\$1,410.68	\$3,761.55	\$507.62
Single Family 70' - Prepaid	1.00	38	\$2,766	\$903.06	\$3,669.54	\$2,766.48	\$1,410.68	\$4,177.16	\$507.62
Total		934							

Notations:

⁽¹⁾ Annual assessments are adjusted for collection costs and early payment discounts of 6%.

⁽²⁾ A positive figure denotes an increase in assessments; conversely, a negative figure denotes a decrease in assessments.

We have prepared a quote for you



Adding 2 Cameras

Quote # Q004237 Version 1

Prepared for:

Inframark



P: 813-948-0202 E: amanda.lebbing@mhdit.com W: www.MHDcommunications.com

Wednesday, July 26, 2023

Inframark
Rebekah Scroggins
1055 Turnbull Creek Rd
St. Augustine, FL 32092
rebekah.scroggins@inframark.com

Dear Rebekah,

We appreciate the opportunity to provide you with a solution! Unparalleled quality and customer service is the foundation of our business and the focus of our teams.

MHD Communications takes pride in our solution-oriented business by offering a total technology solution for your business. Our offerings extend to IT Managed Services, Network Security, Audio Visual, Access Control, Surveillance, Security, Phone Systems, Low Voltage Cabling and Fiber Services. Should you ever need a solution in one of these areas, please do not hesitate to reach out. We at MHD Communications want to make your business just that much more successful and we are looking forward to assisting you in doing so very soon!

Thank you for taking the time to review my proposal. It has been my pleasure to provide you with a solution for your technology needs. If I can answer any additional questions or provide you with more details please give me a call.

Best Regards,

A handwritten signature in black ink, appearing to read "AL", is written over a horizontal line.

Amanda Lebbing
Account Manager
MHD Communications

P: 813-948-0202 E: amanda.lebbing@mhdit.com W: www.MHDcommunications.com

ABOUT MHD COMMUNICATIONS

Established in 2003, MHD Communications specializes in providing high-quality total technology solutions for small and medium sized businesses. Our commitment to excellence and providing impeccable customer service is what sets apart from our competitors and our exponential growth over the last few decades has secured us as one of Tampa Bay's premier technology providers, keeping pace with the rapid changes in the technology world. Our highly trained local staff provides around-the-clock top-notch service that you can depend upon for years to come. Fully licensed, bonded and insured, MHD Communications exists to provide the highly responsive technology support system to clients who require a superior level of quality and reliability.



P: 813-948-0202 E: amanda.lebbing@mhdit.com W: www.MHDcommunications.com

HARDWARE

Product Details	Qty
8 Megapixel Turret, 2.8-12mm Lens, Built in Mic	2
CAT6 550MHz, HDBT, UTP, 8C CMRBLUE-PVC JACKET, AWG23, SOLIDBARE-COPPER	1
Connectors, Mounting Hardware, etc.	1

Subtotal: **\$825.11**

SCOPE OF WORK

Procure and Install (2) 8mp turret cameras

- Pull cat6 drop to each camera location
- Verify with customer camera placement and field of view when onsite
- Program cameras to integrate with existing NVR
- Camera locations: (1) in an office, and (1) at exterior of building to view parking lot.

P: 813-948-0202 E: amanda.lebbing@mhdit.com W: www.MHDcommunications.com

PAYMENT OPTIONS

CASH CONTRACT

Deposit: Due within five business days of signed proposal. Parts will not be ordered and project will not be scheduled until deposit is received in full.

Parts: 80%

Labor: 50%

Remaining Balance: Due within five business days of completion.

Progress Billing: For projects that last more than 30 days, MHD Communications reserves the right to send a monthly progress bill for labor that has been completed.

MHD Communications accepts cash, check and all major credit cards. A link to pay with a credit card will be provided with the invoice for the deposit.

FINANCE CONTRACT

MHD Communications offers 36 month, 48 month and 60 month options for financing.

If you are interested in financing your project, please request financing options from your sales engineer.

ACCEPTANCE OF CONTRACT

The undersigned hereby agrees to purchase the above equipment in accordance with the terms and conditions stated on this agreement. Until accepted and signed by an officer of seller at its principal office, this agreement shall not become effective and shall not constitute a binding contract. Pricing included on this proposal is valid for fifteen days from initial presentation.



P: 813-948-0202 E: amanda.lebbing@mhdit.com W: www.MHDcommunications.com

Adding 2 Cameras



Prepared by:
MHD Communications
Amanda Lebbing
813-948-0202 ext 8827
Fax 813-699-5001
amanda.lebbing@mhdit.com

Prepared for:
Inframark
1055 Turnbull Creek Rd
St. Augustine, FL 32092
Rebekah Scroggins
(904) 489-0648
rebekah.scroggins@inframark.com

Quote Information:
Quote #: Q004237
Version: 1
Delivery Date: 07/26/2023
Expiration Date: 08/23/2023

Quote Summary

Description	Amount
HARDWARE	\$825.11
SERVICES	\$1,490.00
Total:	\$2,315.11

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

MHD Communications

Inframark

Signature: 
Name: Amanda Lebbing
Title: Account Manager
Date: 07/26/2023

Signature: _____
Name: Rebekah Scroggins
Date: _____

Congratulations on choosing the best pest service!!

Please review the following agreement and then sign. You will receive a copy via email for your records.

Thanks!

All U Need Jacksonville
8638 Phillips Hwy Building 3 Suite 5
Jacksonville, FL 32256
(904) 239-5036 | office@allunneedpest.com
License #: JB323461

Service Agreement



Service Address

Patricia Gudmunson
1055 Turnbull Creek Rd
St. Augustine, FL 32092
7

Owned Rented Sq. Footage

Customer Information

rebekah.scroggins@inframark.com
(904) 501-2473 | (407) 566-2018

Notes: around the pool area.

Programs Provided

Business Standard Pest Control: Service will include in initial interior/exterior service, following reoccurring service according to the schedule below.

Pest included: Ants*, Roaches*, Spiders, Silverfish, Earwigs, Plaster Bagworms, Sowbug, Beetles/Weevils, Millipedes

*Other programs available at extra charge: Rats, Fleas, Termites, German Roaches (Infestation) , Big Headed Ants

Year Round Pest Barriers

The first treatment to your building is called an 'initial flush out'. This special treatment will be on both the interior and exterior of your property, and attempts to gain control over existing pest populations. Insect eggs are immune to products, and don't become exposed until after they hatch, making reoccurring service necessary for complete control.

Insect Activity



Initially you may see a slight increase in pest activity as pest populations are disrupted. Within a few weeks you should see this activity drastically decline as our products take effect. Over time, these pest levels will continually decrease as regular services are performed. Regular treatments are critical in maintaining protective barriers and preventing infestations from reoccurring. If you see more than the occasional pest around your business, please call (904) 239-5036 at any time for a complimentary retreat!

Business Perimeter and Interior Subscription

Aug '23

(S)300.00

Sep '23

Oct '23

(S)150.00

Nov '23

Dec '23

(S)150.00

Jan '24

Feb '24

(S)150.00

Mar '24

Apr '24

(S)150.00

May '24

Jun '24

(S)150.00

Jul '24

GENERAL TERMS AND CONDITIONS

GENERAL TERMS AND CONDITIONS

This General Household Pest Control Service Agreement (“Agreement”) between ALL U NEED PEST CONTROL INC. (“ALL U NEED”) and the above-named Customer (“CUSTOMER”). In consideration for the payment of the Service Fee, and any applicable sales tax, set forth below and subject to the general terms and conditions provided within this Agreement, ALL U NEED will provide general household pest control service at the Structure(s) or Lawn identified above and at the selected frequency.

ALL U NEED AND CUSTOMER AGREE TO THE FOLLOWING TERMS AND CONDITIONS:

1. **SERVICE PERFORMANCE:** Due to the nature of Florida’s climate, the nature of its pests and the available insecticides, total eradication of the serviced pests may not be possible. CUSTOMER understands that ALL U NEED is not guaranteeing that the serviced pests will be completely eradicated or that CUSTOMER will not see another serviced pest, rather, ALL U NEED will use its best efforts to control the serviced pest and that such effort constitutes full performance under the terms of this Agreement.
2. **SPECIFIC EXCLUSIONS:** CUSTOMER agrees that this Agreement does not cover and ALL U NEED shall not be responsible or liable for any of the following:
 - a. Any Pest not selected for service under this Agreement, and in no event, bed bugs, wood-destroying organisms and mold are not serviced under this Agreement;
 - b. Personal injuries or damages of any nature arising from biting or stinging pests;
 - c. Personal injuries arising from CUSTOMER’s failure to follow ALL U NEED’s pre or post service protocols;
 - d. Personal injuries or property damage arising from any pests (to include their fecal matter, urine or debris) at the Service Address;
 - e. Damages caused by ALL U NEED to trees, shrubs, flowers, sprinkler systems or portions of Structure(s) that interfere with the completion of the service selected;
 - f. Any odors, smell, scent or damage associated with the death and/or decay of any pest, when such death and/or decay occurs in inaccessible areas, including but not limited to attics, crawl spaces, behind walls and under flooring; and
 - g. Injury or death to animals or pets that come into contact with any pesticide or device deployed in conjunction with any service provided under this Agreement.
3. **AUTOMATIC RENEWALS:** The initial term of this Agreement is for one year from the date CUSTOMER executes this Agreement (the “Anniversary Date”) and will automatically renew for another year, unless CUSTOMER provides ALL U NEED with a written notice of cancellation.
4. **CUSTOMER’S RESPONSIBILITY TO CORRECT CONDITIONS CONDUCIVE TO PEST INFESTATIONS:** ALL U NEED will notify CUSTOMER of the need to correct or eliminate certain identified conditions in or around the Structure(s) that are conducive to an infestation by a serviced pest. CUSTOMER acknowledges that ALL U NEED cannot control the serviced pest while the identified conducive condition exists; consequently, ALL U NEED is not responsible for any infestation by a serviced pest that occurs while an identified conducive condition exists and CUSTOMER shall not attribute such infestation to a lack of performance on the part of ALL U NEED.
5. **ACCESS TO SERVICE AREA(S):** CUSTOMER agrees to provide full access to the premises and designated Service Area(s) at the scheduled time of service. In the event of an internal service, this includes all closets, furniture, drawers, safes, or other concealed areas. In the event that ALL U NEED is denied access to the designated service areas, ALL U NEED will not inspect or provide treatment and will not have any obligation or responsibility for any inaccessible areas; notwithstanding, an additional service fee may be assessed against CUSTOMER if ALL U NEED is required to return to the premises to complete its inspection, treatment or other service. CUSTOMER agrees to keep all occupants of the premises advised of the date, time and access necessary for ALL U NEED’s services and treatments. An occupant’s failure to allow ALL U NEED access to designated Service Area(s) shall be deemed CUSTOMER’s failure to provide access under this provision.
6. **SERVICE COMPONENTS:** During the course of ALL U NEED’s service under this Agreement, ALL U NEED may install and/or affix to the Structure(s) or/and surrounding property various components and devices that may assist in controlling the pests selected for service. CUSTOMER has no possessory rights to any of these components or devices, except for a right of use while this Agreement is in effect. All such components or devices are and remain the property of ALL U NEED. Notwithstanding, CUSTOMER is responsible for the costs associated with the replacement of any such component or device following installation, so long as ALL U NEED does not cause the loss or destruction of the component or device. Following the expiration or a termination of this Agreement, CUSTOMER agrees to provide ALL U NEED with access to the Structure(s) and/or property upon which the Structure(s) is located in order to retrieve any and all such component and devices.
7. **CHEMICAL SENSITIVITY:** If CUSTOMER believes, or other occupants (including invitees and licensees) on the Property believe, that he or she may be sensitive to chemicals, CUSTOMER must immediately notify ALL U NEED in writing and in advance of ALL U NEED’s service, including whether CUSTOMER or occupants have consulted with a medical doctor regarding such sensitivity. ALL U NEED reserves the right, upon receipt of such notification, to deny or terminate service. Failure to provide this notification

represents CUSTOMER and occupants' assumption of the risk and waiver of any claims against ALL U NEED in connection with such sensitivity. CUSTOMER further agrees to indemnify, protect and hold harmless ALL U NEED from any and all chemical sensitivity claims, causes, actions, judgments, costs, attorney's fees, expenses and losses of every kind and character, whether direct or indirect, brought by CUSTOMER or other occupants (including invitees and licensees) to the Property, if CUSTOMER fails to provide the above written notice.

8. BINDING ARBITRATION: Customer and ALL U NEED agree that any and all controversies or claims between them arising out of or relating to this Agreement, or the breach thereof, shall be settled solely and exclusively by arbitration administered under the Revised Florida Arbitration Act, Chapter 682, Florida Statutes, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. Such arbitration shall be conducted in Lee County, Florida, using the substantive law of Florida governing the issue or claim in dispute. The arbitrator shall be independent, mutually agreed upon, and to the greatest extent possible, be knowledgeable in pest control and building construction matters by education, experience, licensing and training to deal with the issues and claims presented. Neither party shall sue the other where the basis of the suit is or arises out of this Agreement, other than for (1) enforcement of this arbitration provision, (2) appointment of an arbitrator if one cannot be mutually agreed upon, or (3) enforcement of the arbitrator's decision. The Parties agree that the sole and exclusive venue of any suit shall be Lee County, Florida. All costs, expenses, and fees of arbitration and settling a controversy shall be borne equally by the parties. This arbitration provision shall survive cancellation, expiration, or termination of this Agreement.

9. SCHEDULING: ALL U NEED will make a good faith effort (24-hour notice) to schedule the customer's regular recurring service. If customer cannot be reached, then the service will be rendered to the best of the ability of ALL U NEED.

10. TERMINATION: ALL U NEED's responsibilities, duties, obligations and any liabilities under this Agreement shall be terminated and ALL U NEED will be excused from the performance of any obligations under this Agreement should 1) CUSTOMER allow another Pest Control Operator to inspect or treat the subject premises during any term hereof, 2) CUSTOMER utilizes any home remedy products, "do-it-yourself" products, over-the-counter products, or any chemicals or pesticides to eradicate termites, rodents, spiders, beetles or other insects, 3) ALL U NEED is prevented or delayed from fulfilling any of its duties, obligations or responsibilities under the terms of this Agreement by reasons or circumstances beyond its control or refusal or interference by the CUSTOMER to provide ALL U NEED with access to Structure(s) for purpose of treatment or carrying out the terms and conditions of the Agreement or CUSTOMER fails to pay any amount due and owed under the terms of this Agreement.

11. CHANGE IN LAW: This Agreement shall be interpreted, regulated and adjudicated in accordance with applicable federal, state, and local laws and regulations in existence at the time of execution of this Agreement. Should any federal, state, or local law or regulation change regarding ALL U NEED's service(s), products or materials, ALL U NEED is authorized to take any action necessary to comply such changes in the law. Any modifications or revision to this Agreement pursuant to changes in statutes or regulations does not constitute a termination of this Agreement. However, if ALL U NEED cannot modify its Agreement, treatments or services to comply with such change in the law, then ALL U NEED reserves the right to immediately terminate this Agreement.

12. SEVERABILITY: CUSTOMER agrees that if any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining terms and conditions of this Agreement shall remain in full force and effect.

13. NON-PAYMENT/RIGHT TO LIEN:

Notwithstanding any provision within this Agreement to the contrary, ALL U NEED may initiate a legal action to recover all unpaid balances. In the event a collection service is utilized or legal action becomes necessary to recover unpaid balances, Customer will be responsible to pay all expenses associated with said collection, including attorney's fees and costs. In the event that Customer fails to pay any sum due and owed under the terms of this Agreement, ALL U NEED has the right to immediately place a lien on Customer's property at the maximum interest allowed by law and terminate this Agreement.

14. FORCE MAJEURE: ALL U NEED shall not be liable to the Customer for any failure or delay in the performance of its obligations to the extent such failure or delay is caused by fire, flood, earthquakes, other elements of nature, acts of war, terrorism, riots, civil disorders, rebellions or revolutions, disease, epidemics, quarantines, pandemics, acts of government, a declared state of emergency, delays in visas, changes in laws and governmental policies, or other conditions beyond its reasonable control following execution of this Agreement

Initial Service / Warranties

Initial Quote:

\$300.00

Initial Discount:

(\$0.00)

Sub Total:

\$300.00

Tax (0%):

\$0.00

Initial Total:
\$300.00

Recurring Services

Service Charge:
\$150.00

Tax (0%):
\$0.00

Recurring Total:
\$150.00

BUYER’S RIGHT TO CANCEL: This agreement becomes valid upon signature. This is a home solicitation sale, and if you do not want the goods or services, you may cancel this agreement by providing written notice to the seller in person, by telegram, email or by regular mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this agreement. If you cancel this agreement, the seller may not keep all or part of any cash down payment.

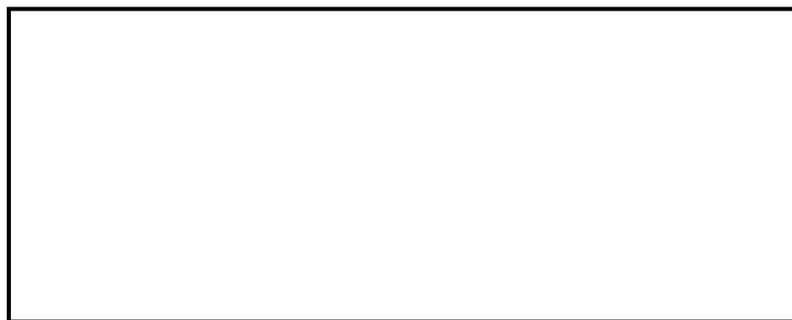
Billing Info

Patricia Gudmunson
1055 Turnbull Creek Rd
St. Augustine, FL 32092

Payment Information

Mail payments to: 6281 Metro Plantation Rd Fort Myers, Florida 33966
Patricia Gudmunson

I authorize All U Need Jacksonville to automatically bill my debit/credit card upon completion of each service.



Sign above

I have read and agree to the terms and conditions of this agreement including any additional terms and disclosures listed above. I confirm that my email address is entered correctly and agree to receive my agreement, additional disclosures, and future account notifications electronically.

Clear

Agenda Page 20
Sign Agreement

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(<https://www.facebook.com/AllUNeedPestControl/>)

All U Need Jacksonville
6281 Metro Planation Rd
Fort Myers, FL 33966
(904) 239-5036
<https://www.alluneepest.com>
(<https://www.alluneepest.com>)

Congratulations on choosing the best pest service!!

Please review the following agreement and then sign. You will receive a copy via email for your records.

Thanks!

All U Need Jacksonville
8638 Phillips Hwy Building 3 Suite 5
Jacksonville, FL 32256
(904) 239-5036 | office@allunneedpest.com
License #: JB323461

Service Agreement



Service Address

Patricia Gudmunson
1055 Turnbull Creek Rd
St. Augustine, FL 32092
7

Customer Information

rebekah.scroggins@inframark.com
(904) 501-2473 | (407) 566-2018
Notes: around the pool area.



Fire Ants



Bigheaded Ant

Service Description

Granular bait treatment through entire yard to eliminate populations of Fire Ants and Bigheaded Ants. Treatment will last one year and will need to be treated every year to ensure the ants do not return.

This General Household Pest Control Service Agreement ("Agreement") between ALL U NEED PEST CONTROL INC. ("ALL U NEED") and the above-named Customer ("CUSTOMER"). In consideration for the payment of the Service Fee, and any applicable sales tax, set forth below and subject to the general terms and conditions provided within this Agreement, ALL U NEED will provide general household pest control service at the Structure(s) or Lawn identified above and at the selected frequency.

ALL U NEED AND CUSTOMER AGREE TO THE FOLLOWING TERMS AND CONDITIONS:

1. **SERVICE PERFORMANCE:** Due to the nature of Florida's climate, the nature of its pests and the available insecticides, total eradication of the serviced pests may not be possible. CUSTOMER understands that ALL U NEED is not guaranteeing that the serviced pests will be completely eradicated or that CUSTOMER will not see another serviced pest, rather, ALL U NEED will use its best efforts to control the serviced pest and that such effort constitutes full performance under the terms of this Agreement.

2. **SPECIFIC EXCLUSIONS:** CUSTOMER agrees that this Agreement does not cover and ALL U NEED shall not be responsible or liable for any of the following:

- a. Any Pest not selected for service under this Agreement, and in no event, bed bugs, wood-destroying organisms and mold are not serviced under this Agreement;
- b. Personal injuries or damages of any nature arising from biting or stinging pests;
- c. Personal injuries arising from CUSTOMER's failure to follow ALL U NEED's pre or post service protocols;
- d. Personal injuries or property damage arising from any pests (to include their fecal matter, urine or debris) at the Service Address;
- e. Damages caused by ALL U NEED to trees, shrubs, flowers, sprinkler systems or portions of Structure(s) that interfere with the completion of the service selected;
- f. Any odors, smell, scent or damage associated with the death and/or decay of any pest, when such death and/or decay occurs in inaccessible areas, including but not limited to attics, crawl spaces, behind walls and under flooring; and
- g. Injury or death to animals or pets that come into contact with any pesticide or device deployed in conjunction with any service provided under this Agreement.

3. AUTOMATIC RENEWALS: The initial term of this Agreement is for one year from the date CUSTOMER executes this Agreement (the "Anniversary Date") and will automatically renew for another year, unless CUSTOMER provides ALL U NEED with a written notice of cancellation.

4. CUSTOMER'S RESPONSIBILITY TO CORRECT CONDITIONS CONDUCTIVE TO PEST INFESTATIONS: ALL U NEED will notify CUSTOMER of the need to correct or eliminate certain identified conditions in or around the Structure(s) that are conducive to an infestation by a serviced pest. CUSTOMER acknowledges that ALL U NEED cannot control the serviced pest while the identified conducive condition exists; consequently, ALL U NEED is not responsible for any infestation by a serviced pest that occurs while an identified conducive condition exists and CUSTOMER shall not attribute such infestation to a lack of performance on the part of ALL U NEED.

5. ACCESS TO SERVICE AREA(S): CUSTOMER agrees to provide full access to the premises and designated Service Area(s) at the scheduled time of service. In the event of an internal service, this includes all closets, furniture, drawers, safes, or other concealed areas. In the event that ALL U NEED is denied access to the designated service areas, ALL U NEED will not inspect or provide treatment and will not have any obligation or responsibility for any inaccessible areas; notwithstanding, an additional service fee may be accessed against CUSTOMER if ALL U NEED is required to return to the premises to complete its inspection, treatment or other service. CUSTOMER agrees to keep all occupants of the premises advised of the date, time and access necessary for ALL U NEED's services and treatments. An occupant's failure to allow ALL U NEED access to designated Service Area(s) shall be deemed CUSTOMER's failure to provide access under this provision.

6. SERVICE COMPONENTS: During the course of ALL U NEED's service under this Agreement, ALL U NEED may install and/or affix to the Structure(s) or/and surrounding property various components and devices that may assist in controlling the pests selected for service. CUSTOMER has no possessory rights to any of these components or devices, except for a right of use while this Agreement is in effect. All such components or devices are and remain the property of ALL U NEED. Notwithstanding, CUSTOMER is responsible for the costs associated with the replacement of any such component or device following installation, so long as ALL U NEED does not cause the loss or destruction of the component or device. Following the expiration or a termination of this Agreement, CUSTOMER agrees to provide ALL U NEED with access to the Structure(s) and/or property upon which the Structure(s) is located in order to retrieve any and all such component and devices.

7. CHEMICAL SENSITIVITY: If CUSTOMER believes, or other occupants (including invitees and licensees) on the Property believe, that he or she may be sensitive to chemicals, CUSTOMER must immediately notify ALL U NEED in writing and in advance of ALL U NEED's service, including whether CUSTOMER or occupants have consulted with a medical doctor regarding such sensitivity. ALL U NEED reserves the right, upon receipt of such notification, to deny or terminate service. Failure to provide this notification represents CUSTOMER and occupants' assumption of the risk and waiver of any claims against ALL U NEED in connection with such sensitivity. CUSTOMER further agrees to indemnify, protect and hold harmless ALL U NEED from any and all chemical sensitivity claims, causes, actions, judgments, costs, attorney's fees, expenses and losses of every kind and character, whether direct or indirect, brought by CUSTOMER or other occupants (including invitees and licensees) to the Property, if CUSTOMER fails to provide the above written notice.

8. BINDING ARBITRATION: Customer and ALL U NEED agree that any and all controversies or claims between them arising out of or relating to this Agreement, or the breach thereof, shall be settled solely and exclusively by arbitration administered under the Revised Florida Arbitration Act, Chapter 682, Florida Statutes, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. Such arbitration shall be conducted in Lee County, Florida, using the substantive law of Florida governing the issue or claim in dispute. The arbitrator shall be independent, mutually agreed upon, and to the greatest extent possible, be knowledgeable in pest control and building construction matters by education, experience, licensing and training to deal with the issues and claims presented. Neither party shall sue the other where the basis of the suit is or arises out of this Agreement, other than for (1) enforcement of this arbitration provision, (2) appointment of an arbitrator if one cannot be mutually agreed upon, or (3) enforcement of the arbitrator's decision. The Parties agree that the sole and exclusive venue of any suit shall be Lee County, Florida. All costs, expenses, and fees of arbitration and settling a controversy shall be borne equally by the parties. This arbitration provision shall survive cancellation, expiration, or termination of this Agreement.

9. SCHEDULING: ALL U NEED will make a good faith effort (24-hour notice) to schedule the customer's regular recurring service. If customer cannot be reached, then the service will be rendered to the best of the ability of ALL U NEED.

10. TERMINATION: ALL U NEED's responsibilities, duties, obligations and any liabilities under this Agreement shall be terminated and ALL U NEED will be excused from the performance of any obligations under this Agreement should 1) CUSTOMER allow another Pest Control Operator to inspect or treat the subject premises during any term hereof, 2) CUSTOMER utilizes any home remedy products, "do-it-yourself" products, over-the-counter products, or any chemicals or pesticides to eradicate termites, rodents, spiders, beetles or other insects, 3) ALL U

NEED is prevented or delayed from fulfilling any of its duties, obligations or responsibilities under the terms of this Agreement by reasons or circumstances beyond its control or refusal or interference by the CUSTOMER to provide ALL U NEED with access to Structure(s) for purpose of treatment or carrying out the terms and conditions of the Agreement or CUSTOMER fails to pay any amount due and owed under the terms of this Agreement.

11. **CHANGE IN LAW:** This Agreement shall be interpreted, regulated and adjudicated in accordance with applicable federal, state, and local laws and regulations in existence at the time of execution of this Agreement. Should any federal, state, or local law or regulation change regarding ALL U NEED's service(s), products or materials, ALL U NEED is authorized to take any action necessary to comply such changes in the law. Any modifications or revision to this Agreement pursuant to changes in statutes or regulations does not constitute a termination of this Agreement. However, if ALL U NEED cannot modify its Agreement, treatments or services to comply with such change in the law, then ALL U NEED reserves the right to immediately terminate this Agreement.

12. **SEVERABILITY:** CUSTOMER agrees that if any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining terms and conditions of this Agreement shall remain in full force and effect.

13. **NON-PAYMENT/RIGHT TO LIEN:**

Notwithstanding any provision within this Agreement to the contrary, ALL U NEED may initiate a legal action to recover all unpaid balances. In the event a collection service is utilized or legal action becomes necessary to recover unpaid balances, Customer will be responsible to pay all expenses associated with said collection, including attorney's fees and costs. In the event that Customer fails to pay any sum due and owed under the terms of this Agreement, ALL U NEED has the right to immediately place a lien on Customer's property at the maximum interest allowed by law and terminate this Agreement.

14. **FORCE MAJEURE:** ALL U NEED shall not be liable to the Customer for any failure or delay in the performance of its obligations to the extent such failure or delay is caused by fire, flood, earthquakes, other elements of nature, acts of war, terrorism, riots, civil disorders, rebellions or revolutions, disease, epidemics, quarantines, pandemics, acts of government, a declared state of emergency, delays in visas, changes in laws and governmental policies, or other conditions beyond its reasonable control following execution of this Agreement.

Guaranteed Granular Subscription

Aug '23

(S)350.00

Sep '23

Oct '23

Nov '23

Dec '23

Jan '24

Feb '24

Mar '24

Apr '24

May '24

Jun '24

Jul '24

Initial Service / Warranties

Initial Quote:

\$350.00

Initial Discount:

(\$0.00)

Sub Total:

\$350.00

Tax (0%):

\$0.00

Initial Total:

\$350.00

Recurring Services

Service Charge:

\$0.00

Tax (0%):

\$0.00

Recurring Total:

\$0.00

You, the customer, may cancel this transaction anytime prior to midnight of the third business day after the date of this transaction by giving written notice of cancellation to All U Need Jacksonville. If for any reason, at any time, the contract is cancelled before its completion, and the initial service has been performed, customer agrees to pay the full initial service charge. Upon completion of this agreement treatments will continue at the same frequency until cancelled by the customer.

Billing Info

Patricia Gudmunson

1055 Turnbull Creek Rd

St. Augustine, FL 32092

Payment Information

Patricia Gudmunson

I authorize All U Need Jacksonville to automatically bill my debit/credit card upon completion of each service.

This agreement is for an initial period of 12 month(s).

Sign above

I have read and agree to the terms and conditions of this agreement including any additional terms and disclosures listed above. I confirm that my email address is entered correctly and agree to receive my agreement, additional disclosures, and future account notifications electronically.

Clear

Sign Agreement

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(<https://www.FieldRoutes.com>)



(<https://www.facebook.com/AllUNeedPestControl/>)

All U Need Jacksonville
6281 Metro Planation Rd
Fort Myers, FL 33966
(904) 239-5036
<https://www.alluneepest.com>
(<https://www.alluneepest.com>)

Trees Amigos	Base Costs Annually	Total Annual Ancillary Costs	Mulch	Flower Rotation	Irrigation Repair Rate	Grand Totals
FY 24	\$300,096	\$38,587	443 cubic yards	4 times a year	\$80 an hour	
FY 25	\$300,096	\$38,587	once a year	5,328 flowers		
FY 26	\$309,099	\$39,744		annually		
Three Year Totals	\$909,291	\$116,918			\$80 an hour	\$1,026,209
The Greenery	Base Costs Annually	Total Annual Ancillary Costs	Mulch	Flower Rotation	Irrigation Repair Rate	Grand Totals
FY 24	\$ 229,008	\$ 39,843	443 cubic yards	4 times a year	\$75 per hour	
FY 25	\$ 229,008	\$ 39,843	once a year	5,712 flowers		
FY 26	\$ 233,588	\$ 40,640		annually		
Three Year Totals	\$ 691,604	\$ 120,326			\$75 per hour	\$ 811,930

SECOND AMENDMENT TO THE AGREEMENT BETWEEN GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT AND THE GREENERY, INC. FOR LANDSCAPE MAINTENANCE SERVICES

This Second Amendment (“**Second Amendment**”) is made and entered into effective as of the ___ day of _____, 2023, by and between:

Grand Oaks Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the “District”); and

The Greenerly, Inc., a South Carolina corporation with a mailing address of P.O. Box 6569, Hilton Head, South Carolina 29939 (the “Contractor,” and together with District, the “Parties”).

RECITALS

WHEREAS, the District and Contractor previously entered into an agreement for landscape maintenance services dated February 20, 2023, as amended (together the “**Services Agreement**”); and

WHEREAS, the parties desire to amend the Services Agreement as set forth in more detail in Section 2 below; and

WHEREAS, each of the parties hereto has the authority to execute this Second Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Second Amendment so that this Second Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. The Services Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. Except as described in Section 2 of this Second Amendment, nothing herein shall modify the rights and obligations of the parties under the Services Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 2. The Services Agreement is hereby amended as follows:

A. The Services Agreement is hereby amended to extend the termination date to September 30, 2023. Compensation shall be extended in accordance with the rates contained within the Services Agreement.

SECTION 3. All remaining terms and conditions of the Agreement, without limitation, are hereby adopted, reaffirmed and incorporated as if restated herein.

IN WITNESS WHEREOF, the parties hereto have signed this Second Amendment on the day and year first written above.

ATTEST:

**GRAND OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Print Name

WITNESS:

THE GREENERY, INC.

Witness

By: _____
Print: _____
Its: _____

Print Name

Fifth Order of Business

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS OF THE DISTRICT MANAGER RESETTING THE DATE OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND AMENDING RESOLUTION 2023-04 TO RESET THE HEARING THEREON; RATIFYING THE ACTIONS OF THE DISTRICT MANAGER IN RE-NOTICING THE PUBLIC HEARINGS ON THE PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND THE LEVY OF OPERATION AND MAINTENANCE ASSESSMENTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Grand Oaks Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and

WHEREAS, the Board of Supervisors of the District (“Board”) previously adopted Resolution 2023-04, approving the proposed budget for Fiscal Year 2023/2024 and setting the public hearing thereon for August 23, 2023 at 2:00 p.m. at Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida, 32092 (“Budget Hearing”); and

WHEREAS, due to an increase in the operations and maintenance budget, the District Manager noticed the public hearing regarding the levying of operations and maintenance assessments to fund the Fiscal Year 2023/2024 budget for August 23, 2023 (“O&M Assessments Hearing” together with the Budget Hearing, the “Public Hearings”); and

WHEREAS, due to lack of quorum, the District Manager rescheduled the Public Hearings to September 13, 2023 at 2:00 p.m. at the location provided for in Resolution 2023-04, and the District Manager has caused the notice of the Public Hearings to be provided pursuant to Florida law; and

WHEREAS, the Board desires to ratify the District Manager’s actions in resetting the Public Hearings and providing the required notice.

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

SECTION 1. RATIFICATION OF PUBLIC HEARINGS RESET. The actions of the District Manager in re-setting the public hearings and providing the notice of the Public Hearings are hereby ratified. Resolution 2023-04 is hereby amended to reflect that the public hearing as

declared in Resolution 2023-04 is re-set to September 13, 2023 at 2:00 p.m. at the Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida.

SECTION 2. RESOLUTION 2023-04 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2023-04 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 13th day of September, 2023.

ATTEST:

**GRAND OAKS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Sixth Order of Business

GRAND OAKS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024

FINAL ANNUAL OPERATING BUDGET



June 7, 2023

GRAND OAKS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024

FINAL ANNUAL OPERATING BUDGET

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June 7, 2023

GRAND OAKS

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Grand Oaks Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2024, which begins on October 1, 2023. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2019 Special Assessment Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2020 Special Assessment Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

GRAND OAKS

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	597,456.00	246,747.00	0.00	246,747.00	(350,709.00)
Operations & Maintenance Assmts-Off Roll	250,329.00	0.00	598,089.00	598,089.00	347,760.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$847,785.00	\$246,747.00	\$598,089.00	\$844,836.00	(\$2,949.00)
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Misc Revenue					
Other Misc. Revenue	0.00	2,949.00	0.00	2,949.00	2,949.00
TOTAL Misc Revenue	\$0.00	\$2,949.00	\$0.00	\$2,949.00	\$2,949.00
TOTAL REVENUES	\$847,785.00	\$249,696.00	\$598,089.00	\$847,785.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	0.00	200.00	10,000.00	10,200.00	0.00
TOTAL LEGISLATIVE	\$0.00	\$200.00	\$10,000.00	\$10,200.00	\$0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	52,500.00	21,876.00	30,624.00	52,500.00	0.00
District Engineer	3,530.00	385.00	4,615.00	5,000.00	1,470.00
Dissemination Agent	12,300.00	3,333.00	4,867.00	8,200.00	(4,100.00)
Trustees Fees	12,600.00	8,081.00	2,519.00	10,600.00	(2,000.00)
Accounting Services	9,000.00	3,750.00	4,500.00	8,250.00	(750.00)
Auditing Services	6,600.00	0.00	6,600.00	6,600.00	0.00
Postage, Phone, Faxes, Copies	200.00	141.00	359.00	500.00	300.00
Public Officials Insurance	2,506.00	2,694.00	0.00	2,694.00	188.00
Legal Advertising	1,500.00	828.00	5,672.00	6,500.00	5,000.00
Bank Fees	100.00	0.00	100.00	100.00	0.00
Dues, Licenses & Fees	175.00	528.00	0.00	528.00	353.00
Office Supplies	150.00	0.00	500.00	500.00	350.00
Website Administration	1,200.00	500.00	700.00	1,200.00	0.00
ADA Website Compliance	2,900.00	0.00	2,900.00	2,900.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$105,261.00	\$42,116.00	\$63,956.00	\$106,072.00	\$811.00
LEGAL COUNSEL					
District Counsel	10,000.00	4,575.00	7,925.00	12,500.00	2,500.00
TOTAL LEGAL COUNSEL	\$10,000.00	\$4,575.00	\$7,925.00	\$12,500.00	\$2,500.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	150,000.00	25,324.00	124,676.00	150,000.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	\$150,000.00	\$25,324.00	\$124,676.00	\$150,000.00	\$0.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	7,500.00	1,480.00	6,020.00	7,500.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$7,500.00	\$1,480.00	\$6,020.00	\$7,500.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	35,000.00	6,250.00	7,500.00	13,750.00	(21,250.00)
General Liability & Property Casualty Insurance	28,000.00	19,629.00	0.00	19,629.00	(8,371.00)
General Operating	1,760.00	419.00	1,341.00	1,760.00	0.00
Landscape Maintenance	309,300.00	79,403.00	181,708.24	261,111.24	(48,188.76)
Miscellaneous Repairs & Maintenance	13,081.00	25.00	13,055.76	13,080.76	(0.24)
Hardscape Maintenance	12,000.00	11,789.00	3,211.00	15,000.00	3,000.00
Plant Replacement Program	15,000.00	0.00	10,000.00	10,000.00	(5,000.00)
Irrigation Maintenance	7,500.00	848.00	4,152.00	5,000.00	(2,500.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$421,641.00	\$118,363.00	\$220,968.00	\$339,331.00	(\$82,310.00)
ROAD & STREET FACILITIES					
Sidewalk & Pavement Repairs	2,500.00	0.00	1,500.00	1,500.00	(1,000.00)
TOTAL ROAD & STREET FACILITIES	\$2,500.00	\$0.00	\$1,500.00	\$1,500.00	(\$1,000.00)
PARKS & RECREATION					
Cabana Maintenance	5,000.00	0.00	0.00	0.00	(5,000.00)
Pool Operations & Maintenance	21,000.00	3,853.00	20,147.00	24,000.00	3,000.00
Recreation Facility Maintenance	17,500.00	14,478.00	14,722.00	29,200.00	11,700.00
Recreation Equipment Maintenance	2,500.00	3,518.00	8,964.00	12,482.00	9,982.00
Security/Staffing	55,000.00	10,347.00	99,653.00	110,000.00	55,000.00
TOTAL PARKS & RECREATION	\$101,000.00	\$32,196.00	\$143,486.00	\$175,682.00	\$74,682.00
CAPITAL IMPROVEMENTS					
Capital Improvements	0.00	0.00	0.00	0.00	0.00
Capital Expenses	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL IMPROVEMENTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
RESERVES					
Capital Reserves	49,883.00	591.00	44,409.00	45,000.00	(4,883.00)
TOTAL RESERVES	\$49,883.00	\$591.00	\$44,409.00	\$45,000.00	(\$4,883.00)
TOTAL EXPENDITURES	\$847,785.00	\$224,845.00	\$622,940.00	\$847,785.00	(\$10,200.00)
REVENUES OVER / (UNDER) EXPENDITURES	\$0.00	\$24,851.00	(\$24,851.00)	\$0.00	\$10,200.00

GRAND OAKS

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Fiscal Year 2024 Final Operating Budget	Increase / (Decrease) from FY 2023 to FY 2024
REVENUES						
SPECIAL ASSESSMENTS - SERVICE CHARGES						
Operations & Maintenance Assmts-Tax Roll	597,456.00	246,747.00	0.00	246,747.00	626,341.61	28,885.61
Operations & Maintenance Assmts-Off Roll	250,329.00	0.00	598,089.00	598,089.00	612,178.39	361,849.39
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$847,785.00	\$246,747.00	\$598,089.00	\$844,836.00	\$1,238,520.00	\$390,735.00
INTEREST EARNINGS						
Interest Earnings	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Misc Revenue						
Other Misc. Revenue	0.00	2,949.00	0.00	2,949.00		0.00
TOTAL Misc Revenue	\$0.00	\$2,949.00	\$0.00	\$2,949.00	\$0.00	\$0.00
TOTAL REVENUES	\$847,785.00	\$249,696.00	\$598,089.00	\$847,785.00	\$1,238,520.00	\$390,735.00
EXPENDITURES						
LEGISLATIVE						
Supervisor Fees	0.00	200.00	10,000.00	10,200.00	12,000.00	12,000.00
TOTAL LEGISLATIVE	\$0.00	\$200.00	\$10,000.00	\$10,200.00	\$12,000.00	\$12,000.00
FINANCIAL & ADMINISTRATIVE						
District Manager	52,500.00	21,876.00	30,624.00	52,500.00	54,075.00	1,575.00
District Engineer	3,530.00	385.00	4,615.00	5,000.00	5,000.00	1,470.00
Dissemination Agent	12,300.00	3,333.00	4,867.00	8,200.00	9,000.00	(3,300.00)
Trustees Fees	12,600.00	8,081.00	2,519.00	10,600.00	11,000.00	(1,600.00)
Accounting Services	9,000.00	3,750.00	4,500.00	8,250.00	9,270.00	270.00
Auditing Services	6,600.00	0.00	6,600.00	6,600.00	5,000.00	(1,600.00)
Postage, Phone, Faxes, Copies	200.00	141.00	359.00	500.00	300.00	100.00
Public Officials Insurance	2,506.00	2,694.00	0.00	2,694.00	2,800.00	294.00
Legal Advertising	1,500.00	828.00	5,672.00	6,500.00	2,000.00	500.00
Bank Fees	100.00	0.00	100.00	100.00	150.00	50.00
Dues, Licenses & Fees	175.00	528.00	0.00	528.00	175.00	0.00
Office Supplies	150.00	0.00	500.00	500.00	250.00	100.00
Website Administration	1,200.00	500.00	700.00	1,200.00	1,500.00	300.00
ADA Website Compliance	2,900.00	0.00	2,900.00	2,900.00	4,000.00	1,100.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$105,261.00	\$42,116.00	\$63,956.00	\$106,072.00	\$104,520.00	(\$741.00)
LEGAL COUNSEL						
District Counsel	10,000.00	4,575.00	7,925.00	12,500.00	12,000.00	2,000.00
TOTAL LEGAL COUNSEL	\$10,000.00	\$4,575.00	\$7,925.00	\$12,500.00	\$12,000.00	\$2,000.00
ELECTRIC UTILITY SERVICES						
Electric Utility Services	150,000.00	25,324.00	124,676.00	150,000.00	160,000.00	10,000.00
TOTAL ELECTRIC UTILITY SERVICES	\$150,000.00	\$25,324.00	\$124,676.00	\$150,000.00	\$160,000.00	\$10,000.00
WATER-SEWER COMBINATION SERVICES						
Water Utility Services	7,500.00	1,480.00	6,020.00	7,500.00	9,000.00	1,500.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$7,500.00	\$1,480.00	\$6,020.00	\$7,500.00	\$9,000.00	\$1,500.00
OTHER PHYSICAL ENVIRONMENT						
Waterway Management System	35,000.00	6,250.00	7,500.00	13,750.00	38,000.00	3,000.00
General Liability & Property Casualty Insurance	28,000.00	19,629.00	0.00	19,629.00	22,000.00	(6,000.00)
General Operating	1,760.00	419.00	1,341.00	1,760.00	2,500.00	740.00
Landscape Maintenance	309,300.00	79,403.00	181,708.24	261,111.24	340,000.00	30,700.00
Miscellaneous Repairs & Maintenance	13,081.00	25.00	13,055.76	13,080.76	14,000.00	919.00
Hardscape Maintenance	12,000.00	11,789.00	3,211.00	15,000.00	14,000.00	2,000.00
Plant Replacement Program	15,000.00	0.00	10,000.00	10,000.00	10,000.00	(5,000.00)
Irrigation Maintenance	7,500.00	848.00	4,152.00	5,000.00	8,500.00	1,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$421,641.00	\$118,363.00	\$220,968.00	\$339,331.00	\$449,000.00	\$27,359.00
ROAD & STREET FACILITIES						
Sidewalk & Pavement Repairs	2,500.00	0.00	1,500.00	1,500.00	5,000.00	2,500.00
TOTAL ROAD & STREET FACILITIES	\$2,500.00	\$0.00	\$1,500.00	\$1,500.00	\$5,000.00	\$2,500.00
PARKS & RECREATION						
Cabana Maintenance	5,000.00	0.00	0.00	0.00	5,000.00	0.00
Pool Operations & Maintenance	21,000.00	3,853.00	20,147.00	24,000.00	24,500.00	3,500.00
Recreation Facility Maintenance	17,500.00	14,478.00	14,722.00	29,200.00	35,000.00	17,500.00
Recreation Equipment Maintenance	2,500.00	3,518.00	8,964.00	12,482.00	5,000.00	2,500.00
Security/Staffing	55,000.00	10,347.00	99,653.00	110,000.00	195,000.00	140,000.00
TOTAL PARKS & RECREATION	\$101,000.00	\$32,196.00	\$143,486.00	\$175,682.00	\$264,500.00	\$163,500.00
CAPITAL IMPROVEMENTS						
Capital Improvements	0.00	0.00	0.00	0.00	177,500.00	177,500.00
TOTAL CAPITAL IMPROVEMENTS	\$0.00	\$0.00	\$0.00	\$0.00	\$177,500.00	\$177,500.00
RESERVES						
Capital Reserves	49,883.00	591.00	44,409.00	45,000.00	45,000.00	(4,883.00)
TOTAL RESERVES	\$49,883.00	\$591.00	\$44,409.00	\$45,000.00	\$45,000.00	(\$4,883.00)
TOTAL EXPENDITURES	\$847,785.00	\$224,845.00	\$622,940.00	\$847,785.00	\$1,238,520.00	\$390,735.00
REVENUES OVER / (UNDER) EXPENDITURES	\$0.00	\$24,851.00	(\$24,851.00)	\$0.00	\$0.00	\$0.00

GRAND OAKS

COMMUNITY DEVELOPMENT DISTRICT

BUDGET DESCRIPTIONS

Legislative

Supervisor Fees & Related Payroll Taxes

The amount paid to each Supervisor for the time devoted to the District's business and monthly meetings. The amount permitted is \$200.00 per meeting for each member of the Board

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District' business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc. This is required of the District as part of the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Faxes, Copies

Cost of materials and service to produce agendas and conduct day-to-day business of the District.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conducts the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

To provide for unbudgeted administrative expenses.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Legal Council

District Counsel

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. Fees are based on prior year legal expenses.

GRAND OAKS

COMMUNITY DEVELOPMENT DISTRICT

BUDGET DESCRIPTIONS

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

Water-Sewer Combination Services

Water Utility Services

This relates to water services provided to District facilities.

Other Physical Environment

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Plant Replacement

This item is for landscape items that may need to be replaced during the year.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Miscellaneous Repairs & Maintenance

The District has a contract to maintain the common areas and facilities.

Road & Street Facilities

Sidewalk & Pavement Repairs

This item is intended to address pavement, signage, and wall repair needs as required within the c

Parks & Recreation

Cabana Maintenance

This item is necessary to contract with a vendor to maintain the cabana within State Guidelines for

Pool Operations & Maintenance

The District has maintenance contracts for the pool area.

Recreation Facility Maintenance

This item is necessary to contract with a vendor to maintain the clubhouse within State Guidelines for public use.

Recreation Equipment Maintenance

This item is necessary to ensure the clubhouse has sufficient stock supplies as needed for use.

Park Facility Maintenance

This item is necessary to contract with a vendor to maintain the park facilities within State Guidelines for public use.

GRAND OAKS

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COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2019

REVENUES

CDD Debt Service Assessments	\$	674,475
TOTAL REVENUES	\$	674,475

EXPENDITURES

Series 2019 May Bond Interest Payment	\$	239,738
Series 2019 November Bond Principal Payment	\$	195,000
Series 2019 November Bond Interest Payment	\$	239,738
TOTAL EXPENDITURES	\$	674,475
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	9,985,000
Principal Payment Applied Toward Series 2019 Bonds	\$	195,000
Bonds Outstanding - Period Ending 11/1/2023	\$	9,790,000

GRAND OAKS

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COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2020

REVENUES

CDD Debt Service Assessments	\$	929,319
TOTAL REVENUES	\$	929,319

EXPENDITURES

Series 2020 May Bond Interest Payment	\$	329,394
Series 2020 May Bond Principal Payment	\$	275,000
Series 2020 November Bond Interest Payment	\$	324,925
TOTAL EXPENDITURES	\$	929,319
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	15,220,000
Principal Payment Applied Toward Series 2020 Bonds	\$	275,000
Bonds Outstanding - Period Ending 11/1/2023	\$	14,945,000

GRAND OAKS

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COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2021

REVENUES

CDD Debt Service Assessments	\$	300,013
TOTAL REVENUES		\$ 300,013

EXPENDITURES

Series 2021 May Bond Interest Payment	\$	92,506
Series 2021 November Bond Principal Payment	\$	115,000
Series 2021 November Bond Interest Payment	\$	92,506
TOTAL EXPENDITURES		\$ 300,013
EXCESS OF REVENUES OVER EXPENDITURES		\$ -

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	5,085,000
Principal Payment Applied Toward Series 2021 Bonds	\$	115,000
Bonds Outstanding - Period Ending 11/1/2023		\$ 4,970,000

GRAND OAKS

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS ⁽¹⁾

Lot Size	EAU Value	Unit Count	Fiscal Year 2023			Fiscal Year 2024			Total Inc/(Dec) in Annual Assmt ⁽²⁾
			Debt Service Per Unit	O&M Per Unit	Fiscal Year 2023 Total Assessment	Debt Service Per Unit	O&M Per Unit	Fiscal Year 2023 Total Assessment	
Phase 1 - SERIES 2019									
Single Family 50'	1.00	40	\$2,232.14	\$903.06	\$3,135.20	\$2,232.14	\$1,410.68	\$3,642.82	\$507.62
Single Family 50' - Prepaid	1.00	131	\$1,806.97	\$903.06	\$2,710.03	\$1,806.97	\$1,410.68	\$3,217.65	\$507.62
Single Family 60'	1.20	178	\$2,232.14	\$903.06	\$3,135.20	\$2,232.14	\$1,410.68	\$3,642.82	\$507.62
Phase 2 - SERIES 2020									
Single Family 40'	1.00	235	\$2,144	\$903.06	\$3,047.24	\$2,144.18	\$1,410.68	\$3,554.86	\$507.62
Single Family 50'	1.00	158	\$2,144	\$903.06	\$3,047.24	\$2,144.18	\$1,410.68	\$3,554.86	\$507.62
Single Family 60'	1.00	70	\$2,144	\$903.06	\$3,047.24	\$2,144.18	\$1,410.68	\$3,554.86	\$507.62
Phase 2 - SERIES 2021									
Single Family 50' - Prepaid	1.00	50	\$2,682	\$903.06	\$3,585.46	\$2,682.40	\$1,410.68	\$4,093.08	\$507.62
Single Family 60' - Prepaid	1.00	34	\$2,351	\$903.06	\$3,253.93	\$2,350.87	\$1,410.68	\$3,761.55	\$507.62
Single Family 70' - Prepaid	1.00	38	\$2,766	\$903.06	\$3,669.54	\$2,766.48	\$1,410.68	\$4,177.16	\$507.62
Total		934							

Notations:

⁽¹⁾ Annual assessments are adjusted for collection costs and early payment discounts of 6%.

⁽²⁾ A positive figure denotes an increase in assessments; conversely, a negative figure denotes a decrease in assessments.

6A

RESOLUTION 2023-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Grand Oaks Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Grand Oaks Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND – SERIES 2019	\$_____
DEBT SERVICE FUND – SERIES 2020	\$_____
DEBT SERVICE FUND – SERIES 2021	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024, or within 60 days following the end of the Fiscal Year 2023/2024, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13TH DAY OF SEPTEMBER, 2023.

ATTEST:

**GRAND OAKS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A

Fiscal Year 2023/2024 Budget

6B.

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Grand Oaks Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit “A;**” and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 13th day of September, 2023.

ATTEST:

**GRAND OAKS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit A
Budget

Exhibit B

Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

Seventh Order of Business

7A

**MINUTES OF MEETING
GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Grand Oaks Community Development District was held on Wednesday, June 28, 2023 at 2:00 p.m. at the Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida.

Present and constituting a quorum were:

Keith Hyatt	Chairman
Marc Harris	Assistant Secretary
Amy Corob	Assistant Secretary

Also present were:

Bob Koncar	District Manager
Jonathan Johnson	District Counsel (Via Telephone)
Patricia Gudmunson	Administrative Support

The following is a summary of the discussions and actions taken at the meeting.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

- Mr. Koncar called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

District Follow-ups

- Letters will be sent to all property owners regarding the Fiscal Year 2024 budget, which has assessment increases. The public hearing to adopt the budget is scheduled for August 23, 2023.
- The community event took place. Approximately 185 residents attended. It went very well. They are looking to do more events in the future.

THIRD ORDER OF BUSINESS

Public Comments

Public comments were received regarding the following:

- Upgrades as a result of the survey and the costs impacting the budget.
- Red barn sign.
- Posting full agenda packages on the website.
- Additional signs.

- Maintenance of preservation areas. Mr. Koncar indicated they are not permitted to maintain preservation areas and need to request special permission from the State to take out trees that fall in there.
- Dead palm trees behind the parking lot behind the mail area.
- Maintenance of the tennis courts and a broken swing.
- Grass and weed maintenance.

FOURTH ORDER OF BUSINESS **Action Items**

A. Review and Consideration of Landscaping Services RFP

- **Ranking Sheet**
- **Duval Landscaping**
- **Tree Amigos**
- **Greenery**

Mr. Koncar discussed the proposals submitted.

- There are some differences in the maintenance of pines and some of the aquatic leaves proposed by some of the companies. He has been in contact with the companies to clarify some of the quantities and some of the ponds they will maintain to bring back at the next meeting for the Board’s consideration.

On MOTION by Mr. Hyatt seconded by Mr. Harris with all in favor continuing consideration of the landscaping services RFP to the next meeting was approved.

FIFTH ORDER OF BUSINESS **Consent Agenda**

- A. Approval of Minutes of the May 24, 2023 Meeting**
- B. Consideration of Operations and Maintenance Expenditures May 2023**
- C. Acceptance of the Financials and Approval of the Check Register for May 2023**

On MOTION by Ms. Corob seconded by Mr. Hyatt with all in favor the consent agenda was approved.

SIXTH ORDER OF BUSINESS **Manager’s Report**

A. Ratification of Past Actions and One-Time Expenditures

Mr. Koncar reviewed his memorandum on the ratification of past actions and one-time Expenditures.

i. Irrigation Repairs

On MOTION by Mr. Harris seconded by Mr. Hyatt with all in favor the irrigation repair proposal from The Greenery at a cost of \$1,405 was ratified.

ii. Dog Waste Stations

On MOTION by Mr. Harris seconded by Mr. Hyatt with all in favor a one-year contract with Doody Calls in the amount of \$1,802, subject to legal sign off, was approved.

iii. Royal Pest Services

No action was taken.

iv. HVAC Maintenance Services Agreement for the Amenity Center and Pool House

On MOTION by Ms. Corob seconded by Mr. Harris with all in favor a one-year contractual agreement with Thigpen to maintain the HVAC system for the Amenity Center and pool area in the amount of \$1,035, subject to legal sign off, was approved.

v. Plumbing Services

No action was taken.

SIXTH ORDER OF BUSINESS

Attorney’s Report

Mr. Johnson did not have anything additional to report.

EIGHTH ORDER OF BUSINESS

Engineer’s Report

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors’ Requests or Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business at this time,

On MOTION by Mr. Hyatt seconded by Mr. Harris with all in favor the meeting was continued to July 10, 2023 at 1:00 p.m.

Bob Koncar
Assistant Secretary

Keith Hyatt
Chairperson

**MINUTES OF MEETING
GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of the Grand Oaks Community Development District held on Wednesday, June 28, 2023 was continued and reconvened on Monday, July 10, 2023 at 1:11 p.m. at the Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida.

Present and constituting a quorum were:

Keith Hyatt	Chairman
Marc Harris	Assistant Secretary
Amy Corob	Assistant Secretary

Also present were:

Bob Koncar	District Manager
Jonathan Johnson	District Counsel (Via Telephone)
Patricia Gudmunson	Administrative Support

The following is a summary of the discussions and actions taken at the meeting.

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

- Mr. Koncar called the meeting to order and called the roll.

THIRD ORDER OF BUSINESS **Public Comments**

Public comments were received regarding the following:

- Pond maintenance.
- Three fallen trees at the entrance and Summer Bay.
- Pond issues across the street from the Amenity Center.

FOURTH ORDER OF BUSINESS **Action Items**

A. Review and Consideration of Landscaping Services RFP

- **Ranking Sheet**
- **Duval Landscaping**
- **Tree Amigos**
- **Greenery**

The following was discussed:

- This is the third RFP in the last eight months.
- There are discrepancies in the three proposals received.

- State Law does not allow the District to get the proposers to supplement their bid if things are missing. They are deemed as irregularities.
- Mr. Johnson recommended adopting a resolution rejecting all bids.
- Because the District has gone out for RFPs several times without responsive proposals being submitted, the Board can go directly to contract. He suggested directing the District Manager to obtain proposed pricing and contracts from vendors directly to bring back to the Board for approval.

On MOTION by Mr. Harris seconded by Ms. Corob with all in favor Resolution 2023-5, rejecting all landscaping bids, was adopted.

Mr. Harris MOVED to negotiate a contract with Tree Amigos and Mr. Hyatt seconded it.

- Ms. Corob suggested going back to The Greenery and ask them for an updated proposal.
- Mr. Johnson stated they cannot request a revised proposal but can negotiate a contract with them.

Mr. Harris amended his MOTION to authorize the Chairman to work with the District Manager to negotiate contracts with Tree Amigos and The Greenery and Mr. Harris seconded it, with all voting in favor the motion passed.

NINTH ORDER OF BUSINESS

Supervisors’ Requests or Comments

- Mr. Harris discussed the proposed budget and noted resident concerns are being heard. The Board wants to do what is right for the community and its residents.
- Mr. Koncar discussed the consideration of evening meetings.
- Mr. Koncar reported they contracted with a survey vendor and the survey will go out shortly. It will specifically address the issue of what residents want in the Capital Budget.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Corob seconded by Mr. Harris with all in favor the meeting was adjourned.

Bob Koncar
Assistant Secretary

Keith Hyatt
Chairperson

7B.

GRAND OAKS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
AMELIA BUILDING MAINTENANCE INC	70936	\$1,645.00		JANITORIAL SERVICES - JULY 2023
ARSENAULT CERTIFIED POOL CONSULTANT	GO423	\$2,687.93		COMMERCIAL POOL - MAY 2023
ARSENAULT CERTIFIED POOL CONSULTANT	GOCDD523	\$2,098.90		COMMERCIAL POOL - JUNE 2023
ARSENAULT CERTIFIED POOL CONSULTANT	GOCDD623	\$2,862.41		COMMERCIAL POOL - JULY 2023
ARSENAULT CERTIFIED POOL CONSULTANT	GOCDD723	\$2,864.20	\$10,513.44	COMMERCIAL POOL - AUGUST 2023
HOTWIRE COMMUNICATIONS	30212520 042623	\$154.61		TV PACKAGE / HD BOXES - 04/28-05/27
HOTWIRE COMMUNICATIONS	30212520 052623 A	\$154.61		TV PACKAGE / HD BOXES - 05/28-06/27
HOTWIRE COMMUNICATIONS	30212520 062623	\$244.56	\$553.78	TV PACKAGE / HD BOXES - 06/28-07/27
INFRAMARK LLC	98298	\$19,058.63		DISTRICT INVOICE JULY 2023
NORTHEAST QUALITY SERV LLC	31657	\$985.00		JULY MONTHLY SERVICE - CLEANING
THE GREENERY INC.	725872	\$19,906.00		CONTRACTED LANDSCAPE SERVICES - JULY 2023
THE LAKE DOCTORS, INC.	106048B	\$1,250.00		JULY WATER MANAGEMENT
WM CORPORATE SERVICES, INC.	0032620-4032-6	\$183.58		DUMPSTER SERVICE - JULY 2023
Monthly Contract Subtotal		\$54,095.43		
Variable Contract				
		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities				
FPL	02407 91475 070723	\$1,390.13		ELECTRICITY SERVICES 06/06/23-07/07/23
FPL	05528 43534 070723	\$26.62		ELECTRICITY SERVICES 06/06/23-07/07/23
FPL	18623 09299 070823	\$29.19		ELECTRICITY SERVICES 06/07/23-07/08/23
FPL	26659 90566 071023	\$27.41		ELECTRICITY SERVICES 06/06/23-07/07/23
FPL	41929 72349 070823	\$1,707.38		ELECTRICITY SERVICES 06/07/23-07/08/23
FPL	55409 33537 070723	\$26.38		ELECTRICITY SERVICES 06/06/23-07/07/23
FPL	83858 24258 071323	\$2,258.33		ELECTRICITY SERVICES 06/13/23-07/13/23
FPL	97899 67024 070723	\$498.74	\$5,964.18	ELECTRICITY SERVICES 06/06/23-07/07/23
ST. JOHNS COUNTY UTILITIE DEPT	579429 144104 071923	\$423.26		METER 79900023
ST. JOHNS COUNTY UTILITIE DEPT	79429 139988 071923	\$35.73	\$458.99	METER 90140530
TECO	221008719785 070723	\$75.00		ELECTRICITY SERVICES 06/04/23-06/29/23
Utilities Subtotal		\$6,498.17		
Regular Services				
CINTAS CORPORATION	4155481478	\$94.95		CLUBHOUSE OPERATIONS

GRAND OAKS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
CINTAS CORPORATION	4161043979	\$75.34		CLUBHOUSE OPERATIONS
CINTAS CORPORATION	4161775234	\$75.34		CLUBHOUSE OPERATIONS
CINTAS CORPORATION	4162469701	\$75.34	\$320.97	CLUBHOUSE OPERATIONS
EGIS INSURANCE	18953	\$6,540.00		ADD PROPERTY COVERAGE
KUTAK ROCK LLP	3253469	\$8,838.00		GENERAL CONSULTING - PROFESSIONAL LEGAL SERVICES
MACROLEASE	0823 071823 ACH	\$1,494.00		PROFESSIONAL SERVICES
MHD COMMUNICATIONS	28692	\$37.50		INTERPASS CONNECTION FAILED - IT HELP DECK
MHD COMMUNICATIONS	30842	\$112.50	\$150.00	HELP DECK TECH
SOUTHEAST UTILITIES SERVICES, INC.	487394	\$127.00		REPAIR AND ASSEMBLY OFFICE FURNITURE
SOUTHEAST UTILITIES SERVICES, INC.	487410	\$587.50		REPAIRS AND MAINTENANCE
SOUTHEAST UTILITIES SERVICES, INC.	487413	\$2,600.00	\$3,314.50	PRESSURE WASHING AND REPAIRS
THE GREENERY INC.	726736	\$995.00		OAK TREE PLANTED - 07/25/23
Regular Services Subtotal		\$21,652.47		
Additional Services				
ALBRITTON HEATING AND AIR INC	3659071023	\$4,650.00		SERVICE CALL - LEAK REPAIR
LYNCH ELECTRICAL SERVICE, INC	4051	\$675.00		SERVICE DATE 07/13/23
Additional Services Subtotal		\$5,325.00		
TOTAL		\$87,571.07		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

Chariman Vice Chariman Assistant Secretary

Invoice

AMELIA BUILDING MAINTENANCE INC

3068 LANE AVENUE NORTH
 JACKSONVILLE, FL. 32254
 904-996-1452 FAX 904-693-8890

Date	Invoice #
7/1/2023	70936

Bill To
Grand Oaks CDD 2005 Pan Am Circle Suite 300 Tampa, Fl. 33607

Ship To
Grand Oaks Amenity Center 1055 Turnbull Creek Rd. St Augustine, FL 32092

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Due on receipt		7/1/2023			

Quantity	Item Code	Description	Price Each	Amount
	Janitor	Regular Monthly Janitorial Service	1,645.00	1,645.00T
		NOTE: Date of Invoice represents the current billing for the MONTH shown. Payment must be received in our office on or before the 1st of the following month to avoid interruption of service.		
		Sales Tax		0.00

			Total	\$1,645.00
--	--	--	--------------	------------

RICK ARSENAULT



COMMERCIAL • RESIDENTIAL • WATER FEATURES

BILL TO
Grand Oaks CDD c/o Inframark Management Services 12574 Flagler Center Blvd. Suite 101 Jacksonville, FL 32258

Invoice

TERMS	INVOICE #	DATE
Due on receipt	GO423	4/25/2023

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	May GRAND OAKS COMMERCIAL POOL	1,895.00	1,895.00
150	Sodium Hypochlorite, per gallon	3.94	591.00
10	Trichlor Stix, per #	7.50	75.00
16	Sulfuric Acid, per gallon	5.98	95.68
25	Filter Aid for Diatomaceous Earth Filters, per #	1.25	31.25

--

Total

\$2,687.93

STATE CERTIFIED CPC 043148

RICK ARSENAULT



COMMERCIAL • RESIDENTIAL • WATER FEATURES

BILL TO
Grand Oaks CDD c/o Inframark Management Services 12574 Flagler Center Blvd. Suite 101 Jacksonville, FL 32258

Invoice

TERMS	INVOICE #	DATE
Due on receipt	GOCDD523	5/25/2023

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	June GRAND OAKS COMMERCIAL POOL	1,895.00	1,895.00
12	Trichlor Stix, per #	7.50	90.00
64	SeaKlear Commercial Grade Phosphate Remover, per oz.	1.35	86.40
22	Filter Aid for Diatomaceous Earth Filters, per #	1.25	27.50

--

Total

\$2,098.90

STATE CERTIFIED CPC 043148



Rick Arseault Certified Pool
 3653 Regent Blvd Ste 503
 Jacksonville, FL 32224
 (904) 997-6679
 andy@certifiedpoolconsultant.com

BILL TO:

Grand Oaks CDD
 c/o Inframark Management Services
 Jacksonville, FL 32258

Invoice No: GOCDD623
 Status: Open
 Invoice Date: 06/25/2023
 Due Date: 06/25/2023
 Total: \$2,862.41

Description	Quantity	Unit Price	Total
July GRAND OAKS COMMERCIAL POOL	1.0	\$1,895.00	\$1,895.00
Sodium Hypochlorite, per gallon	170.0	\$3.94	\$669.80
Trichlor Stix, per #	10.0	\$7.50	\$75.00
Sulfuric Acid, per gallon	32.0	\$5.98	\$191.36
Filter Aid for Diatomaceous Earth Filters, per #	25.0	\$1.25	\$31.25

Notes

Subtotal:	\$2,862.41
Invoice Amount:	\$2,862.41
Previous Payment(s):	\$0.00
Amount Due (USD)	\$2,862.41

Thank you for doing business with us!



Rick Arsenault Certified Pool
 3653 Regent Blvd Ste 503
 Jacksonville, FL 32224
 (904) 997-6679
 andy@certifiedpoolconsultant.com

BILL TO:

Grand Oaks CDD
 c/o Inframark Management Services
 Jacksonville, FL 32258

Invoice No: GOCDD723
 Status: Open
 Invoice Date: 07/25/2023
 Due Date: 07/25/2023
 Total: \$2,864.20

Description	Quantity	Unit Price	Total
August GRAND OAKS COMMERCIAL POOL	1.0	\$1,895.00	\$1,895.00
Sodium Hypochlorite, per gallon	180.0	\$3.94	\$709.20
Delivery Fee	2.0	\$100.00	\$200.00
Trichlor Stix, per #	8.0	\$7.50	\$60.00

Notes

Subtotal:	\$2,864.20
Invoice Amount:	\$2,864.20
Previous Payment(s):	\$0.00
Amount Due (USD)	\$2,864.20

Thank you for doing business with us!

Hotwire COMMUNICATIONS
 HOTWIRE COMMUNICATIONS
 PO BOX 1187
 BALA CYNWYD, PA 19004-5187



AUTOALL FOR AADC 328 65 AADC 138082EB26-A-1
 13515 1 AB 0.504



SOUTHEAST DEVELOPMENT PARTNERS
 1029 ELYSIUM BLVD
 MOUNT DORA FL 32757-7065

Monthly Invoice

Account Information

Account Number 30212520
 Bill Date 04/26/23
Due Date PAST DUE

Monthly Account Summary

Previous Balance \$152.33
 Payment(s) and Discount(s) \$0.00

Past Due Amount \$152.33

Our records show a PAST DUE balance. To maintain service, please remit payment TODAY. A fee may be applied to restore or reconnect services upon disconnection for non-payment.

Current Invoice Summary

Television Service \$142.87
 One Time Activity \$2.28
 Taxes, Fees and Surcharges \$9.46

Current Amount Due \$154.61
Past Due Amount \$152.33

Balance Due By PAST DUE \$306.94

How to reach us...



P.O. Box 1187
 Bala Cynwyd, PA 19004-5187



Pay Online
www.gethotwired.com



Customer Service
 1-800-355-5668

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Hotwire Fision App

The easiest way to manage your account, get on-the-go access, pay your bill and get support.



PAYMENT COUPON - Please detach and return payment in the envelope supplied. Please do not send cash.

Account Information

Account Number 30212520
 Bill Date 04/26/23
Due Date PAST DUE

Payment Coupon For :

MDU COMMON AREA GRAND OAKS
 4185 STATE ROAD 16
 APT MDUCA
 ST AUGUSTINE FL 32092

Balance Due By PAST DUE

Amount Due \$306.94

AMOUNT ENCLOSED

\$

Check here for changes to the billing address and please complete address corrections on back.



HOTWIRE COMMUNICATIONS
 PO BOX 736338
 DALLAS, TX 75373-6338

736338302125200000000306946

8HEID40723MS16250 - 138082EB26...0.1.2.0.000 - www.datapress.com

Account Detail

Previous Monthly Account Information

Date	Description	Amount
	Previous Monthly Balance	\$152.33
Total Previous Monthly Account Information		\$152.33

Monthly Service Detail(s)

Service Period	Description	Amount
Television Service		
04/28 - 05/27	HD DIGITAL ACCESS PACKAGE	\$79.99
04/28 - 05/27	HD DIGITAL ACCESS PACKAGE	(\$79.99)
04/28 - 05/27	FISION HD BOX	\$10.99
04/28 - 05/27	FISION HD BOX	\$10.99
04/28 - 05/27	FISION HD BOX	\$10.99
04/28 - 05/27	FISION HD BOX	\$10.99
04/28 - 05/27	FISION HD BOX	\$10.99
04/28 - 05/27	FISION HD BOX	\$10.99
04/28 - 05/27	FISION HD BOX	\$10.99
04/28 - 05/27	FISION HD BOX	\$10.99
04/28 - 05/27	FISION HD BOX	\$10.99
04/28 - 05/27	FISION HD BOX	\$10.99
04/28 - 05/27	FISION HD BOX	\$10.99
04/28 - 05/27	FISION HD BOX	\$10.99
04/28 - 05/27	FISION HD BOX	\$10.99
Total Television Service		\$142.87

One Time Activity

04/21/23	LATE CHARGE	\$2.28
Total One Time Activity		\$2.28

Taxes, Fees and Surcharges

Description	Amount
STATE SALES TAX	\$9.36
FCC REGULATORY FEE	\$0.10
Total Taxes, Fees & Surcharges	\$9.46

New Billing Address?

Please print only new billing information below and check box on reverse side. Thank you.

Name _____

Address _____

City _____ State _____ Zip _____

Phone (Home) _____ (Business) _____

(Cell) _____ Email Address _____

Hotwire COMMUNICATIONS
 HOTWIRE COMMUNICATIONS
 PO BOX 1187
 BALA CYNWYD, PA 19004-5187



**SINGLE-PIECE BY SGL 138644EA30-A-2
 19349 1 SP 0.600



GRAND OAKS DELVELOPMENT DISTRICT
 1055 TURNBULL CREEK ROAD
 ST. AUGUSTINE FL 32092

Monthly Invoice

Account Information

Account Number 30212520
 Bill Date 05/26/23
Due Date PAST DUE

Monthly Account Summary

Previous Balance \$306.94
 Payment(s) and Discount(s) (\$152.33)

Past Due Amount \$154.61

Our records show a PAST DUE balance. To maintain service, please remit payment TODAY. A fee may be applied to restore or reconnect services upon disconnection for non-payment.

Current Invoice Summary

Television Service \$142.87
 One Time Activity \$2.28
 Taxes, Fees and Surcharges \$9.46

Current Amount Due \$154.61

Past Due Amount \$154.61

Balance Due By PAST DUE \$309.22

How to reach us...



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 Bala Cynwyd, PA 19004-5187



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 1-800-355-5668

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Hotwire Fision App

The easiest way to manage your account, get on-the-go access, pay your bill and get support.



PAYMENT COUPON - Please detach and return payment in the envelope supplied. Please do not send cash.

Account Information

Account Number 30212520
 Bill Date 05/26/23
Due Date PAST DUE

Payment Coupon For :

MDU COMMON AREA GRAND OAKS
 4185 STATE ROAD 16
 APT MDUCA
 ST AUGUSTINE FL 32092

Balance Due By PAST DUE

Amount Due \$309.22

AMOUNT ENCLOSED

\$

Check here for changes to the billing address and please complete address corrections on back.



HOTWIRE COMMUNICATIONS
 PO BOX 736338
 DALLAS, TX 75373-6338

736338302125200000000309220

Account Detail

Previous Monthly Account Information

Date	Description	Amount
	Previous Monthly Balance	\$306.94
05/24	PAYMENT - THANK YOU	(\$152.33)
Total Previous Monthly Account Information		\$154.61

Monthly Service Detail(s)

Service Period	Description	Amount
Television Service		
05/28 - 06/27	HD DIGITAL ACCESS PACKAGE	\$79.99
05/28 - 06/27	HD DIGITAL ACCESS PACKAGE	(\$79.99)
05/28 - 06/27	FISION HD BOX	\$10.99
05/28 - 06/27	FISION HD BOX	\$10.99
05/28 - 06/27	FISION HD BOX	\$10.99
05/28 - 06/27	FISION HD BOX	\$10.99
05/28 - 06/27	FISION HD BOX	\$10.99
05/28 - 06/27	FISION HD BOX	\$10.99
05/28 - 06/27	FISION HD BOX	\$10.99
05/28 - 06/27	FISION HD BOX	\$10.99
05/28 - 06/27	FISION HD BOX	\$10.99
05/28 - 06/27	FISION HD BOX	\$10.99
05/28 - 06/27	FISION HD BOX	\$10.99
05/28 - 06/27	FISION HD BOX	\$10.99
05/28 - 06/27	FISION HD BOX	\$10.99
Total Television Service		\$142.87

One Time Activity

05/24/23	LATE CHARGE	\$2.28
Total One Time Activity		\$2.28

Taxes, Fees and Surcharges

Description	Amount
STATE SALES TAX	\$9.36
FCC REGULATORY FEE	\$0.10
Total Taxes, Fees & Surcharges	\$9.46

New Billing Address?

Please print only new billing information below and check box on reverse side. Thank you.

Name _____

Address _____

City _____ State _____ Zip _____

Phone (Home) _____ (Business) _____

(Cell) _____ Email Address _____

Hotwire COMMUNICATIONS
 HOTWIRE COMMUNICATIONS
 PO BOX 1187
 BALA CYNWYD, PA 19004-5187



**SINGLE-PIECE 91 SGL 139205EB26-A-2
 19642 1 SP 0.600



GRAND OAKS DELVELOPMENT DISTRICT
 1055 TURNBULL CREEK ROAD
 ST. AUGUSTINE FL 32092

Monthly Invoice

Account Information

Account Number 30212520
 Bill Date 06/26/23
Due Date PAST DUE

Monthly Account Summary

Previous Balance \$309.22
 Payment(s) and Discount(s) \$0.00

Past Due Amount \$309.22

Our records show a PAST DUE balance. To maintain service, please remit payment TODAY. A fee may be applied to restore or reconnect services upon disconnection for non-payment.

Current Invoice Summary

Television Service \$222.86
 One Time Activity \$4.57
 Taxes, Fees and Surcharges \$17.13

Current Amount Due \$244.56

Past Due Amount \$309.22

Balance Due By PAST DUE \$553.78

How to reach us...



P.O. Box 1187
 Bala Cynwyd, PA 19004-5187



Pay Online
www.gethotwired.com



Customer Service
 1-800-355-5668

IMPORTANT ACCOUNT INFORMATION

Enroll in Paperless Bills and save. You can enroll on Hotwire Fision App or at Gethotwired.com in My Account.

DOWNLOAD IT TODAY!



Hotwire Fision App

The easiest way to manage your account, get on-the-go access, pay your bill and get support.



PAYMENT COUPON - Please detach and return payment in the envelope supplied. Please do not send cash.

Account Information

Account Number 30212520
 Bill Date 06/26/23
Due Date PAST DUE

Payment Coupon For :

MDU COMMON AREA GRAND OAKS
 4185 STATE ROAD 16
 APT MDUCA
 ST AUGUSTINE FL 32092

Balance Due By PAST DUE

Amount Due \$553.78

AMOUNT ENCLOSED

\$

Check here for changes to the billing address and please complete address corrections on back.



HOTWIRE COMMUNICATIONS
 PO BOX 736338
 DALLAS, TX 75373-6338

73633830212520000000553786

Account Detail

Previous Monthly Account Information

Date	Description	Amount
	Previous Monthly Balance	\$309.22
Total Previous Monthly Account Information		\$309.22

Monthly Service Detail(s)

Service Period	Description	Amount
Television Service		
06/28 - 07/27	HD DIGITAL ACCESS PACKAGE	\$79.99
06/28 - 07/27	FISION HD BOX	\$10.99
06/28 - 07/27	FISION HD BOX	\$10.99
06/28 - 07/27	FISION HD BOX	\$10.99
06/28 - 07/27	FISION HD BOX	\$10.99
06/28 - 07/27	FISION HD BOX	\$10.99
06/28 - 07/27	FISION HD BOX	\$10.99
06/28 - 07/27	FISION HD BOX	\$10.99
06/28 - 07/27	FISION HD BOX	\$10.99
06/28 - 07/27	FISION HD BOX	\$10.99
06/28 - 07/27	FISION HD BOX	\$10.99
06/28 - 07/27	FISION HD BOX	\$10.99
06/28 - 07/27	FISION HD BOX	\$10.99
06/28 - 07/27	FISION HD BOX	\$10.99
Total Television Service		\$222.86

One Time Activity

LATE CHARGE	\$4.57
Total One Time Activity	\$4.57

Taxes, Fees and Surcharges

Description	Amount
STATE SALES TAX	\$9.36
COMM TAX	\$5.65
FCC REGULATORY FEE	\$0.10
GROSS RECEIPTS TAX	\$2.02
Total Taxes, Fees & Surcharges	\$17.13

New Billing Address?

Please print only new billing information below and check box on reverse side. Thank you.

Name _____

Address _____

City _____ State _____ Zip _____

Phone (Home) _____ (Business) _____

(Cell) _____ Email Address _____



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#98298
CUSTOMER ID
C2300
PO#

DATE
7/19/2023
NET TERMS
Net 30
DUE DATE
8/18/2023

BILL TO
Grand Oaks CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: July 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Personnel Services	1	Ea	12,044.25		12,044.25
District Management	1	Ea	4,375.00		4,375.00
Accounting Services	1	Ea	750.00		750.00
Website Maintenance / Admin	1	Ea	100.00		100.00
B/W Copies	138	Ea	0.15		20.70
Color Copies	290	Ea	0.39		113.10
Postage	23	Ea	0.60		13.80
Jessica River 5-2-23 USPS.COM \$4.90; HP INSTANT INK : Printing \$63.43- Patricia Gudmunson- Fastasticdeal \$61.76; Yorja: Dog Park \$18.08; Towelmaster : Grand Oaks Event Area \$9.57; Amazon Charges \$ 41.66; NonScents : Grand Oaks Gym \$14.97. Rebekah Gudmunson 5-21-23 PUBLIX \$107.49; THE HOME DEPOT \$89.37. Marcia Weeks 5-29-2023 AMZN MKTP US : Grand oaks Community event supplies \$82.49; SAMSCLUB.COM : Grand Oaks Community Events \$123.17; WALMART.COM : Operating Supplies - 5 Six foot tables \$266.14; AMZN MKTP \$92.08	1	Ea	975.11		975.11
Dissemination Services	1	Ea	666.67		666.67
Subtotal					19,058.63

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	#98298
CUSTOMER ID	C2300
PO#	

DATE	7/19/2023
NET TERMS	Net 30
DUE DATE	8/18/2023

BILL TO

Grand Oaks CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: July 2023

Subtotal	\$19,058.63
Tax	\$0.00
Total Due	\$19,058.63

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

*To pay via ACH or Wire, please refer to our banking information below:
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ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Northeast Quality Services LLC
dba Vanguard Cleaning Systems of Northeast Florida
7235 Bentley Road
Suite 237
Jacksonville, FL 32256
 Phone (904) 332-9090 Fax (904) 332-9070
 Invoice Inquiries (973) 334-3355 x107

Invoice

Date	Invoice #
7/1/2023	31657

PLEASE REMIT CHECK PAYMENTS TO:
Northeast Quality Services LLC
dba Vanguard Cleaning Systems of Northeast Florida
115 Route 46 West
Suite A-8
Mountain Lakes, NJ 07046

Bill To:

Grand Oaks CDD
 1055 Turnbull Creek Road
 Saint Augustine, FL 32092

Please reference your customer name and invoice number(s) when submitting payment.

P.O. No.	Terms	Due Date	Project
	Net 30	7/31/2023	

Description	Qty	Rate	Amount
July (7/1/2023 - 7/31/2023) Monthly Service - Cleaning 2x per week (Mon. & Fri.)	1	985.00	985.00T

Subtotal		985.00
Sales Tax (0.0%)		\$0.00
Total		985.00
Payments/Credits		\$0.00
Balance Due		985.00

ADDITIONAL PAYMENT OPTIONS:
 Pay online via e-check at <https://bit.ly/2KfeFpW>
 Pay check by phone (973) 334-3355 x 107.
 Auto ACH is available. Please email afranek@vanguardcleaning.com to enroll.



PO Box 6569
Hilton Head Island, SC 29938

Invoice 725872	
Date	PO/Contract#
07/06/23	
Account Manager	Terms
ZACHARY HIGGINBOTHAM	Due on Receipt

Bill To
Grand Oaks CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Property Address
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092

Please detach and return with payment. *PAYMENTS DUE UPON RECEIPT* Thank You!

Description	Qty/UOM	Rate	Amount
#52996 - Maintenance Contract Services - Grand Oaks CDD July 2023			\$19,906.00
		Total	\$19,906.00

Please note our remit to address: PO BOX 6569, Hilton Head Island, SC 29938

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$20,476.00	\$19,906.00	\$0.00	\$0.00	\$0.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com

MAKE CHECK PAYABLE TO:



The Lake Doctors, Inc.
Aquatic Management Services
Post Office Box 20122
Tampa, FL 33622-0122
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



Agenda Page 83

CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

Please check if address below is incorrect and indicate change on reverse side

GRAND OAKS CDD
2005 Pan Am Cir
Tampa, FL 33607

ACCOUNT NUMBER

DATE

BALANCE

729170

7/3/2023

\$1,250.00

The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

00000000172171001000000010604800000012500070

Please Return this portion with your payment

Invoice Due Date 7/13/2023

Invoice 106048B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
7/3/2023	Turnbull Creek Blvd, St Augustine, Florida 32092 Tampa, FL 33607 Water Management - Monthly		\$1250.00	\$0.00	\$1250.00

Please remit payment for this month's invoice.

Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$3950.00

This Invoice Total:

\$1250.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 729170

Portal Registration #: 5D65AC7B

Corporate Address

4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Customer Portal Link: www.lakedoctors.com/contact-us/make-a-payment/

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information



INVOICE

Received

JUL 6 2023

Customer ID:**28-35356-73002**

Customer Name:

GRAND OAKS CDD

Service Period:

07/01/23-07/31/23

Invoice Date:

06/30/2023

Invoice Number:

0032620-4032-6

How to Contact Us

Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.



Customer Service: (904) 827-1005

Your Payment is Due

Jul 30, 2023

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$943.03

If payment is received after 07/30/2023: **\$ 965.75**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
759.45		0.00		0.00		183.58		943.03

DETAILS OF SERVICE

Details for Service Location: Grand Oaks Cdd, 1055 Turnbull Creek Rd, Saint Augustine FL 32092 **Customer ID: 28-35356-73002**

Description	Date	Ticket	Quantity	Amount
4 Yard Dumpster 1X Week	07/01/23		1.00	116.08
Energy Surcharge				17.66
Administrative Charge				8.50
ST JOHN CM 5% FRANCHISE				7.11
Late Payment Charge for 04/27/2023 Invoice 30657	05/27/23			15.24
Late Payment Charge for 05/25/2023 Invoice 31623	06/24/23			3.75
Late Payment Charge for 04/27/2023 Invoice 30657	06/26/23			15.24
Total Current Charges				183.58

✂ ----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA
 WM OF ST JOHNS COUNTY
 PO BOX 3020
 MONROE, WI 53566-8320
 (904) 827-1005

Invoice Date	Invoice Number	Customer ID <i>(Include with your payment)</i>
06/30/2023	0032620-4032-6	28-35356-73002
Payment Terms	Total Due	Amount
Total Due by 07/30/2023	\$943.03	
If Received after 07/30/2023	\$965.75	

403200028353567300200032620000001835800000094303 1

0034048 01 AB 0.507 **AUTO T6 0 7181 33607-600875 -C04-P34082-11

GRAND OAKS CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

I0290C21



Remit To: 
WM CORPORATE SERVICES, INC.
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648



003-0038098-4032-9

0034048-0000001-0036001



Received

JUL 12 2023

Electric Bill Statement

For: Jun 6, 2023 to Jul 7, 2023 (31 days)

Statement Date: Jul 7, 2023

Account Number: 02407-91475

Service Address:

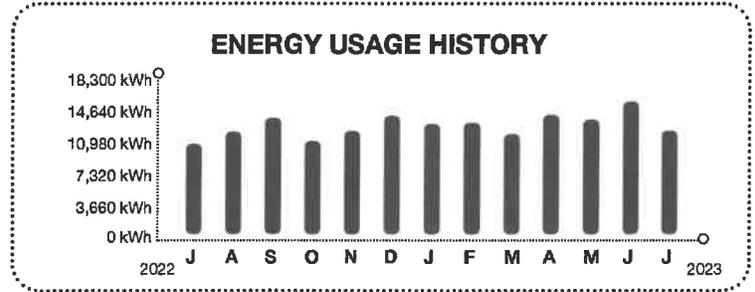
594 TURNBULL CREEK RD # MAIL KIOSK
SAINT AUGUSTINE, FL 32092

GRAND OAKS CDD,
Here's what you owe for this billing period.

CURRENT BILL

\$1,390.13
TOTAL AMOUNT YOU OWE

Jul 28, 2023
NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	3,246.28
Payments received	-3,246.44
Balance before new charges	-0.16
Total new charges	1,390.29
Total amount you owe	\$1,390.13

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 28, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective July 1, 2023. Learn more at FPL.com/Rates.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

16 1304024079147503109310000

0001 0002 062329

7 10

GRAND OAKS CDD
C/O MERITUS COMMUNITIES
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit FPL.com/PayBill for ways to pay.

02407-91475
ACCOUNT NUMBER

\$1,390.13
TOTAL AMOUNT YOU OWE

Jul 28, 2023
NEW CHARGES DUE BY

\$ 1,390.13
AMOUNT ENCLOSED





Customer Name:
GRAND OAKS CDD

Account Number:
02407-91475

FPL.com Page 2

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0002 0002 062329

E001

BILL DETAILS

Amount of your last bill	3,246.28
Payments received - Thank you	-3,246.44
Balance before new charges	-\$0.16

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$448.70
Fuel: (\$0.031510 per kWh)	\$407.80
Demand: (\$12.65 per KW)	\$468.05

Electric service amount 1,354.53

Gross receipts tax (State tax) 34.76

Taxes and charges 34.76

Regulatory fee (State fee) 1.00

Total new charges \$1,390.29

Total amount you owe \$1,390.13

METER SUMMARY

Meter reading - Meter KL23642. Next meter reading Aug 7, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	27699		14757		12942
Demand KW	36.78				37

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2023	Jun 6, 2023	Jul 7, 2022
kWh Used	12942	16592	11310
Service days	31	32	31
kWh/day	417	518	364
Amount	\$1,390.29	\$1,703.79	\$1,118.76

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

[FPL.com/BusinessOnCall](https://www.fpl.com/BusinessOnCall)

Outstanding reliability

For the seventh time in eight years, FPL earned top national honors for service reliability.

[FPL.com/Reliability](https://www.fpl.com/Reliability)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Electric Bill Statement

For: Jun 6, 2023 to Jul 7, 2023 (31 days)

Statement Date: Jul 7, 2023

Account Number: 05528-43534

Service Address:

22 WILLOW CREEK CT # ENTRY
SAINT AUGUSTINE, FL 32092

GRAND OAKS COMMUNITY DEVEL OPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

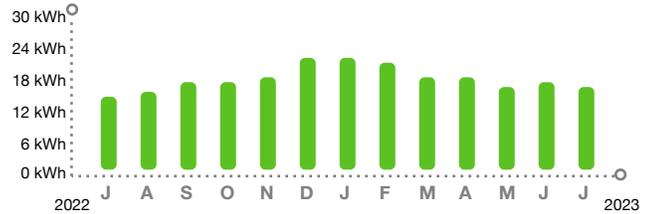
\$26.62

TOTAL AMOUNT YOU OWE

Jul 28, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	26.37
Payments received	-26.37
Balance before new charges	0.00
<hr/>	
Total new charges	26.62
Total amount you owe	\$26.62

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 28, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective July 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

1304055284353452662000000

The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

GRAND OAKS COMMUNITY DEVEL
OPMENT DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/paybill) for ways to pay.

05528-43534
ACCOUNT NUMBER

\$26.62
TOTAL AMOUNT YOU OWE

Jul 28, 2023
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name:
GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

Account Number:
05528-43534

BILL DETAILS

Amount of your last bill	26.37
Payment received - Thank you	-26.37
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Minimum base bill charge:	\$11.10
Non-fuel: (\$0.094820 per kWh)	\$1.61
Fuel: (\$0.031510 per kWh)	\$0.54
Electric service amount	25.93
Gross receipts tax (State tax)	0.67
Taxes and charges	0.67
Regulatory fee (State fee)	0.02
Total new charges	\$26.62
Total amount you owe	\$26.62

METER SUMMARY

Meter reading - Meter ACD8936. Next meter reading Aug 7, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	00532		00515		17

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2023	Jun 6, 2023	Jul 7, 2022
kWh Used	17	18	15
Service days	31	32	31
kWh/day	1	1	0
Amount	\$26.62	\$26.74	\$26.37

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

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Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

[See if you qualify >](#)

Outstanding reliability

For the seventh time in eight years, FPL earned top national honors for service reliability.

[See more >](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Received
JUL 1 2 2023

Electric Bill Statement

For: Jun 7, 2023 to Jul 8, 2023 (31 days)

Statement Date: Jul 8, 2023

Account Number: 18623-09299

Service Address:

31 TIMUCUAN WAY #LF STA
SAINT AUGUSTINE, FL 32092

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

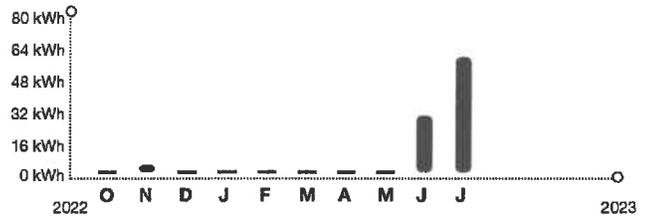
\$29.19

TOTAL AMOUNT YOU OWE

Jul 31, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after September 29, 2023 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	27.53
Payments received	-27.53
Balance before new charges	0.00
Total new charges	29.19
Total amount you owe	\$29.19

(See page 2 for bill details.)

The Florida Public Service Commission has approved a new fuel reduction effective July 1, 2023. Learn more at FPL.com/Rates.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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18623-09299
ACCOUNT NUMBER

\$29.19
TOTAL AMOUNT YOU OWE

Jul 31, 2023
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name:
GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

Account Number:
18623-09299

BILL DETAILS

Amount of your last bill	27.53
Payment received - Thank you	-27.53
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Minimum base bill charge:	\$7.80
Non-fuel: (\$0.094820 per kWh)	\$5.97
Fuel: (\$0.031510 per kWh)	\$1.99
Electric service amount	28.44
Gross receipts tax (State tax)	0.73
Taxes and charges	0.73
Regulatory fee (State fee)	0.02
Total new charges	\$29.19
Total amount you owe	\$29.19

METER SUMMARY

Meter reading - Meter KN57483. Next meter reading Aug 8, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	00098		00035		63

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Jul 8, 2023	Jun 7, 2023
kWh Used	63	31
Service days	31	30
kWh/day	2	1
Amount	\$29.19	\$27.53

KEEP IN MIND

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ESTIMATED BILL

For: Jun 6, 2023 to Jul 7, 2023 (31 days)

Statement Date: Jul 10, 2023

Account Number: 26659-90566

Service Address:

25 TWINBROOK WAY # SIGN
SAINT AUGUSTINE, FL 32092

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

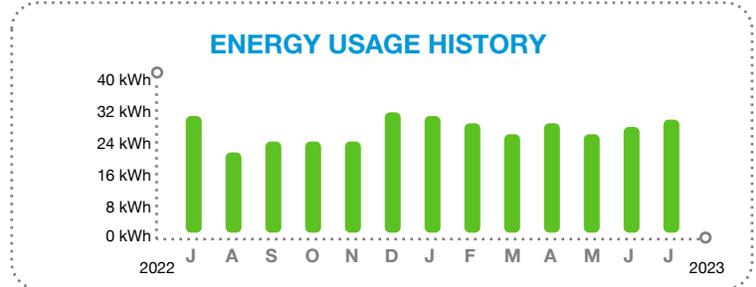
CURRENT BILL

\$27.41

TOTAL AMOUNT YOU OWE

Jul 31, 2023

NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	25.38
Payments received	-25.38
Balance before new charges	0.00
Total new charges	27.41
Total amount you owe	\$27.41

ESTIMATED BILL

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 29, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective July 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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26659-90566
ACCOUNT NUMBER

\$27.41
TOTAL AMOUNT YOU OWE

Jul 31, 2023
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name:
GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

Account Number:
26659-90566

BILL DETAILS

Amount of your last bill	25.38
Payment received - Thank you	-25.38
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Minimum base bill charge:	\$10.09
Non-fuel: (\$0.094820 per kWh)	\$2.95
Fuel: (\$0.031510 per kWh)	\$0.98
Electric service amount	26.70
Gross receipts tax (State tax)	0.69
Taxes and charges	0.69
Regulatory fee (State fee)	0.02
Total new charges	\$27.41

Total amount you owe \$27.41

ESTIMATED BILL

METER SUMMARY

Meter reading - Meter ACD3897. Next meter reading Aug 7, 2023.

Usage Type	Estimated	-	Previous	=	Usage
kWh used	00712		00681		31

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2023	Jun 6, 2023	Jul 7, 2022
kWh Used	31	29	32
Service days	31	32	31
kWh/day	1	1	1
Amount	\$27.41	\$27.39	\$27.15

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.
- Your current month's bill is an estimate based on prior consumption. This is because we were unable to obtain an actual meter reading on your scheduled read date. Rest assured, no action is required from you. For more information, visit FPL.com/Meters.

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Received
JUL 14 2023

Electric Bill Statement

For: Jun 7, 2023 to Jul 8, 2023 (31 days)

Statement Date: Jul 8, 2023

Account Number: 41929-72349

Service Address:

1055 TURNBULL CREEK RD #AMENITY
SAINT AUGUSTINE, FL 32092

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

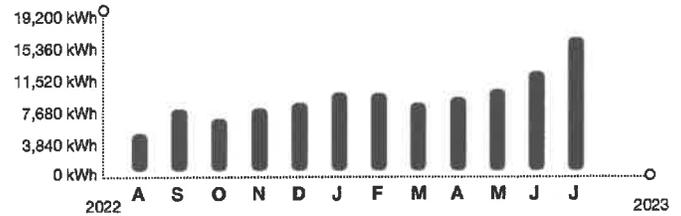
\$1,707.38

TOTAL AMOUNT YOU OWE

Jul 31, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after September 29, 2023 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	1,403.48
Payments received	-1,403.48
Balance before new charges	0.00
<hr/>	
Total new charges	1,707.38
Total amount you owe	\$1,707.38

(See page 2 for bill details.)

The Florida Public Service Commission has approved a new fuel reduction effective July 1, 2023. Learn more at FPL.com/Rates.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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41929-72349

ACCOUNT NUMBER

\$1,707.38

TOTAL AMOUNT YOU OWE

Jul 31, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: GRAND OAKS
Account Number: 41929-72349
 GRAND OAKS
 COMMUNITY DEVELOPMENT DISTRICT

BILL DETAILS

Amount of your last bill	1,403.48
Payment received - Thank you	-1,403.48
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$603.92
Fuel: (\$0.031510 per kWh)	\$548.87
Demand: (\$12.65 per KW)	\$480.70
Electric service amount	1,663.47
Gross receipts tax (State tax)	42.68
Taxes and charges	42.68
Regulatory fee (State fee)	1.23
Total new charges	\$1,707.38
Total amount you owe	\$1,707.38

METER SUMMARY

Meter reading - Meter KLL2329. Next meter reading Aug 8, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	16827		99408		17419
Demand KW	37.51				38

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Jul 8, 2023	Jun 7, 2023
kWh Used	17419	12956
Service days	31	30
kWh/day	561	431
Amount	\$1,707.38	\$1,403.48

KEEP IN MIND

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Electric Bill Statement

For: Jun 6, 2023 to Jul 7, 2023 (31 days)

Statement Date: Jul 7, 2023

Account Number: 55409-33537

Service Address:

26 BLACKJACK OAK WAY # ENTRY
SAINT AUGUSTINE, FL 32092

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

\$26.38

TOTAL AMOUNT YOU OWE

Jul 28, 2023

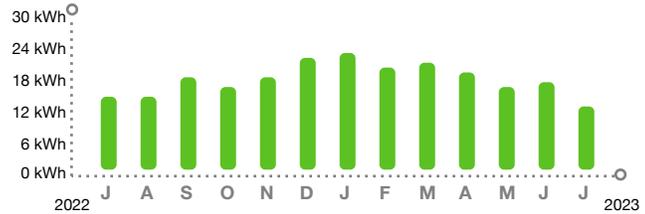
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	26.37
Payments received	-26.37
Balance before new charges	0.00
Total new charges	26.38
Total amount you owe	\$26.38

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after September 28, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective July 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

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55409-33537	\$26.38	Jul 28, 2023	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name:
GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

Account Number:
55409-33537

BILL DETAILS

Amount of your last bill	26.37
Payment received - Thank you	-26.37
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge:	\$12.68
Minimum base bill charge:	\$11.39
Non-fuel: (\$0.094820 per kWh)	\$1.22
Fuel: (\$0.031510 per kWh)	\$0.41
Electric service amount	25.70
Gross receipts tax (State tax)	0.66
Taxes and charges	0.66
Regulatory fee (State fee)	0.02
Total new charges	\$26.38

Total amount you owe \$26.38

METER SUMMARY

Meter reading - Meter ACD8935. Next meter reading Aug 7, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	00483		00470		13

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2023	Jun 6, 2023	Jul 7, 2022
kWh Used	13	18	15
Service days	31	32	31
kWh/day	0	1	0
Amount	\$26.38	\$26.74	\$26.37

KEEP IN MIND

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Received
JUL 17 2023

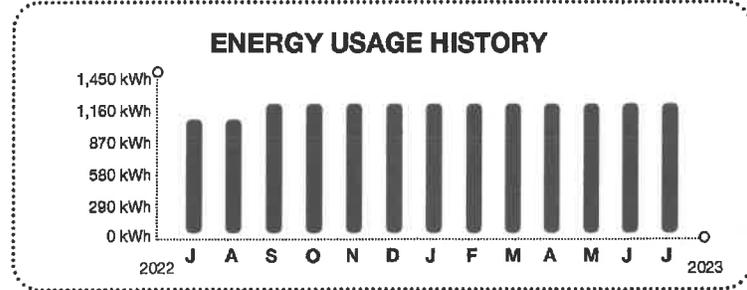
Electric Bill Statement
For: Jun 13, 2023 to Jul 13, 2023 (30 days)
Statement Date: Jul 13, 2023
Account Number: 83858-24258
Service Address:
3625 STATE ROAD 16
SAINT AUGUSTINE, FL 32092

GRAND OAKS COMMUNITY DEVELO,
Here's what you owe for this billing period.

CURRENT BILL

\$2,258.33
TOTAL AMOUNT YOU OWE

Aug 3, 2023
NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	2,263.28
Payments received	-2,263.28
Balance before new charges	0.00
Total new charges	2,258.33
Total amount you owe	\$2,258.33

(See page 2 for bill details.)

- KEEP IN MIND**
- Payment received after October 04, 2023 is considered LATE; a late payment charge of 1% will apply.
 - Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

The Florida Public Service Commission has approved a new fuel reduction effective July 1, 2023. Learn more at FPL.com/Rates.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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83858-24258
ACCOUNT NUMBER

\$2,258.33
TOTAL AMOUNT YOU OWE

Aug 3, 2023
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name:
GRAND OAKS
COMMUNITY DEVELO

Account Number:
83858-24258

BILL DETAILS

Amount of your last bill	2,263.28
Payment received - Thank you	-2,263.28
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	2,254.04
Gross receipts tax (State tax)	2.66
Taxes and charges	2.66
Regulatory fee (State fee)	1.63
Total new charges	\$2,258.33
Total amount you owe	\$2,258.33

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.049080 per kWh
Fuel charge:	\$0.030850 per kWh

METER SUMMARY

Next bill date Aug 14, 2023.

Usage Type	Usage
Total kWh used	1281

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 13, 2023	Jun 13, 2023	Jul 13, 2022
kWh Used	1281	1281	1125
Service days	30	32	30
kWh/day	43	40	38
Amount	\$2,258.33	\$2,263.28	\$1,884.21

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Customer Name:
GRAND OAKS
COMMUNITY DEVELO

Account Number:
83858-24258

For: 06-13-2023 to 07-13-2023 (30 days)
kWh/Day: 43
Service Address:
3625 STATE ROAD 16
SAINT AUGUSTINE, FL 32092

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F861204 Energy Non-energy Fixtures Maintenance	39	3292	F	26	0.400000 4.500000 1.450000	338	10.40 117.00 37.70
F861224 Energy Non-energy Fixtures Maintenance	39	3500	F	16	0.400000 7.500000 1.450000	208	6.40 120.00 23.20
F863252 Energy Non-energy Fixtures Maintenance	60	7580	F	35	0.800000 13.500000 1.450000	735	28.00 472.50 50.75
PMF0001 Non-energy Fixtures				36	9.610000		345.96
PWSH18B Non-energy Fixtures				35	17.460000		611.10
UCNP Non-energy Maintenance				7,653	0.048650		372.32

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



GRAND OAKS COMMUNITY DEVELO
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008





Customer Name:
GRAND OAKS
COMMUNITY DEVELO

Account Number:
83858-24258

FPL.com Page 2

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0004 0004 063934 ESLA

For: 06-13-2023 to 07-13-2023 (30 days)
kWh/Day: 43
Service Address:
3625 STATE ROAD 16
SAINT AUGUSTINE, FL 32092

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		44.80
					Non-energy sub total		2,150.53
					Sub total	1,281	2,195.33
					Energy conservation cost recovery		0.49
					Capacity payment recovery charge		0.20
					Environmental cost recovery charge		0.56
					Storm restoration recovery charge		19.55
					Transition rider credit		-5.30
					Storm protection recovery charge		3.69
					Fuel charge		39.52
					Electric service amount		2,254.04
					Gross receipts tax (State tax)		2.66
					Regulatory fee (State fee)		1.63
					Total	1,281	2,258.33

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



Received

JUL 12 2023

Electric Bill Statement

For: Jun 6, 2023 to Jul 7, 2023 (31 days)

Statement Date: Jul 7, 2023

Account Number: 97899-67024

Service Address:

28 TURNBULL CREEK RD #ENTRY
SAINT AUGUSTINE, FL 32092

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

\$498.74

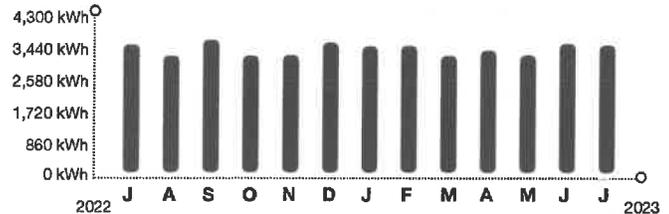
TOTAL AMOUNT YOU OWE

Jul 28, 2023

NEW CHARGES DUE BY

Pay \$459.86 instead of \$498.74 by your due date. Enroll in FPL Budget Billing®. FPL.com/BB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	518.76
Payments received	-518.76
Balance before new charges	0.00
Total new charges	498.74
Total amount you owe	\$498.74

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$459.86 by your due date instead of \$498.74. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
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45986 1304978996702494789400000

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97899-67024
ACCOUNT NUMBER

\$498.74
TOTAL AMOUNT YOU OWE

Jul 28, 2023
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name:
GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

Account Number:
97899-67024

BILL DETAILS

Amount of your last bill	518.76
Payment received - Thank you	-518.76
<hr/>	
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$355.19
Fuel: (\$0.031510 per kWh)	\$118.04
<hr/>	
Electric service amount	485.91
<hr/>	
Gross receipts tax (State tax)	12.47
<hr/>	
Taxes and charges	12.47
<hr/>	
Regulatory fee (State fee)	0.36
<hr/>	
Total new charges	\$498.74
<hr/>	
Total amount you owe	\$498.74

METER SUMMARY

Meter reading - Meter KCD9310. Next meter reading Aug 7, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	79346		75600		3746

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 7, 2023	Jun 6, 2023	Jul 7, 2022
kWh Used	3746	3785	3751
Service days	31	32	31
kWh/day	120	118	121
Amount	\$498.74	\$518.76	\$446.80

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

FPL.com/BusinessOnCall

Outstanding reliability

For the seventh time in eight years, FPL earned top national honors for service reliability.

FPL.com/Reliability

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Pay by Phone (844) 752-8845
 Phone (904) 209-2700
 Fax (904) 209-2718
 Toll Free (877) 837-2311

PO Drawer 3006
 St. Augustine, FL 32085

Statement Date 07/19/2023	Current Charges Due Date 08/18/2023
-------------------------------------	---

Current Month Activity				
Services Dates	Service Description	Units	Amount	Total
6/19/23	Amount of Your Last Statement			585.75
7/10/23	Payment - Thank You		-585.75	
	Past Due Balance			0.00
	Water Rates			
	Meter Maintenance Charge	9.00	1.00	9.00
	Base Rate	119.94	1.00	119.94
Consumption Fees	0 - 40,000 Gallons	3.80	14.71	55.90
	Water Total		14.71	184.84
	Wastewater Rates			
	Base Rate	140.89	1.00	140.89
Consumption Fees	0 + Sewer Gallons	6.63	14.71	97.53
	Wastewater Total		14.71	238.42
	Past Due Balance			0.00
	Current Charges			423.26
	Amount Now Due / Credits			423.26

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Account Number:
579429-144104

Service Address:
1055 TURNBULL CREEK RD

Service Type:
Commercial
Days in Billing Cycle: 29
Deposit Amount: \$ 0.00
Deposit Date:
Geo Code: WGV

Meter Number: 79900023
Present Read Date: 07/18/2023
Previous Read Date: 06/19/2023
Current Reading: 22906
Previous Reading: 21435
Gallon Usage (1000s): 14.71

Past Due Balances are subject to a Late Fee of 1.5% or \$5.00, whichever is greater and disconnection of service if not paid.

MESSAGE CENTER

In 2022, SJCUD detected 11 contaminants in the drinking water. All contaminants were at allowable levels & no health based violations were reported. Please go to www.sjcf1.us/WaterReport/NorthWest.pdf to view your report. This report contains important info about the source & quality of your water. To receive a hard copy of the report or if you have any questions please call 904-209-2700.

www.sjcutility.us

See reverse for monthly draft options or credit card payments.

Please detach and return with your payment.

FL29539F



ST JOHNS COUNTY UTILITY DEPARTMENT
 POST OFFICE DRAWER 3006
 ST AUGUSTINE FL 32085-3006
 Temp-Return Service Requested

Account Number		Date Due	
579429-144104		08/18/2023	
Past Due Amount	Current Charges/Credits	Amount Now Due	After Due Date Pay
0.00	423.26	423.26	429.61
Please Enter Amount Paid \$			



Please write your account number on your check and remit to:

ST JOHNS COUNTY UTILITY DEPARTMENT
 POST OFFICE DRAWER 3006
 ST AUGUSTINE FL 32085-3006



GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
 C/O MERITUS 2613
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008

000000144104000000579429000000042326000000042961

Check for Address Change



Pay by Phone (844) 752-8845
 Phone (904) 209-2700
 Fax (904) 209-2718
 Toll Free (877) 837-2311

PO Drawer 3006
 St. Augustine, FL 32085

Statement Date 07/19/2023	Current Charges Due Date 08/18/2023
-------------------------------------	---

Current Month Activity

Services Dates	Service Description	Units	Amount	Total
----------------	---------------------	-------	--------	-------

6/19/23	Amount of Your Last Statement			54.61
7/10/23	Payment - Thank You		-54.61	
	Past Due Balance			0.00
	Water Rates			
	Base Rate	14.99	1.00	14.99
Consumption Fees	0 - 5,000 Gallons	3.80	0.30	1.14
	Water Total		0.30	16.13
	Wastewater Rates			
	Base Rate	17.61	1.00	17.61
Consumption Fees	0 + Sewer Gallons	6.63	0.30	1.99
	Wastewater Total		0.30	19.60
	Past Due Balance			0.00
	Current Charges			35.73
	Amount Now Due / Credits			35.73

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Account Number:
579429-139988

Service Address:
544 TURNBULL CREEK RD

Service Type:
Commercial

Days in Billing Cycle: 29

Deposit Amount: \$ 0.00

Deposit Date:

Geo Code: WGV

Meter Number: 90140530

Present Read Date: 07/18/2023

Previous Read Date: 06/19/2023

Current Reading: 1880

Previous Reading: 1850

Gallon Usage (1000s): 0.3

Received
JUL 25 2023

Past Due Balances are subject to a Late Fee of 1.5% or \$5.00, whichever is greater and disconnection of service if not paid.

MESSAGE CENTER

In 2022, SJCUD detected 11 contaminants in the drinking water. All contaminants were at allowable levels & no health based violations were reported. Please go to www.sjcf.us/WaterReport/NorthWest.pdf to view your report. This report contains important info about the source & quality of your water. To receive a hard copy of the report or if you have any questions please call 904-209-2700.

www.sjcutility.us

See reverse for monthly draft options or credit card payments.

Please detach and return with your payment.

FL29539F



ST JOHNS COUNTY UTILITY DEPARTMENT
 POST OFFICE DRAWER 3006
 ST AUGUSTINE FL 32085-3006
 Temp-Return Service Requested

Account Number		Date Due	
579429-139988		08/18/2023	
Past Due Amount	Current Charges/Credits	Amount Now Due	After Due Date Pay
0.00	35.73	35.73	40.73
Please Enter Amount Paid \$			



Please write your account number on your check and remit to:

ST JOHNS COUNTY UTILITY DEPARTMENT
 POST OFFICE DRAWER 3006
 ST AUGUSTINE FL 32085-3006



*****AUTO**MIXED AADC 270



GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
 C/O MERITUS 2613
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008

000000139988000000579429000000003573000000004073

Check for Address Change



GRAND OAKS CDD
1055 TURNBULL CREEK RD
ST AUGUSTINE, FL 32092

Received
JUL 12 2023

Amount Due:	\$75.00
Due Date:	July 28, 2023
Account #:	221008719785

Account Summary

Current Service Period: June 04, 2023 - June 29, 2023	
Previous Amount Due	\$77.98
Payment(s) Received Since Last Statement	-\$77.98
Current Month's Charges	\$75.00
Amount Due by July 28, 2023	\$75.00

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

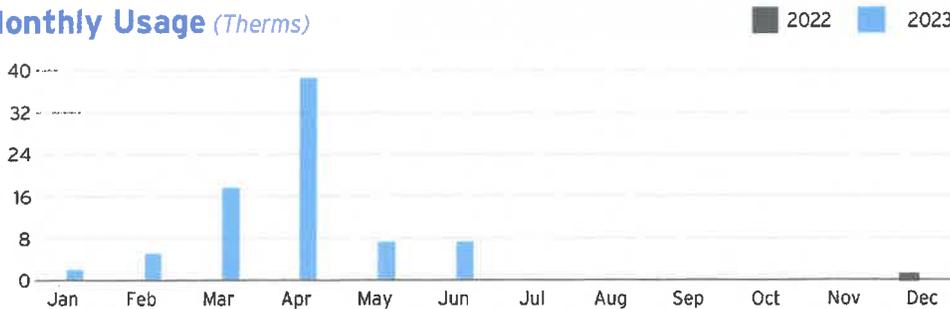
Get rebates on natural gas equipment

- Cooking
- Water heating
- Drying
- Air conditioning (Gas heat pump)

Learn more at PeoplesGas.com/BizRebates

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Monthly Usage (Therms)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 221008719785
Due Date: July 28, 2023

Pay your bill online at PeoplesGas.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit PeoplesGas.com/Paperless to enroll now.

Amount Due:	\$75.00
Payment Amount:	\$ _____

630396369452

00004428 01 AV 0.49 33607 FTECO107072323442310 00000 03 01000000 014 02 14056 003



GRAND OAKS CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6303963694522210087197850000000075004



Service For:
 1055 TURNBULL CREEK RD
 ST AUGUSTINE, FL 32092

Account #: 221008719785
 Statement Date: July 07, 2023
 Charges Due: July 28, 2023

Meter Read

Service Period: Jun 04, 2023 - Jun 29, 2023

Rate Schedule: General Service 1 - Transportation

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AIX43880	06/29/2023	76	76	0 CCF	1.042	1.0000	0.0 Therms	26 Days

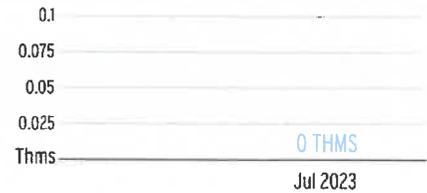
Charge Details

Natural Gas Charges	
Customer Charge	\$45.00
Natural Gas Service Cost	\$45.00

Other Fees and Charges	
Miscellaneous Charges	
Gas Management	1 X \$30.0000 \$30.00
Total Miscellaneous Charges	\$30.00

Total Current Month's Charges \$75.00

Avg THMS Used Per Day



Important Messages

For more information about your bill and understanding your charges, please visit PeoplesGas.com

Ways To Pay Your Bill

- Bank Draft**
Visit PeoplesGas.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at PeoplesGas.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at PeoplesGas.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Residential Customer Care:**
813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)
- Online:**
PeoplesGas.com
- Phone:**
Commercial Customer Care:
866-832-6249
Hearing Impaired/TTY:
7-1-1
Natural Gas Outage:
877-832-6747
Natural Gas Energy Conservation Rebates:
877-832-6747

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent at Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

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REMIT PAYMENT TO:
 CINTAS CORP
 P.O. BOX 630910
 CINCINNATI, OH 45263-0910

VIEW & PAY YOUR BILLS ONLINE:
 WWW.CINTAS.COM/MYACCOUNT

CUSTOMER SVC/BILLING 833-290-0514
 CINTAS FAX # 904-741-6116
 PAYMENT INQUIRY 9047414525

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INVOICE

SHIP TO: GRAND OAKES
 1055 TURNBULL CREEK RD
 SAINT AUGUSTINE, FL 32092

INVOICE # 4155481478
INVOICE DATE 05/15/2023
SERVICE TICKET # 4155481478

BILL TO: GRAND OAKES
 1055 TURNBULL CREEK RD
 SAINT AUGUSTINE, FL 32092

SOLD TO # 21633153
PAYER # 21633153
PAYMENT TERMS NET 10 EOM
SORT # 02800002944
CINTAS ROUTE 54 / DAY 1 / STOP 019

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10186	4X6 ACTIVE SCRAPER	01	F	2	5.000	10.00	N
	X10189	3X5 XTRAC MAT ONYX	01	F	2	7.000	14.00	N
	X10192	4X6 XTRAC MAT ONYX	01	F	3	8.000	24.00	N
	X45690	B&V AIR CARE COUNTER DISP GRY-	01	F	2	4.000	8.00	N
	X45698	B&V AIR CARE CITRUS RFL-	04	F	2	0.000	0.00	N
	X62295	WET WIPES PLUS/800 COUNT-	04	F	1	30.000	30.00	N
	X9210	URINAL SCREEN SVC	01	F	3	1.000	3.00	N
	X9215	URINAL SCREEN RFL-	04	F	3	0.000	0.00	N
		SUBTOTAL					89.00	
		SERVICE CHARGE					5.95	N
		SUBTOTAL					94.95	
		TAX					0.00	
		TOTAL USD					94.95	

You will notice the annual price adjustment on your invoice beginning on 6/1/2023. Rental rates are being adjusted to account for increases in labor wage rates, fleet expenses, raw materials, and energy costs. Rates will remain consistent for the next year.

Thanks for your trust in Cintas. We remain committed to providing you with the highest quality service in the rental industry.

Signature :

Michael Price	Invoice Total	Pymt on Acct.
	94.95	0.00
Sold To: 0021633153 SO#: 4155481478	05/15/2023	12:00 PM



REMIT PAYMENT TO:
 CINTAS CORP
 P.O. BOX 630910
 CINCINNATI, OH 45263-0910

VIEW & PAY YOUR BILLS ONLINE:
 WWW.CINTAS.COM/RYACCOUNT

CUSTOMER SVC/BILLING
 CINTAS FAX #
 PAYMENT INQUIRY

Agenda Page 108
 853-290-0314
 904-741-6116
 9047414525

INVOICE

SHIP TO: GRAND DAKES
 1055 TURNBULL CREEK RD
 SAINT AUGUSTINE, FL 32092

INVOICE # 4161043979
 INVOICE DATE 07/10/2023

SOLD TO # 21633153
 PAYER # 21633153
 PAYMENT TERMS NET 10 EOM
 SORT # 02800002944
 CINTAS ROUTE 54 / DAY 1 / STOP 021

BILL TO: GRAND DAKES
 1055 TURNBULL CREEK RD
 SAINT AUGUSTINE, FL 32092

QTY/LOCKS	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10186	4X6 ACTIVE SCRAPER	01	F	2	5.800	11.60	N
	X10189	3X5 XTRAC MAT BNYX	01	F	2	8.120	16.24	N
	X10192	4X6 XTRAC MAT BNYX	01	F	3	9.280	27.84	N
	X45690	DAV AIR CARE COUNTER DISP GRV-	01	F	2	4.640	9.28	N
	X45698	DAV AIR CARE CITRUS RFL-	04	F	2	0.000	0.00	N
	X62295	NET WIPES PLUS/800 COUNT-	04	F	1	34.800	34.80	N
	X9210	URINAL SCREEN SVC	01	F	3	1.160	3.48	N
	X9215	URINAL SCREEN RFL-	04	F	3	0.000	0.00	N
		SUBTOTAL					103.24	
		SERVICE CHARGE					6.90	N
		SUBTOTAL					110.14	
		TAX					(0.00)	
		TOTAL USD					110.14	

TOTAL ADJUST.

- 34.80

TAX ADJUST.

NET TOTAL

75.34

CUSTOMER TOTAL CURRENT: 411.50 PAST DUE: 224.85 30 DAYS: 0.00 60 DAYS: 0.00 90+ DAYS: 0.00

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE : CINTAS CORPORATION #0280 / 1595 TRANSPORT CT., / JACKSONVILLE, FL 32218



REMIT PAYMENT TO:
 CINTAS CORP
 P.O. BOX 630910
 CINCINNATI, OH 45263-0910

VIEW & PAY YOUR BILLS ONLINE:
WWW.CINTAS.COM/RYACCOUNT

CUSTOMER SVC/BILLING Agenda Page 1094
 CINTAS FAX # 904-741-6116
 PAYMENT INQUIRY 9047414525

INVOICE

SHIP TO: GRAND LAKES
 1055 TURNBULL CREEK RD
 SAINT AUGUSTINE, FL 32092

INVOICE # 4161775234
 INVOICE DATE 07/17/2023

SOLD TO # 21633153
 PAYER # 21633153
 PAYMENT TERMS NET 10 EOM
 SORT # 02000002944
 CINTAS ROUTE 54 / DAY 1 / STOP 021

BILL TO: GRAND LAKES
 1055 TURNBULL CREEK RD
 SAINT AUGUSTINE, FL 32092

EMPS/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10186	4X6 ACTIVE SCRAPER	01	F	2	5.800	11.60	N
	X10189	3X5 XTRAC MAT DNYX	01	F	2	8.120	16.24	N
	X10192	4X6 XTRAC MAT DNYX	01	F	3	9.280	27.84	N
	X45690	R&V AIR CARE COUNTER DISP GRV-	01	F	2	4.640	9.28	N
	X9210	URINAL SCREEN SVC	01	F	3	1.160	3.48	N
		SUBTOTAL					68.44	
		SERVICE CHARGE					6.90	N
		SUBTOTAL					75.34	
		TAX					(0.00)	
		TOTAL USD					75.34	

TOTAL ADJUST. _____
 TAX ADJUST. _____
 NET TOTAL _____

CUSTOMER TOTAL CURRENT: 150.68 PAST DUE: 75.34 30 DAYS: 0.00 60 DAYS: 0.00 90+ DAYS: 0.00

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE : CINTAS CORPORATION #0280 / 1595 TRANSPORT CT., / JACKSONVILLE, FL 32218



RENT PAYMENT TO: WIEM & PAY YOUR BILLS ONLINE:
 CINTAS CORP WWW.CINTAS.COM/RYACCOUNT
 P.O. BOX 630910
 CINCINNATI, OH 45263-0910

CUSTOMER SVC/BILLING 855-270-0314
 CINTAS FAX # 904-741-6116
 PAYMENT INQUIRY 904-741-4525

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INVOICE

SHIP TO: GRAND BAKES
 1055 TURNBULL CREEK RD
 SAINT AUGUSTINE, FL 32092

INVOICE # 4162469701
 INVOICE DATE 07/24/2023
 SOLD TO # 21633153
 PAYER # 21633153
 PAYMENT TERMS NET 10 EOM
 SORT # 02000002944
 CINTAS ROUTE 54 / DAY 1 / STOP 021

BILL TO: GRAND BAKES
 1055 TURNBULL CREEK RD
 SAINT AUGUSTINE, FL 32092

MP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE	TOTAL	TAX
	X10186	4XS ACTIVE SCRAPER	01	F	2	5.800		11.60	N
	X10189	3XS XTRAC MAT DNYX	01	F	2	8.120		16.24	N
	X10192	4XS XTRAC MAT DNYX	01	F	3	9.280		27.84	N
	X45690	DLV AIR CARE COUNTER DISP GRY-	01	F	2	4.640		9.28	N
	X9210	URINAL SCREEN SVC	01	F	3	1.160		3.48	N
		SUBTOTAL						68.44	
		SERVICE CHARGE						6.90	N
		SUBTOTAL						75.34	
		TAX						(0.00)	
		TOTAL USD						75.34	

TOTAL ADJUST. _____
 TAX ADJUST. _____
 NET TOTAL _____

CUSTOMER TOTAL CURRENT: 226.02 PAST DUE: 75.34 30 DAYS: 0.00 60 DAYS: 0.00 90+ DAYS: 0.00



Customer	Grand Oaks Community Development District
Acct #	892
Date	07/17/2023
Customer Service	Charisse Bitner
Page	1 of 1

Grand Oaks Community Development District
 c/o Meritus Corp
 2005 Pan Am Circle, Ste 300
 Tampa, FL 33607

Payment Information	
Invoice Summary	\$ 6,540.00
Payment Amount	
Payment for:	Invoice#18953
100122392	

Thank You

Please detach and return with payment



Customer: Grand Oaks Community Development District

Invoice	Effective	Transaction	Description	Amount
18953	07/05/2023	Policy change	Policy #100122392 10/01/2022-10/01/2023 Florida Insurance Alliance Package - Add Property Due Date: 7/17/2023	6,540.00

Total
\$ 6,540.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 sclimer@egisadvisors.com	Date
		07/17/2023

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 25, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3253469

Client Matter No. 8523-1

Notification Email: eftgroup@kutakrock.com

Mr. Brian Lamb
 Grand Oaks CDD
 MERITUS DISTRICTS
 Suite 120
 2005 Pan Am Circle
 Tampa, FL 33607

Invoice No. 3253469
 8523-1

Re: General Counsel

For Professional Legal Services Rendered

06/05/23	E. Fite	0.20	85.00	Review payment demand directed to board of supervisors regarding unpaid lien
06/05/23	J. Johnson	1.10	462.00	Review demand letter and research same
06/05/23	K. Jusevitch	0.50	85.00	Confer with Johnson and Ward regarding demand letter
06/06/23	E. Fite	1.30	552.50	Legal research on claims presented in demand from Costa Verde Lands; prepare for call with client; telephone conference with client regarding same
06/06/23	J. Johnson	1.80	756.00	Research demand letter and attend call with Chairman regarding same
06/06/23	K. Jusevitch	0.40	68.00	Research case citations and confer with Johnson
06/07/23	E. Fite	0.10	42.50	Exchange emails with Johnson regarding Costa Verde lien
06/12/23	E. Fite	1.40	595.00	Draft and revise correspondence to lien claimant's counsel regarding

KUTAK ROCK LLP

Grand Oaks CDD

July 25, 2023

Client Matter No. 8523-1

Invoice No. 3253469

Page 2

				frivolousness of claims; review electronic correspondence with insurers
06/12/23	J. Johnson	0.40	168.00	Confer with Fite regarding response to demand letter
06/12/23	J. Johnson	1.20	504.00	Prepare for and attend call with insurers; follow up research on claim process
06/13/23	J. Brown	1.40	511.00	Correspondence with Johnson regarding claim against Board concerning payment bond; research, review, and confer regarding same
06/13/23	E. Fite	0.30	127.50	Receive and review electronic correspondence regarding claims made by Costa Verde
06/13/23	J. Johnson	1.30	546.00	Research demand letter claims; confer with individual Board members regarding indemnity
06/13/23	K. Jusevitch	0.20	34.00	Correspond with district manager regarding indemnification resolution and confer with Johnson
06/16/23	E. Fite	0.30	127.50	Exchange electronic correspondence with Johnson regarding response to claims asserted by Costa Verde
06/17/23	J. Johnson	0.40	168.00	Review agenda packet
06/22/23	K. Jusevitch	0.30	51.00	Research court docket and correspond with Johnson
06/26/23	J. Johnson	0.50	210.00	Review alleged issues with bids and confer with Koncar
06/27/23	J. Brown	0.60	219.00	Review correspondence and materials related to complaint against Board of Supervisors; research regarding same
06/27/23	J. Johnson	0.90	378.00	Confer with Hyatt regarding pending matters; review documents in litigation; confer with Koncar regarding insurance
06/27/23	K. Jusevitch	0.90	153.00	Research litigation docket and confer with Johnson; prepare resolution awarding landscaping contract and correspond with district manager

KUTAK ROCK LLP

Grand Oaks CDD

July 25, 2023

Client Matter No. 8523-1

Invoice No. 3253469

Page 3

06/28/23	J. Brown	1.50	547.50	Review directors and officers policy coverage; correspondence regarding same; review complaint related material; confer with Johnson
06/28/23	E. Fite	0.20	85.00	Exchange correspondence with counsel for lien claimant regarding service
06/28/23	J. Johnson	2.20	924.00	Prepare for and attend CDD meeting; post meeting wrap up; confer with Supervisors individually regarding lawsuit
06/28/23	K. Jusevitch	0.20	34.00	Confer with Johnson regarding litigation complaint
06/29/23	J. Brown	0.30	109.50	Conference with Johnson regarding complaint
06/29/23	E. Fite	0.60	255.00	Preparation for call with Brown and Johnson regarding insurer response and case strategy
06/29/23	J. Johnson	0.60	252.00	Review RFP summary from Koncar; review draft notices
06/29/23	K. Jusevitch	2.60	442.00	Confer with Ward regarding rules of procedure; research property ownership and confer with Johnson
06/30/23	J. Johnson	0.50	210.00	Call with Bailey regarding CDD indemnity and insurance
06/30/23	K. Jusevitch	0.80	136.00	Research property records and confer with Johnson

TOTAL HOURS 25.00

TOTAL FOR SERVICES RENDERED \$8,838.00

TOTAL CURRENT AMOUNT DUE \$8,838.00

MACROLEASE
A division of Eastern Funding
 185 Express Street Suite 100
 Plainview, NY 11803
 (516) 576-9000 Ext 22107

Received
 JUL 24 2023

Account Number 5030873
 Invoice Number 503087380823
 Statement Date 7/18/23
 Payment Due Date 8/08/23
 Current Amount Due 1,494.00
 Past Due Amount 0.00
 Amount Enclosed \$ _____
 If payment is made on or after 8/18/23
 please include late fee of 74.70

*****AUTO**MIXED AADC 07099
 633 0.5070 MB 0.531 3 48 1
 Grand Oaks Community Development Di
 Grand Oaks CDD
 2005 Pan Am Cir
 Suite 300
 Tampa FL 33607-6008

Subject Location:
 1055 TURNBULL ROAD
 ST. AUGUSTINE FL 320920000

Payments by Mail
 Payable to: Eastern Funding LLC
 Mail to: Eastern Funding
 P.O. Box 5441
 White Plains, NY 10602-5441
 Please be sure to include the loan number on the check.
 If you have opted for automatic payments (ACH), your payments will be deducted on the above **Payment Due Date** and no further action is required. You may retain this statement for your records.

Account Number 5030873
 Statement Date 7/18/23
 Payment Due Date 8/08/23
 Current Amount Due 1,494.00
 Past Due Amount 0.00
 Maturity Date 9/08/27

***Principal Balance listed does not reflect a payoff amount. Payoff balances are subject to the terms of your agreement. See reverse for further instructions.**

To make your payment by phone, changes to your account or for general account inquiries, please contact Customer Service at (212) 819-2000.

Pay Online

Scan the QR to access our Payment Portal

<https://smartpay.profitstars.com/express/macrolease>



06420064801010



MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Date	Invoice
01/31/2023	28692
Account	
Inframark	

Bill To:
Inframark Attn: Accounts Payable 2002 W Grand Parkway N Suite 100 Katy, TX 77449 United States

Ship To
Grand Oaks CDD 1055 Turnbull Creek Road St Augustine , FL 32092 United States

Terms	Due Date	PO Number	Reference
NET15	02/15/2023		

Service Request Number	335287
Summary	Interpass Connection Failed
Billing Method	Actual Rates
Detail	Mon 1/30/2023/11:47 AM UTC-05/ Blake Tomlinson (time)- after gaining remote access the issue was no longer present if user calls back the support session is Grand Oaks Entrypass
	[image]
	Mon 1/30/2023/10:06 AM UTC-05/ Blake Tomlinson- Jessica with Grand Oaks called in stating they are not able to login to Interpass system states Connection Failed
	CB:904-917-3507
Resolution	
Company Name	Inframark
Contact Name	Jessica Rivera

Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Help Desk Technician	IT - Remote - Business Hours	0.25	150.00	\$37.50
Total Services:				\$37.50

We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all unpaid balances.	Invoice Subtotal:	\$37.50
	Sales Tax:	\$2.81
	Invoice Total:	\$40.31
	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$40.31

Invoice Time Detail

Invoice Number: 28692
Company: Inframark

Charge To: Inframark / Interpass Connection Failed Location: Grand Oaks (Temp address)

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
01/30/2023	Tomlinson, Blake	<p>Service Ticket:335287</p> <p>Summary:Interpass Connection Failed</p> <p>after gaining remote access the issue was no longer present if user calls back the support session is Grand Oaks Entrapass</p> <p>[image]</p>	Y	0.25	150.00	\$37.50

Subtotal: \$37.50

Invoice Time Total: **Billable Hours:** 0.25



MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Date	Invoice
07/10/2023	30842
Account	
Grand Oaks	

Bill To:
Grand Oaks CDD Attn: Accounts Payable 1055 Turnbull Creek Road St Augustine , FL 32092 United States

Ship To
Grand Oaks CDD 1055 Turnbull Creek Road St Augustine , FL 32092 United States

Terms	Due Date	PO Number	Reference
NET15	07/25/2023		

Service Request Number	375211
Summary	FW: Grand Oaks CDD - Access to system
Billing Method	Actual Rates
Detail	<p>Fri 7/7/2023/2:06 PM UTC-04/ Ryan Goodman (time)- Reached out to Rebekah - Was requested to call Patty at 904-501-2473</p> <p>Called Patty - Remoted into unattended session for Grand Oaks - Attempted potential passwords, was unable to sign in - Reached out to JC and was told that Aaron worked that project, reached out to Aaron and was given credentials.</p> <p>Calling Patty back - Was able to log in with credentials Aaron provided - Unlocked and reset password for Grand Oaks account. - Recorded information into ITGlue</p> <p>Issue resolved, closing ticket.</p> <p>Fri 7/7/2023/2:03 PM UTC-04/ Ashley Raulerson [image] Ashley Raulerson Accounting Administrator mobile. 813.838.2445 • phone. 813.948.0202 x8801 email. ashley.raulerson@mhdit.com 5808 Breckenridge Pkwy, Suite G Tampa, FL, 33610, USA www.MHDcommunications.com [20th logo red resized.jpg] [image] [image] [image] [image] MHD places the highest priority on the security and privacy of our Clients. Therefore, we have put our efforts into ensuring that this message is free of errors and viruses. Despite our efforts, you should always scan all emails for any threats with proper software, as the sender does not accept liability for any damage inflicted by viewing the content of this email.</p> <p>From: Scroggins, Rebekah <rebekah.scroggins@inframark.com> Sent: Friday, July 7, 2023 2:00 PM To: Info <info@mhdit.com> Cc: Gudmunson, Patricia <Patricia.Gudmunson@inframark.com> Subject: Grand Oaks CDD - Access to system</p> <p>This email comes from outside the organization.</p>

Do not click links or open attachments unless it is an email you expected to receive.

Our password is saying it is invalid for our system. Can you please assist?

Rebekah Scroggins | LCAM
 Community Manager, CDD Project Manager
 FL Notary Public

 1055 Turnbull Creek Road
 St. Augustine, FL 32092
 Office Hours:
 Monday to Friday
 8:00 a.m. – 5:30 pm.
 Direct: 407.566.2018
 www.inframarkims.com

Please include your address and community name on all emails.
 Townsquare: <https://townsquare.nabrnetwork.com> for ARC Forms, Governing Docs, Community News, Pay fees
 For ESTOPPEL requests please reach out to <https://inframark.condocerts.com>
 For accounting, please email Customercare@inframark.com

Resolution

Company Name Grand Oaks CDD

Contact Name

Service Request Number 375212

Summary FW: Grand Oaks CDD - Access to system

Billing Method Actual Rates

Detail Fri 7/7/2023/2:06 PM UTC-04/ Kara Knight-


 Kara Knight
 COO
 mobile. 813.600.7508 • phone. 813.948.0202 x8815
 email. kara.knight@mhdit.com
 5808 Breckenridge Pkwy, Suite G
 Tampa, FL, 33610, USA
www.MHDcommunications.com


  
 MHD places the highest priority on the security and privacy of our Clients. Therefore, we have put our efforts into ensuring that this message is free of errors and viruses. Despite our efforts, you should always scan all emails for any threats with proper software, as the sender does not accept liability for any damage inflicted by viewing the content of this email.

From: Scroggins, Rebekah <rebekah.scroggins@inframark.com>
 Sent: Friday, July 7, 2023 2:00 PM
 To: Info <info@mhdit.com>
 Cc: Gudmunson, Patricia <Patricia.Gudmunson@inframark.com>
 Subject: Grand Oaks CDD - Access to system

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 For ESTOPPEL requests please reach out to <https://inframark.condocerts.com>
 For accounting, please email Customercare@inframark.com

Resolution

Company Name Grand Oaks CDD

Contact Name

Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Help Desk Technician	Remote - Business Hours	0.75	150.00	\$112.50
Total Services:				\$112.50

We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all unpaid balances.	Invoice Subtotal:	\$112.50
	Sales Tax:	\$0.00
	Invoice Total:	\$112.50
	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$112.50

Invoice Time Detail

Invoice Number: 30842
Company: Grand Oaks CDD

Charge To: Grand Oaks CDD / FW: Grand Oaks CDD - Access to system Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
07/07/2023	Goodman, Ryan	<p>Service Ticket:375211</p> <p>Summary:FW: Grand Oaks CDD - Access to system</p> <p>Reached out to Rebekah - Was requested to call Patty at 904-501-2473</p> <p>Called Patty - Remoted into unattended session for Grand Oaks - Attempted potential passwords, was unable to sign in - Reached out to JC and was told that Aaron worked that project, reached out to Aaron and was given credentials.</p> <p>Calling Patty back - Was able to log in with credentials Aaron provided - Unlocked and reset password for Grand Oaks account. - Recorded information into ITGlue</p> <p>Issue resolved, closing ticket.</p>	Y	0.75	150.00	\$112.50

Subtotal: \$112.50

Invoice Time Total: **Billable Hours:** 0.75

INVOICE

Southeast Utilities Services, Inc. filterzones@gmail.com
 1595 Timber Trace Drive +1 (904) 501-0523
 St. Augustine, FL 32092

Grand Oaks CDD

Bill to

Grand Oaks CDD

Ship to

Grand Oaks CDD

Invoice details

Invoice no.: 487394
 Terms: Due on receipt
 Invoice date: 01/19/2023
 Due date: 01/19/2023

P.O. Number: inframark

Product or service	Amount
1. Labor only physical repair or maintenance/ Assembly and placement of office furniture at office location.	2 × \$63.50 \$127.00
<hr/> <p style="text-align: right;">Total \$127.00</p>	
<hr/> <p style="text-align: right;">Overdue 01/19/2023</p>	

INVOICE

Southeast Utilities Services, Inc. filterzones@gmail.com
 1595 Timber Trace Drive +1 (904) 501-0523
 St. Augustine, FL 32092

Grand Oaks CDD

Bill to

Grand Oaks CDD

Ship to

Grand Oaks CDD

Invoice details

Invoice no.: 487410
 Terms: Due on receipt
 Invoice date: 05/30/2023
 Due date: 05/30/2023

P.O. Number: inframark

Product or service	Amount
1. Labor only physical repair or maintenance as per monthly contract	1 × \$300.00 \$300.00
2. Labor only physical repair or maintenance/ 5/1 3 Trash cans assembled and installed and 2 signs modified and corrected, 2 hrs	2 × \$57.50 \$115.00
3. Labor only physical repair or maintenance/ 1 Sign mounted and modified, 1 hour	1 × \$57.50 \$57.50
4. Labor only physical repair or maintenance/ 1 sign, 1 dogs trash bag dispenser installed, 8 pool trash cans modified with existing lids placed in storage and new lids installed and trash disposal	2 × \$57.50 \$115.00
Total	\$587.50
Overdue	05/30/2023

INVOICE

Southeast Utilities Services, Inc. filterzones@gmail.com
 1595 Timber Trace Drive +1 (904) 501-0523
 St. Augustine, FL 32092

Grand Oaks CDD

Bill to

Grand Oaks CDD

Ship to

Grand Oaks CDD

Invoice details

Invoice no.: 487413
 Terms: Due on receipt
 Invoice date: 06/26/2023
 Due date: 06/26/2023

P.O. Number: inframark

Product or service	Amount
1. Labor only physical repair or maintenance of monthly contracted	1 × \$300.00 \$300.00
2.	\$0.00
3. Labor only 5/19/23 pressure washing/ mail box area common	7 × \$57.50 \$402.50
4. Labor only 5/20/23 pressure washing/ mail box area common	7 × \$57.50 \$402.50
5. Labor only 5/21/23 pressure washing/ mail box aea common	2 × \$57.50 \$115.00
6. Labor only 6/01/23 pressure washing/ mail box area common	5 × \$57.50 \$287.50
7. Labor only 6/02/23 pressure washing/ mail box area common	5 × \$57.50 \$287.50
8. Labor only 6/07/23 repair pocket door inside gym	2 × \$57.50 \$115.00
9. Labor only 6/07/23 repair pool mens room door closer unit	2 × \$57.50 \$115.00
10. Labor only 6/15/23 repair 3 tables at pool area, pressure washing	3 × \$57.50 \$172.50
11. Labor only	4 × \$57.50 \$230.00

12. Labor only	3 × \$57.50	\$172.50
6/17/23 8am organise pool area, help w party		

Total	\$2,600.00
--------------	-------------------

Overdue	06/26/2023
----------------	------------



PO Box 6569
Hilton Head Island, SC 29938

Invoice 726736	
Date	PO/Contract#
07/27/23	
Account Manager	Terms
ZACHARY HIGGINBOTHAM	Due on Receipt

Bill To
Grand Oaks CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Property Address
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092

Please detach and return with payment. *PAYMENTS DUE UPON RECEIPT* Thank You!

Description	Qty/UOM	Rate	Amount
#54614 - Oak Tree Replanting			
This proposal is for the lifting of the fallen oaks, the redigging of the holes, the reinstall of the trees, and new tree stakes installed.			
<i>Landscape Enhancement Work - 07/25/2023</i>			\$995.00
Total			\$995.00

Please note our remit to address: PO BOX 6569, Hilton Head Island, SC 29938

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$20,901.00	\$19,906.00	\$0.00	\$0.00	\$0.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com

Rebekah Scroggins - 112485 Invoice (continued)

Images:

Invoice

Lynch Electrical Service, Inc.

876 State Road 13

Jacksonville, FL 32259

EC#2221

Phone # (904) 287-1203

Date	Invoice #
7/21/2023	4051

Bill To
GRAND OAKS CDD C/O: INFRAMARK, REBEKA SCROGGINS 1055 TURNBULL CREEK RD. ST. AUGUSTINE, FL 32092

Description	Amount
DATE OF SERVICE: 7/13/23 TO BILL FOR SERVICE AND REPAIRS AS REQUESTED FOR CEILING FANS AT CLUBHOUSE. TOTAL DUE THIS INVOICE FOR SERVICES RENDERED: \$ 675.00	675.00
Thank you for your business.	Total \$675.00

7C

Grand Oaks Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2019A	SERIES 2020	SERIES 2021	SERIES 2019A	SERIES 2020	SERIES 2021	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS										
Cash - Operating Account	\$ 35,036	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,036
Due From Developer	31,533	-	-	-	-	-	-	-	-	31,533
Due From Other Funds	-	33,244	9,067	2,330	-	835	-	-	-	45,476
Investments:										
Acquisition & Construction Account	-	-	12	-	7,017	9,110	3,115	-	-	19,254
Interest Account	-	-	1,301	-	-	-	-	-	-	1,301
Prepayment Account	-	266	-	-	-	-	-	-	-	266
Reserve Fund	-	676,697	933,184	300,024	-	-	-	-	-	1,909,905
Revenue Fund	-	281,215	96	22	-	-	-	-	-	281,333
State Road 16 Subaccount	-	-	-	-	-	-	491,925	-	-	491,925
Deposits	1,560	-	-	-	-	-	-	-	-	1,560
Fixed Assets										
Construction Work In Process	-	-	-	-	-	-	-	25,866,101	-	25,866,101
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	1,557,457	1,557,457
Amount To Be Provided	-	-	-	-	-	-	-	-	28,968,823	28,968,823
TOTAL ASSETS	\$ 68,129	\$ 991,422	\$ 943,660	\$ 302,376	\$ 7,017	\$ 9,945	\$ 495,040	\$ 25,866,101	\$ 30,526,280	\$ 59,209,970
LIABILITIES										
Accounts Payable	\$ 119,225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119,225
Accounts Payable - Other	-	-	-	-	-	1,493,695	-	-	-	1,493,695
Deferred Revenue	32,382	-	-	-	-	-	-	-	-	32,382
Bonds Payable	-	-	-	-	-	-	-	-	30,526,280	30,526,280
Due To Other Funds	26,069	-	-	-	16,488	-	2,919	-	-	45,476
TOTAL LIABILITIES	177,676	-	-	-	16,488	1,493,695	2,919	-	30,526,280	32,217,058
FUND BALANCES										
Restricted for:										
Debt Service	-	991,422	943,660	302,376	-	-	-	-	-	2,237,458
Capital Projects	-	-	-	-	-	-	492,121	-	-	492,121
Unassigned:	(109,547)	-	-	-	(9,471)	(1,483,750)	-	25,866,101	-	24,263,333
TOTAL FUND BALANCES	(109,547)	991,422	943,660	302,376	(9,471)	(1,483,750)	492,121	25,866,101	-	26,992,912
TOTAL LIABILITIES & FUND BALANCES	\$ 68,129	\$ 991,422	\$ 943,660	\$ 302,376	\$ 7,017	\$ 9,945	\$ 495,040	\$ 25,866,101	\$ 30,526,280	\$ 59,209,970

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 597,456	\$ 235,809	\$ (361,647)	39.47%
Special Assmnts- CDD Collected	250,329	154,496	(95,833)	61.72%
Other Miscellaneous Revenues	-	3,200	3,200	0.00%
TOTAL REVENUES	847,785	393,505	(454,280)	46.42%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	-	400	(400)	0.00%
ProfServ-Dissemination Agent	12,300	6,000	6,300	48.78%
ProfServ-Trustee Fees	12,600	12,122	478	96.21%
District Counsel	10,000	17,840	(7,840)	178.40%
District Engineer	3,530	8,365	(4,835)	236.97%
District Manager	52,500	101,132	(48,632)	192.63%
Accounting Services	9,000	6,750	2,250	75.00%
Auditing Services	6,600	-	6,600	0.00%
Website Compliance	2,900	1,500	1,400	51.72%
Postage, Phone, Faxes, Copies	200	398	(198)	199.00%
Public Officials Insurance	2,506	2,694	(188)	107.50%
Legal Advertising	1,500	1,357	143	90.47%
Bank Fees	100	-	100	0.00%
Website Administration	1,200	900	300	75.00%
Office Supplies	150	-	150	0.00%
Dues, Licenses, Subscriptions	175	528	(353)	301.71%
Total Administration	115,261	159,986	(44,725)	138.80%
<u>Electric Utility Services</u>				
Utility - Electric	150,000	54,132	95,868	36.09%
Total Electric Utility Services	150,000	54,132	95,868	36.09%
<u>Water-Sewer Comb Services</u>				
Utility - Water	7,500	4,099	3,401	54.65%
Total Water-Sewer Comb Services	7,500	4,099	3,401	54.65%

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending July 31, 2023
 General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	35,000	14,150	20,850	40.43%
Insurance -Property & Casualty	28,000	26,169	1,831	93.46%
R&M-General	1,760	9,428	(7,668)	535.68%
Landscape Maintenance	309,300	190,739	118,561	61.67%
R&M-Hardscape Cleaning	12,000	11,789	211	98.24%
Plant Replacement Program	15,000	-	15,000	0.00%
Irrigation Maintenance	7,500	3,268	4,232	43.57%
Miscellaneous Services	13,081	585	12,496	4.47%
Total Other Physical Environment	421,641	256,128	165,513	60.75%
<u>Road and Street Facilities</u>				
Sidewalk & Pavement Repair	2,500	-	2,500	0.00%
Total Road and Street Facilities	2,500	-	2,500	0.00%
<u>Parks and Recreations</u>				
Security	55,000	27	54,973	0.05%
R&M-Pools	21,000	13,332	7,668	63.49%
Recreation / Park Facility Maintenance	17,500	35,777	(18,277)	204.44%
Cabana Maint. & Repair	5,000	-	5,000	0.00%
Recreation Equip. Maint.	2,500	21,384	(18,884)	855.36%
Total Parks and Recreations	101,000	70,520	30,480	69.82%
<u>Parks and Recreation</u>				
Recreation Equip. Maint.	-	75	(75)	0.00%
Total Parks and Recreation	-	75	(75)	0.00%
<u>Reserves</u>				
Capital Reserve	49,883	1,566	48,317	3.14%
Total Reserves	49,883	1,566	48,317	3.14%
TOTAL EXPENDITURES & RESERVES	847,785	546,506	301,279	64.46%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(153,001)	(153,001)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		43,454		
FUND BALANCE, ENDING		\$ (109,547)		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
Series 2019A Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 9,924	\$ 9,924	0.00%
Special Assmnts- Tax Collector	679,475	545,642	(133,833)	80.30%
Special Assmnts- CDD Collected	-	178,727	178,727	0.00%
TOTAL REVENUES	679,475	734,293	54,818	108.07%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	190,000	185,000	5,000	97.37%
Principal Prepayments	-	5,000	(5,000)	0.00%
Interest Expense	489,475	541,850	(52,375)	110.70%
Total Debt Service	679,475	731,850	(52,375)	107.71%
TOTAL EXPENDITURES	679,475	731,850	(52,375)	107.71%
Excess (deficiency) of revenues Over (under) expenditures	-	2,443	2,443	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		988,979		
FUND BALANCE, ENDING		\$ 991,422		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
Series 2020 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 10,339	\$ 10,339	0.00%
Special Assmnts- Tax Collector	933,175	-	(933,175)	0.00%
Special Assmnts- CDD Collected	-	242,096	242,096	0.00%
TOTAL REVENUES	933,175	252,435	(680,740)	27.05%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	270,000	270,000	-	100.00%
Interest Expense	663,175	667,563	(4,388)	100.66%
Total Debt Service	933,175	937,563	(4,388)	100.47%
TOTAL EXPENDITURES	933,175	937,563	(4,388)	100.47%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(685,128)	(685,128)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,628,788		
FUND BALANCE, ENDING		\$ 943,660		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending July 31, 2023
 Series 2021 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,941	\$ 2,941	0.00%
Special Assmnts- Tax Collector	297,900	-	(297,900)	0.00%
Special Assmnts- CDD Collected	-	288,623	288,623	0.00%
TOTAL REVENUES	297,900	291,564	(6,336)	97.87%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	110,000	100,000	10,000	90.91%
Interest Expense	187,900	189,213	(1,313)	100.70%
Total Debt Service	297,900	289,213	8,687	97.08%
TOTAL EXPENDITURES	297,900	289,213	8,687	97.08%
Excess (deficiency) of revenues				
Over (under) expenditures	-	2,351	2,351	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		300,025		
FUND BALANCE, ENDING		\$ 302,376		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending July 31, 2023
 Series 2019A Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 25	\$ 25	0.00%
TOTAL REVENUES	-	25	25	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	13,588	(13,588)	0.00%
Total Construction In Progress	-	13,588	(13,588)	0.00%
TOTAL EXPENDITURES	-	13,588	(13,588)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(13,563)	(13,563)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		4,092		
FUND BALANCE, ENDING		<u>\$ (9,471)</u>		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending July 31, 2023
 Series 2020 Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 31	\$ 31	0.00%
TOTAL REVENUES	-	31	31	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	31	31	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(1,483,781)		
FUND BALANCE, ENDING		\$ (1,483,750)		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending July 31, 2023
 Series 2021 Capital Projects Fund (303)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,862	\$ 5,862	0.00%
TOTAL REVENUES	-	5,862	5,862	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	588,386	(588,386)	0.00%
Total Construction In Progress	-	588,386	(588,386)	0.00%
TOTAL EXPENDITURES	-	588,386	(588,386)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(582,524)	(582,524)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,074,645		
FUND BALANCE, ENDING		\$ 492,121		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending July 31, 2023
 General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		25,866,101		
FUND BALANCE, ENDING		<u>\$ 25,866,101</u>		

GRAND OAKS CDD

Bank Reconciliation

Bank Account No. 9049 TRUIST- GF Operating
 Statement No. 07-23A
 Statement Date 7/31/2023

G/L Balance (LCY)	35,036.25	Statement Balance	41,527.28
G/L Balance	35,036.25	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	35,036.25	Subtotal	41,527.28
Negative Adjustments	0.00	Outstanding Checks	6,491.03
	<hr/>	Differences	0.00
Ending G/L Balance	35,036.25	Ending Balance	35,036.25
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
7/1/2023		JE000429	Reverse VOID CK#1223##### Grand Oaks	1,841.03	0.00	1,841.03
7/27/2023	Payment	1447	ALBRITTON HEATING AND AIR INC	4,650.00	0.00	4,650.00
Total Outstanding Checks.....				6,491.03		6,491.03

Eighth Order of Business

8A

Proposed

NOTICE OF MEETINGS
GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

As required by Chapter 189 Florida Statutes notice is being given that the Board of Supervisors of the Grand Oaks Community Development District will hold their regular meetings for Fiscal Year 2024 on the fourth Wednesday of every month as listed below at **2:00 p.m.** at the Grand Oaks Amenity Center located at 1055 Turnbull Creek Road, St. Augustine, Florida, 32092

October 25, 2023
November 22, 2023
December 27, 2023
January 24, 2024
February 28, 2024
March 27, 2024
April 24, 2024
May 22, 2024
June 26, 2024
July 24, 2024
August 28, 2024
September 25, 2024

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings 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 such appeal is to be based.

Robert Koncar
Manager

8B



ADA Site Compliance, LLC

Statement of Work

Statement of Work (SOW) Agreement to Perform Consulting Services

Date	Services Performed By:	Services Performed For:
August 14, 2023	ADA Site Compliance, LLC	Grand Oaks CDD

This Statement of Work (SOW) is issued pursuant to the Master Services Agreement between Grand Oaks CDD (“Customer”) and ADA Site Compliance, LLC (“Contractor”), effective February 19, 2020 (the “Agreement”). It is subject to the terms and conditions contained in the Agreement between the parties and is made a part thereof. Any term not defined herein shall have the meaning specified in the Agreement. In case of any conflict between the terms of this SOW and the terms of the Agreement, the terms of the SOW shall prevail.

This SOW is entered into by and between Contractor and Customer and is subject to the terms and conditions specified below. Any exhibit(s) to this SOW shall be deemed a part hereof. In the event of any conflict between the terms of the body of this SOW and the terms of the exhibit(s) hereto, the terms of the SOW shall prevail.

Process & Engagement

Contractor uses both technological (i.e. software-based) and human expert auditing to detect compliance failures for websites, mobile applications, PDFs, and other digital assets. Contractor evaluates accessibility against evolving web content accessibility guidelines (currently WCAG 2.1) and gives detailed reporting results to Customer. These include explanations of the success criteria, screen shots for visual context, and suggested fixes. Audit reports are built to help Customer apply Contractor’s findings to the websites quickly and efficiently.

It is important to note that remediation does not guarantee any website’s full accessibility or WCAG compliance in perpetuity. Many factors affect a website’s accessibility, including, but not limited to, the addition of new content to the site; modifications made to existing content; changing compliance standards, and changes to search engine algorithms. Contractor employs a “best efforts” approach that recognizes the impossibility of fully insulating any property – electronic or otherwise – from legal claims that may or may not have merit. For that reason, Contractor strongly urges Customer to conduct periodic audits – both technological and human expert – to affirm the websites’ “substantial compliance” with current WCAG standards, as well as usability by all visitors.

Scope of Work & Deliverables

Contractor shall provide the following services/deliverables for Customer

PDF Remediation, Fillable Forms, and New Template Creation

- Full manual auditing and remediation of all selected PDF content on Customer’s website;
- Remediation done in accordance with WCAG 2.1 criteria and PDF UA & Universal Design best practices;
- All files validated using commonly used assistive technology software;
- Remediation of fillable forms within documents;
- Creation of new, accessible templates for commonly used documents (e.g. budget, CAFR, meeting agendas, minutes)

Fee Schedule

The fee for services is as follows and is due within thirty (30) days of the Agreement’s execution:

PDF Remediation:

\$4.95 per page x _____ pages = \$ _____

Fillable Forms

\$79 per form x _____ forms = \$ _____

New Template Creation

Price varies according to size and complexity of forms being created, as well as the source application

Signatures

In witness whereof, the Parties have, by their duly authorized representatives, executed this SOW as of the date first set forth above.

ADA SITE COMPLIANCE, LLC

By: Jeremy Horelick

Name: Jeremy Horelick

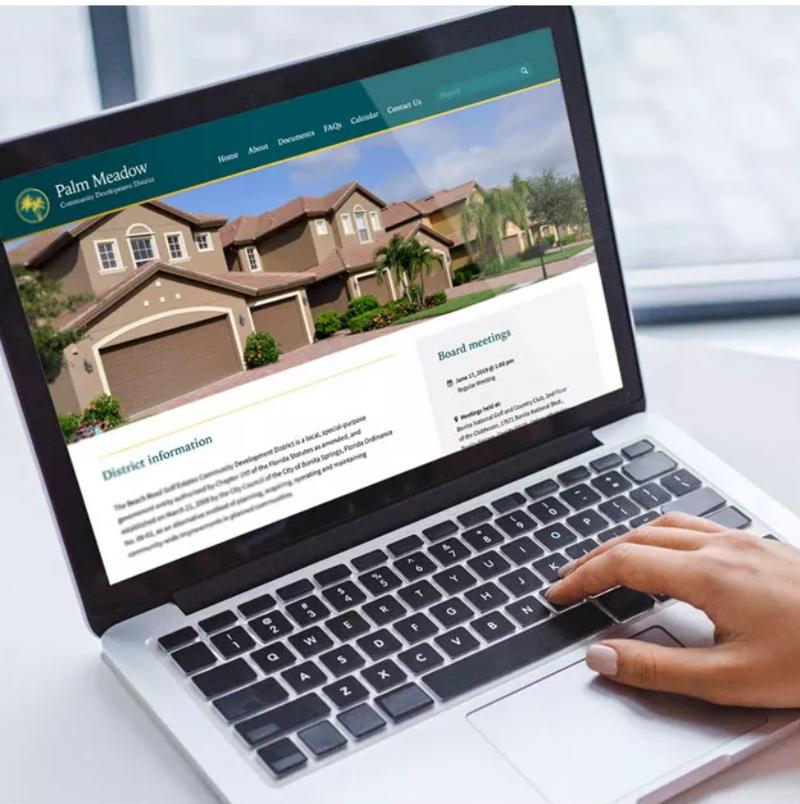
Title: SVP, Business Development

GRAND OAKS CDD

By: _____

Name: _____

Title: _____



Keeping your community informed. And you compliant.

Grand Oaks Community Development District

Proposal date: 08 / 04 / 2023

Proposal ID: SBZLH-VK3CC-HVNR4-5MRZK

- Pricing.....2
- Services.....3-5
- FAQs.....6
- Statement of work.....7-8
- Terms and conditions.....9-12



Ted Saul
Director - Digital Communication

 *Certified Specialist*



Pricing

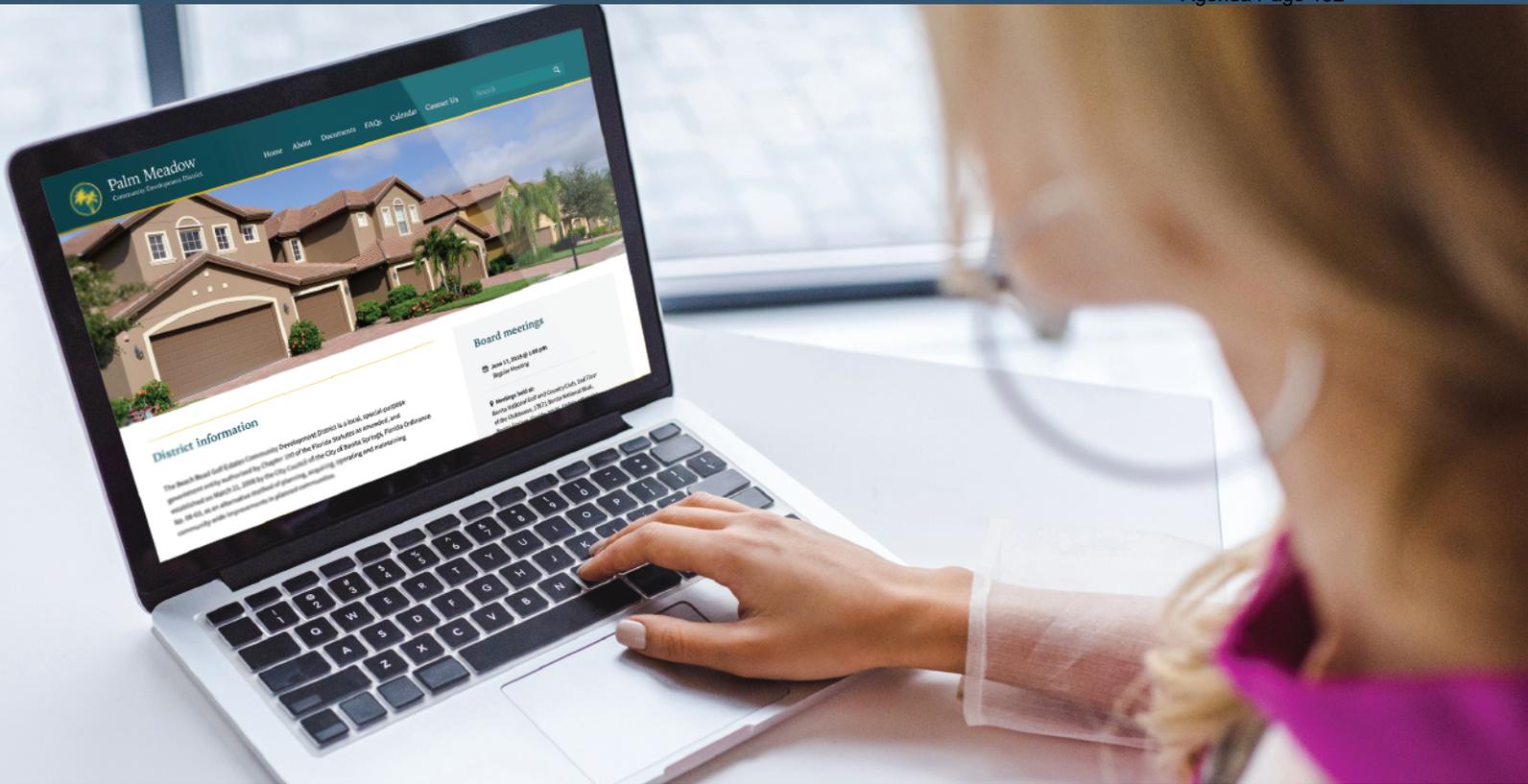
Effective date: 10 / 01 / 2023

Implementation	Quantity	Subtotal
<p>On-boarding of ADA Compliant Website and Remediation of Historical Documents</p> <ul style="list-style-type: none"> • Migration website pages and present on a staged website for approval • Initial PDF Accessibility Compliance Service for unlimited pages of remediation 	1	\$1,512.30
<hr/>		
Annual ongoing services	Quantity	Subtotal
<p>Website services</p> <ul style="list-style-type: none"> • Hosting, support and training for users • Website management tools to make updates • Secure certification (https) • Monthly accessibility site reporting, monitoring and error corrections 	1	\$615.00
<hr/>		
<p>Ongoing PDF Accessibility Compliance Service</p> <ul style="list-style-type: none"> • Remediation of all PDFs stored on your website • Dashboard for reporting and managing all PDFs • 48-hour turnaround for fixes for board agendas • PDF manager dashboard 	Unlimited	\$937.50
<hr/>		
Social Media Manager		Included

**Maximum PDF pages per 12 month period*

Total: \$3,064.80





Accountable, compliant communications

Keeping your residents and property owners informed is a big responsibility – one that requires constant diligence. Staying current with the laws that apply to public access to district records, reports and other legal requirements presents a big challenge for many CDD communities.

When it comes to your website and all the web-based documents you are required to publish, they all need to be fully accessible. Florida statutes and federal laws require you and every special district be compliant with ADA (Americans with Disabilities Act) and accessibility regulations.

Keeping it all accessible – and legal

Campus Suite provides the total accessibility solution to keep all your web communications and web documents on the right side of these laws – specifically chapters 189 and 282 of the Florida Statutes.

Designed for districts



Easy-to-update website, hosting and support



Worry-free ADA-compliance, auditing and full reporting



Meets Florida statutes and federal laws

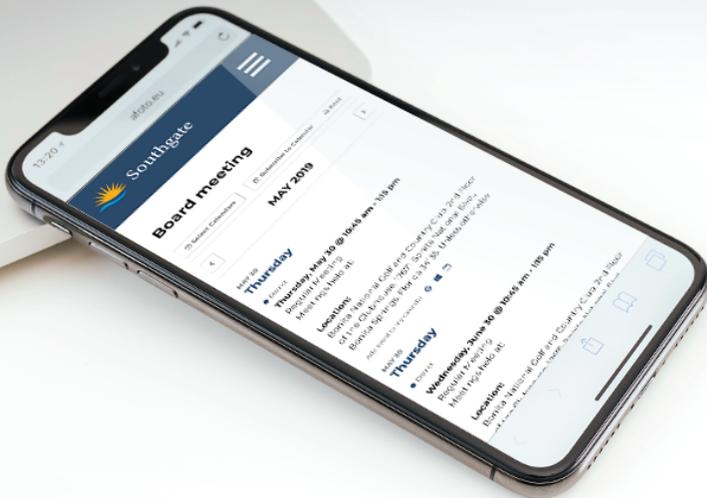


Save CDD board time and money

Keeping your community informed and compliant.



Accessibility Compliance
with Campus Suite



We'll handle all your website and document accessibility.

We take on the responsibility of making and keeping your website fully accessible to people with disabilities. We know what's at stake if your website is not ADA-compliant, so we handle it all – monitoring, reporting, and remediation.

We stand behind our seal of approval.

Each page of your website will have our official certification of a website that meets the required accessibility standards.

A website with all the features your district needs.

Communication is key to success in any organization, and your community development district is no exception. At Campus Suite, we understand the unique communication needs of CDDs and create a comprehensive website that serves as your communication hub.

Your property owners and residents will come to depend on the wealth of information at their fingertips. And your board members, management team and staff will come to rely on the role your website serves in streamlining the critical communications functions you're required by law to provide.

Maintain ADA compliance:

- ✓ Website and documents meet WCAG 2.1 requirements
- ✓ Monthly accessibility scanning audits and reporting
- ✓ In-house team that fixes all of the accessibility errors
- ✓ On-demand PDF remediation (48-hour turnaround)

Your district website features:

- ✓ Professional website design
- ✓ Easy-to-use tools to make updates
- ✓ Total document management
- ✓ Support and training for users
- ✓ Calendar of events
- ✓ Clubhouse and rental scheduling
- ✓ Meeting notices and minutes



campus
suite



A trusted name for compliance.

For over 15 years, Campus Suite has built a reputation helping public schools across the country eliminate communication barriers and improve school community engagement. We do it by creating easy-to-use, affordably priced websites featuring professional design, unmatched customer service, and paving a leadership role in website accessibility.

We've helped districts build web accessibility policies and websites, and even created contingency plans for responding to web issues and complaints from the OCR (U.S. Office for Civil Rights). These include detailed resolution plans when clients need to respond to avoid fines and the negative publicity that sometimes surrounds non-compliance.

Campus Suite has also pioneered educating public institutions about website accessibility by establishing the Website Accessibility Education Center, a valuable resource for website administrators..



W3C[®]
WCAG 2.0



Campus Suite Academy
Website Accessibility Center

www.campussuite.com/accessibility-center

Frequently asked questions

For PDF service, what is the price per page?

Pricing can range based on the volume of PDFs you have on your website and if it is part of the initial remediation or the on-demand service. The price range is between \$1.05 per page to \$1.75 per page.

What does the PDF scan and remediation process look like?

You'll upload your documents to the dashboard. We are notified and begin setting up the scan. After the fixes are made, we put the documents back onto the dashboard and you are notified. You then put them back to the appropriate location on your website.

What does the ADA managed service process for our website look like?

Our team performs monthly scans of your site utilizing software. Our team then goes through the results and fixes the content-related errors by hand. A report is produced for your records and uploaded to your ADA dashboard. Any outlying issues we may encounter, you will be notified until the issue is resolved.

How long does it take?

For non-urgent doc remediation, we can scan and fix up to 2000 pages per week. We also have urgent services available for an additional fee with a turnaround time of 48 hours.

What standards do you follow for ADA?

We follow WCAG AA 2.1 guidelines

Are there any hidden fees?

No.

How long does it take to build the website?

It depends upon your responsiveness, but generally only a couple of weeks.

Can we change the design of our website?

Our themes are customizable to address your preferences. There are some guardrails in place to help ensure ADA compliance to a degree, but you can select colors, images, etc...

Do your sites offer a calendar?

Yes. This site can be utilized in many different ways. One of which is a calendar to help with your clubhouse availability/rental schedule.

Statement of work

1. **On-boarding of ADA Compliant Website and Remediation of Historical Documents.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
 1. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time (“WCAG”);
 2. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
 3. Display an ADA compliance shield, seal, or certification;
 4. Provide options to create a CDD-branded design (colors, logo, etc...)
 5. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be “mobile friendly” and offer a “mobile version” of the sites content for access from tablets or smart phones.
 6. Be free of any commercial advertising;
 7. Be free of any known spyware, virus, or malware;
 8. Secure certification (https)
 9. Secure cloud hosting with fail-overs
 10. Allow for data backups, and record retention as required by law;
 11. Allow for the display a calendar, reservation request form, and newsletter;
 12. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
 13. Remediate unlimited pages identified by the District for the new website in an ADA compliant format.
2. **Domain Fee.** The Contractor shall pay the annual fee for the domain name of the District’s website.
3. **Maintenance and Management of the Website.**
 1. Contractor will manage and maintain the website;
 2. Remediate in an ADA compliant format new documents (Unlimited pages per year) uploaded by the District Manager to the document portal;
 1. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
 3. District shall be responsible for uploading the documents onto the document portal for the website. Upon completion of the remediation services, Contractor shall ensure that the remediated documents are live on the website. Contractor shall ensure that the District only has the ability to upload documents to the document portal (not the ability to make documents go live on the website) or remove documents on the website and cannot alter any other aspect of the website;

4. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and
5. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.

4. **Monthly Auditing and Remediation Services.**

1. Every month Contractor will comprehensively audit the website's compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
 2. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
 3. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.
5. **Support Services.** Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.

Website Creation and Management Agreement

This Website Creation and Management Agreement (this “Agreement”) is entered into as of 10 / 01 / 2023, between the Grand Oaks Community Development District, whose mailing address is 210 N University Dr, STE 702, Coral Springs, FL 33071 (the “District”) and Innersync Studio, LLC., an Ohio limited liability company (d/b/a Campus Suite), whose mailing address is 752 Dunwoodie Dr., Cincinnati, Ohio 45230 (the “Contractor”).

Background Information:

The District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes. The District is required to have a website and desires to have a website created, regularly updated, managed, inspected, and remediated to ensure compliance with the Americans with Disabilities Act (the “ADA”). The Contractor has the technical expertise to provide the above-mentioned services. The District desires to retain the Contractor to provide services as described in this Agreement.

Operative Provisions:

1. Incorporation of Background Information. The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.

2. Scope of Services. The Contractor will perform all work, including all labor, equipment, and supervision necessary to perform the services described in the “Statement of Work” attached hereto.

3. Term and Renewal. The initial term of this Agreement will be for one year from the date of this Agreement. At the end of the initial term, this Agreement will automatically renew for subsequent one-year terms pursuant to the same price and contract provisions as the initial term, until terminated by either party pursuant to the termination provisions below.

4. Termination.

a. Either party may terminate this Agreement without cause, with an effective termination date of the next scheduled renewal date, by providing at least thirty (30) days written (letter, facsimile, email) notice to the other party prior to the next renewal date.

b. Either party may terminate this Agreement with cause for material breach provided, however, that the terminating party has given the other party at least thirty (30) days written (letter, facsimile, email) of, and the opportunity to cure the breach.

c. Upon termination of this Agreement:

- i. The Contractor will be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. If any deposit or advanced payments exceeds these costs, Contractor will refund the appropriate amount to the District.
- ii. The Contractor will provide the District or its designee with all domain names, authorizations, usernames, passwords, and content (including remediated content) in the format in which it was stored on the server, at a cost not to exceed \$50 to the District.
- iii. The Contractor will be permitted to remove its name and ADA compliance shield, seal, or certificate from the website on the effective date of the termination.
- iv. If the Contractor was using certain software (including content management software) that is proprietary and was licensed to the District during the term of the Agreement, then the Contractor shall coordinate with the District as to the end of the license or simply create a simple splash page of the District with information on the transition to a new website.

5. Compensation and Prompt Payment.

- a. Upon execution of this Agreement, the District agrees to pay Contractor for a one-time payment of \$1,512.30 for the On-boarding of ADA Compliant Website and Remediation of Historical Documents.
- b. Starting on October 1, 2023 the District agrees to compensate the Contractor \$1,552.50 for Domain Fee, Maintenance and Management of the Website, Monthly Auditing and Remediation Services, and Support Services as described in the Statement of Work. The District shall make such payments in advance of the services to be provided. Contractor will provide the District with an invoice on a annual basis for work to be performed. The District will pay Contractor within 15 days of receipt of the invoice.

6. Additional Work. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties will agree in writing to an addendum (for changes to the regular services) or work authorization order (for all other services). The Contractor will be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

7. Ownership of Website, Domain Name, and Content. The District will be the owner of the website, domain name, and all content (including remediated content provided by the Contractor) on the website.

8. No Infringement of Intellectual Property. Contractor warrants and represents that neither the Statement of Work nor any product or services provided by Contractor will infringe, misappropriate, or otherwise

violate the intellectual property rights of any third-party. Contractor shall take all steps to ensure that the District has no access to confidential software or data that is proprietary (whether it's the Contractor's or another provider's through a license agreement).

9. Promotion. The District permits Contractor to identify the District as a customer of Contractor in Contractor's marketing materials (including using the District's name and logo for such limited purposes).

10. Warranty. The Contractor warrants that the work: (a) will conform to the requirements of the Statement of Work, (b) will be performed in a prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, and all applicable ADA and WCAG regulations, and (c) will be performed without defects in workmanship or in code. To the extent that any defects are found and reported to the Contractor, the Contractor shall correct such defects within thirty (30) days.

11. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and will perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement will be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor will not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

12. Compliance with Governmental Regulations. The Contractor will comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and will hereafter comply with all federal, state and local laws and ordinances relating in any way to the services provided hereunder. Contractor is solely responsible for complying with all applicable laws pertaining to website accessibility, including but not limited to the ADA and those certain WCAG standards, and other web accessibility guidelines as amended from time to time.

13. Insurance. Contractor will, at its own expense, maintain commercial general liability insurance coverage of no less than \$1,000,000 for the duration of the term of this Agreement and for any renewals of the term, as mutually agreed upon by the parties, which names the District, its officers, agents, staff, and employees as an additional insured. The Contractor will deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement. Such insurance policy may not be canceled without a thirty-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

14. Limitation of Liability. Either party's total liability under this Agreement, regardless of cause or theory of recovery, will not exceed the total amount of fees paid by the District to the Contractor during the twelve-month period immediately preceding the occurrence or act or omission giving rise to any claim. Contractor shall not be liable for ADA compliance of any content posted by the District without first being remediated by the Contractor.

15. Indemnification. Contractor agrees to, subject to the limitation of liability described above, indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries or damage of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein will constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing. Obligations under this section will include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

16. Conditions Precedent Prior to Any Litigation. In the event that either party is dissatisfied with the other party and as a condition precedent prior to commencing any litigation, such party shall communicate in writing to the other party with their specific concerns. The parties shall make a good faith effort toward the resolution of any such issues. If the parties are not able to reach a mutually acceptable solution, then either party may request arbitration at their own expense. If such arbitration is requested, it shall be held within sixty (60) days of such request.

17. Remedies in the Event of Default. Subject to the limitation of liability described above, a default by either party under this Agreement will entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. Nothing contained in this Agreement will limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

18. Controlling Law. This Agreement is governed under the laws of the State of Florida with venue in the county the District is located in.

19. Enforcement of Agreement. Only after satisfying the conditions precedent prior to any litigation above, in the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party, with a not to exceed limit of the total amount

of fees paid by the District to the Contractor during the twelve-month period immediately preceding the occurrence or act or omission giving rise to any claim.

20. Public Records. Contractor acknowledges the District is a special purpose unit of local government in the State of Florida, and that all documents of any kind provided to or in possession of Contractor in connection with this Agreement are subject to Florida’s public records laws, pursuant to Chapter 119, Florida Statutes. As required under Section 119.0701, Florida Statutes, Contractor will (a) keep and maintain public records that would ordinarily and necessarily be required by the District in order to perform the Service Provided, b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost of reproduction permitted by law, (c) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, and (d) meet all requirements for retaining public records and transfer, at no cost to the District, all public records in possession of the Contractor upon termination of this Agreement, and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District. Upon receipt by Contractor of any request for copies of public records, Contractor will immediately notify the District of such request. Failure of Contractor to comply with public records laws to the extent required by statute may result in immediate termination of the Agreement.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT _____, OR BY EMAIL AT _____, OR BY REGULAR MAIL AT _____.

21. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor will immediately notify the District whereupon this Agreement may be terminated by the District.

22. Severability. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement will remain in full force and effect.

23. Assignment. This Agreement is not transferrable or assignable by either party without the written approval of both parties.

24. Amendment. This Agreement may not be altered, changed or amended, except by an instrument in

