

**GRAND OAKS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**NOVEMBER 27, 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

Monday, November 27, 2023 at 2:00 p.m.

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*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. Consent Agenda**
  - A. Approval of Minutes of the September 13, 2023 Meeting
  - B. Consideration of Operation and Maintenance Expenditures September 2023
  - C. Acceptance of the Financials and Approval of the Check Register for September 2023
- 6. Manager's Report**
  - A. Third Quarter Website Audit (For Informational Purposes Only)
  - B. Amended and Restated Disclosure of Public Financing (2020 Bonds)
  - C. Consideration of Changing Times and/or Dates of Meeting for Quorum Purposes
    - A Supervisor will no longer be able to attend meetings after 1:00 p.m. unless it is on a Thursday
- 7. Attorney's Report**
- 8. Engineer's Report**
  - A. Discussion of Drainage Issue in the Area Behind the Bluffs

**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

Grand Oaks CDD  
November 27, 2023 Agenda  
Page Two

**9. Additional Items**

**10. Supervisors' Requests or Comments**

**11. Adjournment**

# **Fourth Order of Business**



# Memorandum

November 27, 2023

TO: Grand Oaks Board of Supervisors  
FROM: Bob Koncar  
SUBJECT: Board Action Items

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## **District Managers Report:**

### **Operational Recommendations:**

- Tab i: Ratify the Chairman's approval of the installation of Christmas decorations throughout the community for a total price of \$4,643.25. The price includes installation, take down and storage and the District will own the lights and decorations. (See Attached)
- Tab ii: Ratify the Chairman's approval for the expenditure of funds for pressure washing of the amenity center and pool area for a total cost of \$1,650, from First Coast Home Services. (See Attached)
- Tab iii: Consider the proposal from The Greenery for drainage repair work in the fire pit area for a total cost of \$3,317. (See Attached) (February)
- Tab iv: Consider the proposal from The Greenery for plant and mulch replacement for a total price of \$6,293. (See Attached) (February)
- Tab v: Consider a proposal from The Greenery for sidewalk edging for the Bluffs entrance, for a total price of \$1,295. (See Attached) (Now)
- Tab vi: Consider a proposal from The Greenery for shrub replacement at the fire pit area for a total cost of \$2,775. (See Attached) (February)
- Tab vii: Consider a proposal from The Greenery for sidewalk edging at Willow Creek for a total price of \$1,396.24. (See Attached) (Now)
- Tab viii: Consider a proposal from The Greenery for rye seed at the Grand Lawn for \$4,667. (See Attached) (Now)
- Tab ix: Consider a proposal for a Winter Event for the community for a total price of \$ 2,100 to be held on January 13<sup>th</sup>. (See Attached) (Now)

Tab i

## M&G Holiday Lighting

4845 Belle Terre Pkwy  
Palm Coast, FL 32164 US  
holiday@mgbusinessventures.com

Agenda Page 7



## Estimate

ADDRESS  
Rebekah Scroggins  
Grand Oaks

ESTIMATE 2073  
DATE 11/15/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT	
	Holiday Lighting - New Install	C7 Warm White lighting highlighting amenity center roofline and full length of Grand Oaks monument	1	2,750.00	2,750.00
	Holiday Lighting - New Install	4 36 inch prelit wreaths with 12 inch bows. Two each for amenity center and Grand Oaks monument	1	620.00	620.00
	Holiday Lighting - New Install	6 36 inch unlit wreaths. Two each for individual neighborhood monuments	1	688.50	688.50
	Holiday Lighting - New Install	5 9 x 14 unlit garland applied two to community center monument and one for each neighborhood monument	1	384.75	384.75
	Miscellaneous - Wire - Plugs, Supplies, etc	Miscellaneous - Wire - Plugs, Supplies, etc - includes removal and storage till next season	1	200.00	200.00
TOTAL					<b>\$4,643.25</b>

Accepted By

Accepted Date

HOLIDAY LIGHTING PROPOSAL FOR

# GRAND OAKS COMMUNITY

PROVIDED BY M&G HOLIDAY LIGHTING

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11/14/2023

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# Community Entrance View





# The Bluffs





# The Grove





# The Trails





# Amenity Center Entrance





# Front of Amenity Center





# Rear of Amenity Center





# Right Side of Amenity Center





# Left Side of Amenity Center



# Proposal

## Pricing for design in presentation

• C7 Warm White lighting highlighting amenity center roofline and full length of Grand Oaks monument	\$2750.00
• 4 36 inch prelit wreaths with 12 inch bows. Two each for amenity center and Grand Oaks monument	\$620.00
• 6 36 inch unlit wreaths. Two each for individual neighborhood monuments	\$688.50
• 5 9 x 14 unlit garland applied two to community center monument and one for each neighborhood monument	\$384.75
• Misc. supplies, shipping, take down and storage	\$200.00

Total Charges \$4,643.25

## Cost reduction options

• Removing C7 lighting from walls on each side of Grand Oaks monument	- \$325.00
• Reduce the number of wreaths on neighborhood monument to one each	- \$340.00
• Removing C7 lighting from pool side community center roofline (not ideal aesthetically)	- \$550.00

All images are for illustrative purposes only

Warm white used as default color. Colors can be substituted to suit your taste

# Why M&G?

- All installations performed by trained, experienced professionals
- Only professional grade lighting and décor products used
- Prices include installation, take down and storage.
- Only labor charges would be applied holiday 2024 unless additions to current design are requested. You own the lights
- Designs easily modified to suit your budgetary needs
- Licensed and insured

We'd appreciate the opportunity to brighten your holidays!

Otis Gilyard  
[Holiday@mgbusinessventures.com](mailto:Holiday@mgbusinessventures.com)

Tab ii



# ESTIMATE

# EST-000036

Estimate Date: Oct 25, 2023

Expiry Date: Nov 22, 2023



**FROM:**

**First Coast Home Services**

603 St Johns Ave

Green Cove Springs, FL, 32043

Email: Fchomesvc@gmail.com

Phone: (904) 838-8712

**TO:**

**Grand Oaks Cdd**

Attn: Rebekah Scroggins

Phone: (407) 566-2018

**JOB LOCATION:**

1055 Turnbull Creek Road

St. Augustine, FL, 32092

**JOB:**

#	Services	Qty	Price	Discount	Tax (%)	Total
1	Pressure wash pool building and pool furniture, areas of pool deck	1.00	\$525.00	\$0.00	No Tax	\$525.00
2	Pressure wash areas of sidewalks near pool/ amenities	1.00	\$250.00	\$0.00	No Tax	\$250.00
3	Pressure wash amenities center building	1.00	\$575.00	\$0.00	No Tax	\$575.00
4	Pressure wash mail center and bathroom area	1.00	\$300.00	\$0.00	No Tax	\$300.00
Subtotal						\$1,650.00
<b>Grand Total (\$)</b>						<b>\$1,650.00</b>

**Accepted payment methods**

Credit Card, Check

**Message**

I would be happy to have an opportunity to work with you.

Tab iii



## Work Order Proposal

**Property Name:** Grand Oaks CDD  
**Address:** 4185 FL-16, St. Augustine, FL 32092  
**Client Contact:** Robert "Bob" Koncar` bob.koncar@inframark.com  
**Client Phone #:**

**Proposal Date:** 11/3/2023  
**Proposal Work Order #:** 59549  
**Prepared By:** ZACHARY HIGGINBOTHAM

### Fireplace Drainage

Proposal for drainage install at fireplace area

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
<b>Site Prep, Debris Disposal, Amendments, Equipment &amp; Clean-Up</b>					<b>\$3,317.00</b>
EZ Flow 4" Drain Pipe	40.00	LF	\$30.00	\$1,200.00	
12"X12" Catch Basin	2.00	EA	\$375.00	\$750.00	
Fill Dirt	2.00	CY	\$115.00	\$230.00	
Pop Up Emitter 4"	1.00	EA	\$65.00	\$65.00	
Site prep, Install, Clean Up	16.00	HR	\$67.00	\$1,072.00	
<b>Total for Work Order #59549</b>					<b>\$3,317.00</b>

# TERMS & CONDITIONS

1. Deposit. A 30% Deposit is required prior to commencement of work.
2. Proposal Pricing. This bid is valid for 30 days from proposal date unless otherwise approved by the Greenery, Inc.
3. Plant Guarantee. The Greenery, Inc. guarantees all plantings we supply and install for one year that are covered under an automated irrigation system and maintained under a continuous maintenance agreement by the Greenery, Inc.. This guarantee does not apply to plants that are lost due to abuse, vandalism, animals, fire, lightning, hail, vehicular damage, freeze, neglect, nor Acts of God.
4. Exclusions. Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.
5. Deer. Damage to or loss of plants due to deer is not covered by any guarantee, expressed or implied. The Greenery, Inc. makes every effort to use deer resistant material; however, due to the increase in their population and their changing habits, the Greenery, Inc. is not responsible for any resultant damage.
6. Tree Work. Stumps from tree removal will be cut to within approximately twelve inches above ground level. Stump grinding or removal is not included unless otherwise specified in this proposal. Wood will be left on the premises where lowered and dropped and will be cut into firewood length (approximately 16 to 24 inches lengthwise) unless specified otherwise in this proposal. Splitting, moving or hauling of wood or wood chips will be performed only if specifically stated in this proposal.
7. Utility Locates. The Greenery Inc. will call in the utility locates before starting the job. It is the responsibility of the Client/Owner to call in any private utilities that are outside normal location utilities. The Greenery Inc. is not responsible for damage to underground irrigation lines, wiring, pipes, utilities, invisible fencing, or lighting systems whose locations are not properly marked.
8. Irrigation Pricing. The existing automated irrigation system is checked at new landscaping areas, adjusted for proper coverage and broken heads and nozzles are replaced as needed. Irrigation adjustments, repairs and additions are billed on a Labor and Materials basis. Labor Rate is \$ 75 / hour. Any irrigation prices included in this bid are an estimation only.
9. New Construction Irrigation Installation. Sleeves under roads and sidewalks must be accurately marked and no deeper than 4 feet below surface grade. A water source must be provided by Client/Owner/Developer prior to commencement of irrigation installation. Any temporary irrigation pipe that needs to be installed to access water source, will be billed in addition. The connection of the backflow device to the water meter is the responsibility of the Client/Owner.
10. Drainage. Any drainage installation is meant to improve conditions, but does not guarantee a complete elimination of issues. Standing water, puddling, saturated soils and washouts may still occur. Additional work may be needed after initial work is completed. Standing water for up to 48 hours after a significant rainfall is typical for the Lowcountry.
11. Access to Jobsite. Client/Owner is to provide all utilities to perform the work. Client/Owner will furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for the performance of the work.
12. Invoicing. Client/Owner will make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event that the completion of work requires more than thirty (30) days, a progress bill will be presented by month end and will be paid within fifteen (15) days upon receipt of invoice.
13. Disclaimer. This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time the proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering and/or certified landscape architectural design services are not included in this agreement and are not provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. Promotional Clause. The client hereby assigns the Contractor the irrevocable and unrestricted right to use and publish photographs of the work performed for editorial, trade, advertising, educational and any other purpose in any manner and medium; to alter the same without restriction; and to copyright the same without restriction. The Client releases all claim to profits that may arise from use of images.

15. Payment. All unpaid balances over 30 days from date of invoice will be subject to the maximum finance charge allowable by law. The Greenery will be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year) or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing. Failure to make payment when due for completed work may result in a mechanic's lien on the title of your property. Credit card payments are subject to a 3% processing fee.

**Property Name:** Grand Oaks CDD  
**Address:** 4185 FL-16, St. Augustine, FL 32092  
**Client Contact:** Robert "Bob" Koncar` bob.koncar@inframark.com  
**Client Phone #:**

**Proposal Date:** 11/3/2023  
**Proposal Work Order #:** 59549  
**Prepared By:** ZACHARY HIGGINBOTHAM

**Total: \$3,317.00**

**By** ZACHARY HIGGINBOTHAM  
\_\_\_\_\_  
**Date** ZACHARY HIGGINBOTHAM  
11/3/2023  
\_\_\_\_\_  
**The Greenery, Inc.**

**By** \_\_\_\_\_  
**Date** \_\_\_\_\_

Tab iv



# Work Order Proposal

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**Address:** 4185 FL-16, St. Augustine, FL 32092  
**Client Contact:** Robert "Bob" Koncar` bob.koncar@inframark.com  
**Client Phone #:**

**Proposal Date:** 10/23/2023  
**Proposal Work Order #:** 59131  
**Prepared By:** ZACHARY HIGGINBOTHAM

## Tennis Court Podocarpus Replant 7g option

This proposal is for the tennis court replanting of shrubs. The shrubs will be moved back and the current shrubs will be moved to fill in bare spot by magnolia trees.

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
<b>Irrigation</b>					<b>\$433.00</b>
Repairs and Adjustments	4.00	LS	\$108.25	\$433.00	
<b>Planting</b>					<b>\$5,580.00</b>
Podocarpus 'Maki' - 7 Gal	60.00	7 Gallon	\$93.00	\$5,580.00	
<b>Pinestraw &amp; Mulch</b>					<b>\$280.00</b>
Bagged Mulch	20.00	EA	\$14.00	\$280.00	
<b>Total for Work Order #59131</b>					<b>\$6,293.00</b>

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4. Exclusions. Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.
5. Deer. Damage to or loss of plants due to deer is not covered by any guarantee, expressed or implied. The Greenery, Inc. makes every effort to use deer resistant material; however, due to the increase in their population and their changing habits, the Greenery, Inc. is not responsible for any resultant damage.
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**Client Phone #:**

**Proposal Date:** 10/23/2023  
**Proposal Work Order #:** 59131  
**Prepared By:** ZACHARY HIGGINBOTHAM

**Total: \$6,293.00**

**By** ZACHARY HIGGINBOTHAM  
\_\_\_\_\_  
**Date** ZACHARY HIGGINBOTHAM  
10/23/2023  
\_\_\_\_\_  
**The Greenery, Inc.**

**By** \_\_\_\_\_  
**Date** \_\_\_\_\_

Tab v



## Work Order Proposal

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**Client Contact:** Robert "Bob" Koncar` bob.koncar@inframark.com  
**Client Phone #:**

**Proposal Date:** 10/23/2023  
**Proposal Work Order #:** 59128  
**Prepared By:** ZACHARY HIGGINBOTHAM

### The Bluffs Landscape Edging

This proposal is to run edging down the sidewalk to keep the soil and mulch from running over the sidewalk.

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE
<b>Pinestraw &amp; Mulch</b>				
Steel Edging 3/16	70.00	LF	\$18.50	\$1,295.00
<b>Total for Work Order #59128</b>				<b>\$1,295.00</b>

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**Client Phone #:**

**Proposal Date:** 10/23/2023  
**Proposal Work Order #:** 59128  
**Prepared By:** ZACHARY HIGGINBOTHAM

**Total: \$1,295.00**

**By** ZACHARY HIGGINBOTHAM  
\_\_\_\_\_  
**Date** ZACHARY HIGGINBOTHAM  
10/23/2023  
\_\_\_\_\_  
**The Greenery, Inc.**

**By** \_\_\_\_\_  
**Date** \_\_\_\_\_

Tab vi



## Work Order Proposal

**Property Name:** Grand Oaks CDD  
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**Client Phone #:**

**Proposal Date:** 10/23/2023  
**Proposal Work Order #:** 59127  
**Prepared By:** ZACHARY HIGGINBOTHAM

### Fireplace Shrub Replacement

This proposal is to replace the plant material around the fireplace.

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE
<b>Planting</b>				
Loropetalum 'Crimson Fire' - 3 Gal	16.00	3 Gallon	\$60.00	\$960.00
Blue Daze - 1 Gal	100.00	1 Gallon	\$16.75	\$1,675.00
<b>Pinestraw &amp; Mulch</b>				
Bagged Mulch	10.00	EA	\$14.00	\$140.00
<b>Total for Work Order #59127</b>				<b>\$2,775.00</b>

## TERMS & CONDITIONS

1. Plant Guarantee. Martex Services - The Greenery, Inc. guarantees all plantings we supply and install for one year that are covered under an automated irrigation system and maintained under a continuous maintenance agreement by Martex Services - The Greenery, Inc. This guarantee does not apply to plants that are lost due to abuse, vandalism, animals, fire, lightning, hail, vehicular damage, freeze, neglect, nor Acts of God.
2. Exclusions. Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.
3. Deer. Damage to or loss of plants due to deer is not covered by any guarantee, expressed or implied. Martex Services - The Greenery, Inc. makes every effort to use deer resistant material; however, due to the increase in their population and their changing habits, Martex Services - The Greenery, Inc. is not responsible for any resultant damage.
4. Tree Work. Stumps from tree removal will be cut to within approximately twelve inches above ground level. Stump grinding, or removal is not included unless otherwise specified in this proposal. Wood will be left on the premises where lowered and dropped and will be cut into firewood length (approximately 16 to 24 inches lengthwise) unless specified otherwise in this proposal. Splitting, moving or hauling of wood or wood chips will be performed only if specifically stated in this proposal.
5. Utility Locates. Martex Services - The Greenery, Inc. will call in the utility locates before starting the job. It is the responsibility of the Client/Owner to call in any private utilities that are outside normal location utilities. Martex Services - The Greenery Inc. is not responsible for damage to underground irrigation lines, wiring, pipes, utilities, invisible fencing, or lighting systems whose locations are not properly marked.
6. Irrigation Pricing. The existing automated irrigation system is checked at new landscaping areas, adjusted for proper coverage and broken heads and nozzles are replaced as needed. Irrigation adjustments, repairs and additions are billed on a Labor and Materials basis. Labor Rate is \$75 per hour. Any irrigation prices included in this bid are an estimation only.
7. New Construction Irrigation Installation. Sleeves under roads and sidewalks must be accurately marked and no deeper than 4 feet below surface grade. A water source must be provided by Client/Owner/Developer prior to commencement of irrigation installation. Any temporary irrigation pipe that needs to be installed to access water source, will be billed in addition. The connection of the backflow device to the water meter is the responsibility of the Client/Owner.
8. Drainage. Any drainage installation is meant to improve conditions but does not guarantee a complete elimination of issues. Standing water, puddling, saturated soils and washouts may still occur. Additional work may be needed after initial work is completed. Standing water for up to 48 hours after a significant rainfall is typical for the Lowcountry.
9. Access to Jobsite. Client/Owner is to provide all utilities to perform the work. Client/Owner will furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for the performance of the work.
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11. Disclaimer. This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time the proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering and/or certified landscape architectural design services are not included in this agreement and are not provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.
12. Promotional Clause. The client hereby assigns the Contractor the irrevocable and unrestricted right to use and publish photographs of the work performed for editorial, trade, advertising, educational and any other purpose in any manner and medium; to alter the same without restriction; and to copyright the same without restriction. The Client releases all claim to profits that may arise from use of images.



13. Payment. All unpaid balances over 30 days from date of invoice will be subject to the maximum finance charge allowable by law. Martex Services - The Greenery, Inc. will be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year) or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing. Failure to make payment when due for completed work may result in a mechanic's lien on the title of your property.

**Property Name:** Grand Oaks CDD  
**Address:** 4185 FL-16, St. Augustine, FL 32092  
**Client Contact:** Robert "Bob" Koncar` bob.koncar@inframark.com  
**Client Phone #:**

**Proposal Date:** 10/23/2023  
**Proposal Work Order #:** 59127  
**Prepared By:** ZACHARY HIGGINBOTHAM

**Total: \$2,775.00**

**By** ZACHARY HIGGINBOTHAM  
\_\_\_\_\_  
**Date** ZACHARY HIGGINBOTHAM  
10/23/2023  
\_\_\_\_\_  
Martex Services - The Greenery, Inc.

**By** \_\_\_\_\_  
**Date** \_\_\_\_\_

Tab vii



## Work Order Proposal

**Property Name:** Grand Oaks CDD  
**Address:** 4185 FL-16, St. Augustine, FL 32092  
**Client Contact:** Robert "Bob" Koncar` bob.koncar@inframark.com  
**Client Phone #:**

**Proposal Date:** 10/23/2023  
**Proposal Work Order #:** 59137  
**Prepared By:** ZACHARY HIGGINBOTHAM

### Willow Creek Ct Landscape Edging

This proposal is to run edging down the sidewalk to keep the soil and mulch from running over the sidewalk.

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
<b>Pinestraw &amp; Mulch</b>					<b>\$1,396.24</b>
Steel Edging 3/16	70.00	LF	\$18.50	\$1,295.00	
Top Soil	70.00	SF	\$1.45	\$101.24	
<b>Total for Work Order #59137</b>					<b>\$1,396.24</b>

# TERMS & CONDITIONS

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2. Proposal Pricing. This bid is valid for 30 days from proposal date unless otherwise approved by the Greenery, Inc.
3. Plant Guarantee. The Greenery, Inc. guarantees all plantings we supply and install for one year that are covered under an automated irrigation system and maintained under a continuous maintenance agreement by the Greenery, Inc.. This guarantee does not apply to plants that are lost due to abuse, vandalism, animals, fire, lightning, hail, vehicular damage, freeze, neglect, nor Acts of God.
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9. New Construction Irrigation Installation. Sleeves under roads and sidewalks must be accurately marked and no deeper than 4 feet below surface grade. A water source must be provided by Client/Owner/Developer prior to commencement of irrigation installation. Any temporary irrigation pipe that needs to be installed to access water source, will be billed in addition. The connection of the backflow device to the water meter is the responsibility of the Client/Owner.
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**Client Phone #:**

**Proposal Date:** 10/23/2023  
**Proposal Work Order #:** 59137  
**Prepared By:** ZACHARY HIGGINBOTHAM

**Total: \$1,396.24**

**By** ZACHARY HIGGINBOTHAM  
\_\_\_\_\_  
**Date** ZACHARY HIGGINBOTHAM  
10/23/2023  
\_\_\_\_\_  
**The Greenery, Inc.**

**By** \_\_\_\_\_  
**Date** \_\_\_\_\_

Tab viii



# Work Order Proposal

**Property Name:** Grand Oaks CDD  
**Address:** 4185 FL-16, St. Augustine, FL 32092  
**Client Contact:** Robert "Bob" Koncar` bob.koncar@inframark.com  
**Client Phone #:**

**Proposal Date:** 10/23/2023  
**Proposal Work Order #:** 59135  
**Prepared By:** ZACHARY HIGGINBOTHAM

## Over Seed with Rye Seed at the Grand Lawn

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
<b>Sod</b>					<b>\$4,667.39</b>
Perennial Ryegrass	700.00	1 LB	\$6.67	\$4,667.39	
<b>Total for Work Order #59135</b>					<b>\$4,667.39</b>

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**Client Contact:** Robert "Bob" Koncar` bob.koncar@inframark.com  
**Client Phone #:**

**Proposal Date:** 10/23/2023  
**Proposal Work Order #:** 59135  
**Prepared By:** ZACHARY HIGGINBOTHAM

**Total: \$4,667.39**

**By** ZACHARY HIGGINBOTHAM  
\_\_\_\_\_  
**Date** ZACHARY HIGGINBOTHAM  
10/23/2023  
\_\_\_\_\_  
**The Greenery, Inc.**

**By** \_\_\_\_\_  
**Date** \_\_\_\_\_

Tab ix

## GRAND OAKS CDD – JANUARY EVENT – WESTERN HOEDOWN

Saturday, January 13, 2024, 5:00 p.m. – 7:00 p.m.

Amenity Center Grounds

### Western Hoedown Event to include:

• Food Truck – No Cost	
• DJ –Music (Country genre, line dances & family friendly music)	\$350
• Bullseye BINGO – No cost (District owns BINGO game)	
• Bullseye BINGO prizes – Donated by Sponsors – No Cost	
• Photo Booth with Professional Photographer/Memory photo with Grand Oaks CDD personalized border instantly printed as a take home keepsake	\$350
• Cornhole – No Cost	
• Horseshoes – No Cost	
• Western Decor for Amenity Center Exterior – (Includes hay bales, western items, etc.)	\$175
• Keepsake Western Wear for Residents (Bandanas & Cowboy hats)	\$250
• Trail Mix Bar – (200 People) (Includes labeled treat bags & 7 trail mix items)	\$475
• Smore’s Station – No cost Provided by Sponsor	
• Lifestyle Specialist Fee – (Create, plan, vendor coordination, sponsor recruitment, purchasing, set up/cleanup & event execution)	\$500
	<b>TOTAL COST \$2,100</b>
<b>Optional Add-on – Onsite Petting Zoo ( Goats, sheep, ducks, pig, rabbits, etc.)</b>	<b>\$600</b>
<b>Optional Add-On – Root Beer Bar serving Root Beer floats.</b>	<b>\$125</b>

# **Fifth Order of Business**

**5A**

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

The meeting of the Board of Supervisors of the Grand Oaks Community Development District was held on Wednesday, September 13, 2023 at 2:03 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
Michael Eckert	District Counsel
Josh Benolken	District Engineer
Rebekah Scroggins	Property Manager
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.
- Mr. Hyatt addressed the audience about signing up for public comments and every member of the audience gets 3 minutes. He also addressed acceptable behavior.

**SECOND ORDER OF BUSINESS** **District Follow-ups**

- There being none, the next item followed.

**THIRD ORDER OF BUSINESS** **Public Comments**

Public comments were received regarding the following:

- Parking in the mailbox area and no parking signs be posted.
- Properties being used as Airbnbs.

**FOURTH ORDER OF BUSINESS** **Action Items**

Mr. Koncar reviewed the action items, which will affect the Fiscal Year 2024 budget.

- Elimination of *Capital Expenses* in the tentative budget of \$177,590.
- Amend the revenue section of the budget to include a more accurate breakdown of revenues for the budget on roll and off roll.

Unapproved

- Under *Parks and Recreation*, change cabana maintenance to security/ monitoring at \$5,000.
- Under *Parks and Recreation*, add staffing/maintenance, replacing security/staffing at an amount of \$195,000.
- Change *Capital Reserves* to *Operational Reserves* in the amount of \$45,000.

On MOTION by Mr. Hyatt seconded by Mr. Harris with all in favor the above listed action items were approved.

**SIXTH ORDER OF BUSINESS**

**Public Hearing to Adopt Fiscal Year 2024 Budget**

On MOTION by Mr. Hyatt seconded by Mr. Harris with all in favor the public hearing was opened.

- Audience Comments were received on the budget.

On MOTION by Ms. Corob seconded by Mr. Harris with all in favor the public hearing was closed.

**FIFTH ORDER OF BUSINESS**

**Resolution 2023-06, Ratifying Resetting the Budget Public Hearing**

On MOTION by Mr. Hyatt seconded by Mr. Harris with all in favor Resolution 2023-06, ratifying resetting the budget public hearing, was adopted.

**SIXTH ORDER OF BUSINESS**

**Public Hearing to Adopt Fiscal Year 2024 Budget (Continued)**

**A. Resolution 2023-07, Adopting the Fiscal Year 2024 Budget**

On MOTION by Mr. Harris seconded by Mr. Hyatt with all in favor Resolution 2023-07, adopting the Fiscal Year 2024 Budget as amended, was adopted.

**B. Resolution 2023-08, Annual Assessment Resolution for Fiscal Year 2024**

On MOTION by Mr. Hyatt seconded by Mr. Harris with all in favor Resolution 2023-08, annual assessment resolution for Fiscal Year 2024, was adopted as amended.

**FOURTH ORDER OF BUSINESS**

**Action Items (Continued)**

Mr. Koncar reviewed the outstanding action items.

- Residents requested the gym be open 24 hours.
- Mr. Hyatt expressed security concerns.
- The current hours are 5:00 a.m. to 10:00 p.m.

On MOTION by Mr. Hyatt seconded by Ms. Corob with all in favor keeping the current operational hours for the gym was approved and the request to open 24 hours was declined.

- Mr. Koncar requested a motion authorizing staff to work with District Counsel on completing insurance requirements and approvals for the purpose of having food trucks on District property. He also asked the Board if they want to charge the food trucks to come on District property.
- Board discussion ensued on whether to charge the food trucks.

On MOTION by Mr. Hyatt seconded by Mr. Harris with all in favor District staff was authorized to work with District Counsel on completing all insurance requirements and approvals for the purpose of having food trucks come on District property and left the choice on whether to charge a fee to the food trucks to staff's discretion.

- Mr. Koncar reviewed pest control proposals for the Amenity Center from All U Need Pest Control and Home Team Pest Control. He recommended All U Need Pest Control because they have more comprehensive services and services six times a year as opposed to four times a year.

On MOTION by Mr. Hyatt seconded by Mr. Harris with all in favor the Chairman was authorized to execute a contract with All U Need Pest Control subject to legal review and approval.

- Mr. Koncar noted security issues have been discussed in the past. He requested authorization for the Chairman, District Counsel and himself to obtain quotes and enter into a contract for security monitoring services, which will include the Amenity Center and the pool house area.



On MOTION by Mr. Hyatt seconded by Mr. Harris with all in favor the Chairman, District Counsel and the District Manager were authorized to obtain proposals and enter into a contract for security monitoring services.

- Additional cameras were discussed. Mr. Eckert noted camera locations cannot be discussed in a public meeting. The Board can authorize the installation of cameras and it is up to staff to determine where the appropriate places are.
- They received a proposal from MDH for additional cameras at a total cost of \$2,315.11.

On MOTION by Mr. Hyatt seconded by Mr. Harris with all in favor the proposal from MDH for additional cameras was approved at a total cost not to exceed \$2,315.11.

- Mr. Koncar reviewed the bids for the landscaping contract. This is the third time they bid landscape services this year. They expanded the scope of services in the most recent bid.
- Staff recommends The Greenery with an annual base cost of \$229,008. There is an annual ancillary cost of \$39,843. They will also provide mulch and flowers four times a year. Their hourly irrigation rate is \$75 per hour.

On MOTION by Mr. Harris seconded by Ms. Corob with all in favor the proposal from The Greenery was approved.

On MOTION by Mr. Hyatt seconded by Mr. Harris with all in favor entering into a long-term landscaping contract with The Greenery was approved and the Chairman was authorized to execute the contract subject to legal review.

On MOTION by Mr. Hyatt seconded by Mr. Harris with all in favor the contract extension with The Greenery was approved.

- Mr. Eckert reviewed a resolution adopting a policy for towing for the Amenity Center. The resolution starts the process. It adopts the no towing policy as a policy, but the District has to go through formal rulemaking proceedings, which take approximately 60 days. The policy provides for no overnight parking and any vehicles parked overnight can be towed. There is also a process for overnight parking permits.

- The policy will take effect immediately if the resolution is adopted, but the rule process will take approximately 60 days to get it advertised for a public hearing.
- This resolution does not include the mailbox area but can be amended to include it.

On MOTION by Mr. Hyatt seconded by Mr. Harris with all in favor Resolution 2023-09, setting policy for towing cars parked overnight on District property as amended to include the mailbox area, was adopted and staff was authorized to notice the rulemaking public hearing.

**SEVENTH ORDER OF BUSINESS** **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 Financial and Approval of the Check Register for July 2023**

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

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

- A. Consideration of Proposed Fiscal Year 2024 Meeting Schedule**

On MOTION by Mr. Hyatt seconded by Mr. Harris with all in favor the proposed Fiscal Year 2024 meeting schedule was approved as presented.

- B. Review and Consideration of Webmaster Proposals**

- **ADA Site Compliance**
- **Campus Suite**

Mr. Koncar reviewed the proposal from Campus Suite, which will cost approximately \$3,064 per year. They will remediate the website, so it is ADA compliant. They have an unlimited number of pages they will remediate. ADA Site Compliance charges \$4.95 a page to remediate.

On MOTION by Mr. Harris seconded by Mr. Hyatt with all in favor the Chairman was authorized to enter into an agreement with Campus Suite subject to legal review.

**NINTH ORDER OF BUSINESS** **Attorney’s Report**

Mr. Eckert passed out a memorandum from Jonathan Johnson, as well as a revised version of the Rules of Procedure. They are not asking the Board to take action, but several changes have been made due to changes in the law and some best practices they have learned.

**TENTH ORDER OF BUSINESS**

**Engineer’s Report**

Mr. Benolken reported on roadway issues due to water. They sent out an inspector to investigate. They recommended a geotechnical engineer to see what is going on underneath the surface. They have received the report back and are currently reviewing it.

**ELEVENTH ORDER OF BUSINESS**

**Additional Items**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Supervisors’ Requests or Comments**

There was discussion regarding canceling the September 27, 2023 meeting and rescheduling the October meeting.

On MOTION by Mr. Hyatt seconded by Mr. Harris with all in favor the September 27, 2023 meeting was cancelled and the next Board meeting will be scheduled for October 19, 2023 at 2:00 p.m.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

---

Bob Koncar  
Assistant Secretary

---

Keith Hyatt  
Chairperson

**5B**

**GRAND OAKS CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK LLC	101103	\$17,935.92		DISTRICT INVOICE SEPTEMBER 2023
INFRAMARK LLC	101653	\$1,854.29	\$19,790.21	DISRICT SERVICES SEPTEMBER 2023
NORTHEAST QUALITY SERV LLC	32263	\$985.00		CLEANING 2X WEEK - SEPTMEBER 2023
THE GREENERY INC.	731635	\$19,906.00		MAINT. CONTRACTED SERVICES SEPTEMBER 2023
THE LAKE DOCTORS, INC.	120959B	\$1,250.00		WATERWAY MNGT - SEPTEMBER 2023
WM CORPORATE SERVICES, INC.	0034511-4032-5	\$224.88		WASTE 1X WEEK - 09/01/23-09/30/23
<b>Monthly Contract Subtotal</b>		<b>\$42,171.33</b>		
<b>Variable Contract</b>				
GRAU AND ASSOCIATES	24664	\$3,500.00		AUDIT FYE 09/30/2023
<b>Variable Contract Subtotal</b>		<b>\$3,500.00</b>		
<b>Utilities</b>				
FLORIDA NATURAL GAS	893895ES	\$8.04		FUEL - 08/01/23-08/31/23
FPL	02407 91475 090723	\$1,639.65		ELECTRICITY SERVICES 08/07/23-09/07/23
FPL	05528 43534 090723	\$26.62		ELECTRICITY SERVICES 08/07/23-09/07/23
FPL	18623 09299 090823	\$29.19		ELECTRICITY SERVICES 08/08/23-09/08/23
FPL	18623 09299 092223	\$9.66		ELECTRICITY SERVICES 09/08/23-09/18/23
FPL	41929 72349 090823	\$1,823.78		ELECTRICITY SERVICES 08/08/23-09/08/23
FPL	55409 33537 090723	\$26.38		ELECTRICITY SERVICES 08/07/23-09/07/23
FPL	83858 24258 091323	\$2,258.33		ELECTRICITY SERVICES 08/14/23-09/13/23
FPL	85601 33517 090123	\$405.46		ELECTRICITY SERVICES 08/12/22-08/08/23
FPL	85601 33517 090823	\$36.36		ELECTRICITY SERVICES 08/08/23-09/08/23
FPL	97899 67024 090723	\$498.85	\$6,754.28	ELECTRICITY SERVICES 08/07/23-09/07/23
ST. JOHNS COUNTY UTILITIE DEPT	579429 139988 091923	\$34.55		WATER METER READ - 09/19/23 - 544 TURNBULL
ST. JOHNS COUNTY UTILITIE DEPT	579429 144104 091923	\$532.27	\$566.82	WATER METER READ - 09/19/23 - 1055 TURNBULL
TECO	221008719785 090723	\$76.26		ELECTRICITY SERVICES 08/02/23-08/31/23
<b>Utilities Subtotal</b>		<b>\$7,405.40</b>		
<b>Regular Services</b>				
CA FLORIDA HOLDINGS LLC	0005816982	\$1,327.12		NOTICE OF MEETING - RESCHED. BUDG. & ASSESS. HEARING - AD
CINTAS CORPORATION	4166712376	\$110.14		CLUBHOUSE OPERATIONS
CINTAS CORPORATION	4167366910	\$75.34	\$185.48	CLUBHOUSE OPERATIONS
EGIS INSURANCE	19472	\$59,719.00		RENEW POLICY
INNERSYNC	21596	\$1,512.30		CDD IMPLEMENTATION - ADA COMPLIANT

**GRAND OAKS CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
INNERSYNC	21597	\$1,552.50	\$3,064.80	CDD WEBSITE SERVICE - HOSTING
IPFS	IPFS 092823 DP	\$5,971.90		DOWN PAYMENT INSURANCE PREMIUMS
KUTAK ROCK LLP	3282307	\$7,724.50		GENERAL CONSULTING - PROFESSIONAL LEGAL SERVICES
MACROLEASE	0823 091723 ACH	\$1,494.00		PROFESSIONAL SERVICES
THE GREENERY INC.	729447	\$1,650.00		DEAD PINE TREE CUT - 08/24/23
<b>Regular Services Subtotal</b>		<b>\$81,136.80</b>		
<b>Additional Services</b>				
SOUTHEAST UTILITIES SERVICES, INC.	487418	\$875.00		AUGUST LABOR / HIRRICANE PREP
<b>Additional Services Subtotal</b>		<b>\$875.00</b>		
<b>TOTAL</b>		<b>\$135,088.53</b>		

Approved (with any necessary revisions noted):

\_\_\_\_\_  
 Signature:

Title (Check one):

[ ] Chariman [ ] Vice Chariman [ ] Assistant Secretary



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**  
#101103

**DATE**  
9/5/2023

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

**CUSTOMER ID**  
C2300

**NET TERMS**  
Net 30

**PO#**

**DUE DATE**  
10/5/2023

Services provided for the Month of: September 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
Dissemination Services	1	Ea	666.67		666.67
<b>Subtotal</b>					<b>17,935.92</b>

<b>Subtotal</b>	\$17,935.92
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$17,935.92

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

<b>INVOICE#</b>	#101653
<b>CUSTOMER ID</b>	C2300
<b>PO#</b>	

<b>DATE</b>	9/21/2023
<b>NET TERMS</b>	Net 30
<b>DUE DATE</b>	10/21/2023

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

Services provided for the Month of: September 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	15	Ea	0.63		9.45
Marcia Weeks 7-19-23- PAYPAL *FATHERSHEAR : Grand Oaks Grand Opening Event \$1,650.00; 7-10-23 SURVEYMONK : SURVEY TO COMMUNITY REGARDING CAPITAL IMPROVEMENTS \$99.00; 7-17-23 AMZN MKTP US \$95.84.	1	Ea	1,844.84		1,844.84
<b>Subtotal</b>					<b>1,854.29</b>

<b>Subtotal</b>	\$1,854.29
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$1,854.29

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.



**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 #
9/1/2023	32263

**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	10/1/2023	

Description	Qty	Rate	Amount
September (9/1/2023 - 9/30/2023) Monthly Service - Cleaning 2x per week (Mon. & Fri.)	1	985.00	985.00T

	<b>Subtotal</b>	985.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	985.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	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](mailto:afranek@vanguardcleaning.com) to enroll.



PO Box 6569  
Hilton Head Island, SC 29938

<b>Invoice 731635</b>	
<b>Date</b>	<b>PO/Contract#</b>
09/07/23	
<b>Account Manager</b>	<b>Terms</b>
ZACHARY HIGGINBOTHAM	Due on Receipt

<b>Bill To</b>
Grand Oaks CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

<b>Property Address</b>
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
#55903 - Maintenance Contract Services - Grand Oaks CDD September 2023			\$19,906.00
		<b>Total</b>	<b>\$19,906.00</b>

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
\$22,726.00	\$21,876.00	\$19,906.00	\$19,906.00	\$0.00

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

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



Agenda Page 63

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

9/1/2023

\$1,250.00

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

00000000172171001000000012095900000012500070

Please Return this portion with your payment

Invoice Due Date 9/11/2023

Invoice 120959B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
<b>Turnbull Creek Blvd, St Augustine, Florida 32092 Tampa, FL 33607</b>					
9/1/2023	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:**

\$4595.00

**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/](http://www.lakedoctors.com/contact-us/)

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



# INVOICE

**Customer ID:**

**28-35356-73002**

Customer Name:

GRAND OAKS CDD

Service Period:

09/01/23-09/30/23

Invoice Date:

08/24/2023

Invoice Number:

0034511-4032-5

**How to Contact Us**

**Visit [wm.com/MyWM](http://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**

**Sep 23, 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**

**\$224.88**

If payment is received after 09/23/2023: **\$ 230.50**

<b>Previous Balance</b>	+	<b>Payments</b>	+	<b>Adjustments</b>	+	<b>Current Invoice Charges</b>	=	<b>Total Account Balance Due</b>
1,093.15		(1,108.39)		0.00		240.12		<b>224.88</b>

**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
Resume Service	07/27/23		1.00	70.00
4 Yard Dumpster 1X Week	09/01/23		1.00	116.08
Energy Surcharge				34.11
Administrative Charge				8.50
ST JOHN CM 5% FRANCHISE				11.43
<b>Total Current Charges</b>				<b>240.12</b>

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

**WM**

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

<b>Invoice Date</b>	<b>Invoice Number</b>	<b>Customer ID</b> <i>(Include with your payment)</i>
08/24/2023	0034511-4032-5	<b>28-35356-73002</b>
<b>Payment Terms</b>	<b>Total Due</b>	<b>Amount</b>
Total Due by 09/23/2023	\$224.88	
If Received after 09/23/2023	\$230.50	

**Received**  
AUG 29 2023

4032000283535673002000345110000002401200000022488 2

0043610 01 AB 0.537 \*\*AUTO T1 0 7236 33607-600875 -C04-P43653-11  
  
**GRAND OAKS CDD**  
**2005 PAN AM CIR STE 300**  
**TAMPA FL 33607-6008**

10290C37  


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



0043610-00000001-0045192

035-0038098-4032-9

# Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Grand Oaks Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607*

Invoice No. 24664  
Date 08/31/2023

---

<b>SERVICE</b>	<b>AMOUNT</b>
Audit FYE 09/30/2022	\$ <u>3,500.00</u>
Current Amount Due	\$ <u><u>3,500.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,500.00	0.00	0.00	0.00	0.00	3,500.00

Payment due upon receipt.



Phone: 877-436-4427 Fax: 844-393-9006  
 Email: customerservice@onlyfng.com

**Received**  
 SEP 18 2023

# Invoice

MDG2023 00000177 00



GRAND OAKS CDD dba CLUB HOUSE  
 ACCOUNTS PAYABLE  
 2005 Pan Am Circle Suite 300  
 Tampa, FL 33607-0000

Billing Group #:	50976
Invoice Date:	September 08, 2023
Invoice #:	893895ES
Due Date:	October 02, 2023
Current Charges:	\$8.04
Last Payment:	\$10.36
Payment Date:	August 21, 2023
Prior Balance Due:	\$0.00
Total Amount Due:	\$8.04

### Current Charge Summary

Description	Term	Therm	Cost
INSIDE FERC FGT Z3	08/01/23 - 08/31/23	3.10	\$1.32
Fuel	08/01/23 - 08/31/23	0.08	\$0.03
<b>Commodity Charges Sub Total:</b>		<b>3.18</b>	<b>\$1.35</b>
Transportation			\$0.25
<b>Transportation Charges Sub Total:</b>			<b>\$0.25</b>
Customer Charge			\$5.95
<b>Miscellaneous Charges Sub Total:</b>			<b>\$5.95</b>
<b>Pre-Tax Sub Total:</b>			<b>\$7.55</b>
Sales Taxes			\$0.49
<b>Taxes Sub Total:</b>			<b>\$0.49</b>
<b>Total Current Charges:</b>			<b>\$8.04</b>

**ARE YOU USING CLICK?**

FNG commercial customers can access all their accounts in one place, pay online, enroll in paperless billing and even analyze energy costs! Get your access to the CLICK portal by visiting [click.onlyfng.com](http://click.onlyfng.com) or contacting your energy manager.

Please detach and remit this portion with your payment

Billing Group #:	50976
Invoice Date:	September 08, 2023
Invoice #:	893895ES
Due Date:	October 02, 2023
Current Charges:	\$8.04
Last Payment:	\$10.36
Payment Date:	August 21, 2023
Prior Balance Due:	\$0.00
Total Amount Due:	\$8.04
Amount Paid:	

**Customer Information**

GRAND OAKS CDD dba CLUB  
 HOUS  
 2005 Pan Am Circle Suite 300  
 Tampa, FL 33607-0000

**Make Checks Payable To: Florida Natural Gas**  
 Please include your Billing Group # on your check.

**Wire/ACH Payment To:**  
 If you are interested in setting up ACH payments with Florida Natural Gas, please contact our Customer Care team at 877.436.4427 for additional information.

**Mail Payment To:**  
 Florida Natural Gas  
 P.O. Box 934726  
 Atlanta, GA 31193-4726

\* FNG



Phone: 877-436-4427 Fax: 844-393-9006  
 Email: customerservice@onlyfng.com

Invoice #: 893895ES

**Account Detail**

<b>Service Address:</b>	1055 Turnbull Creek Road	<b>City, State:</b>	St Augustine, FL
<b>Utility:</b>	TECO - Peoples Gas	<b>Utility Account #:</b>	221008719785

**Current Charges**

**Natural Gas - Commodity**

Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	08/01/23 - 08/31/23	3.10	\$0.4240	\$1.32
Fuel	08/01/23 - 08/31/23	0.08	\$0.4240	\$0.03
<b>Totals:</b>		3.18		\$1.35

**Transportation Charges**

Description	Units	Price	Cost
Transportation	3.10	\$0.0819	\$0.25
<b>Totals:</b>			\$0.25

**Miscellaneous Charges**

Description	Cost
Customer Charge	\$5.95
<b>Totals:</b>	\$5.95

**Taxes**

Description	Cost
Florida State Tax	\$0.45
St. Johns County Tax	\$0.04
<b>Totals:</b>	\$0.49

**Total Account Charges:** **\$8.04**



**Electric Bill Statement**

For: Aug 7, 2023 to Sep 7, 2023 (31 days)

Statement Date: Sep 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**

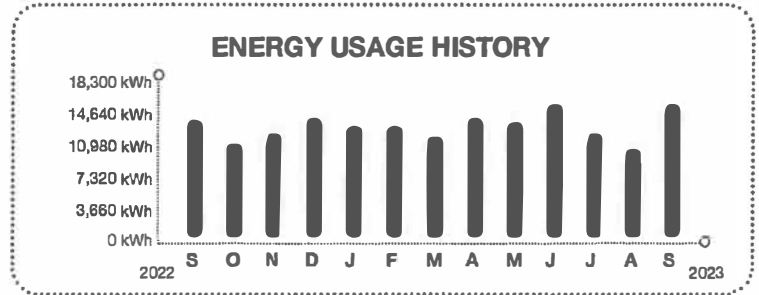
\$1,639.65

TOTAL AMOUNT YOU OWE

Sep 28, 2023

NEW CHARGES DUE BY

Pay \$1,442.27 instead of \$1,639.65 by your due date. Enroll in FPL Budget Billing®. [FPL.com/BB](https://www.fpl.com/BB)



**BILL SUMMARY**

Amount of your last bill	1,178.71
Payments received	-1,178.71
<b>Balance before new charges</b>	<b>0.00</b>
Total new charges	1,639.65
<b>Total amount you owe</b>	<b>\$1,639.65</b>

*(See page 2 for bill details.)*

**KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$1,442.27 by your due date instead of \$1,639.65. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](https://www.fpl.com/BB)
- Payment received after November 27, 2023 is considered LATE; a late payment charge of 1% will apply.

Pay the lower Budget Billing® amount on your bill by your due date and receive a \$5 eGift card, plus be entered for a chance to win 4 annual passes to Universal Orlando®. Learn more and enroll at [FPL.com/Control](https://www.fpl.com/Control).

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 144227 13040240791475 5693610000

0001 0002 062514

10

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



The amount enclosed includes the following donation:

**FPL Care To Share:**  
**Received**  
**SEP 11 2023**

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](https://www.fpl.com/PayBill) for ways to pay.

02407-91475	\$1,639.65	Sep 28, 2023	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED







Customer Name:  
GRAND OAKS CDD

Account Number:  
02407-91475

FPL.com Page 2

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0002 0002 062514

E001

### BILL DETAILS

Amount of your last bill	1,178.71
Payment received - Thank you	-1,178.71
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$575.97
Fuel: (\$0.031510 per kWh)	\$523.48
Demand: (\$12.65 per KW)	\$468.05
Electric service amount	1,597.48
Gross receipts tax (State tax)	40.99
Taxes and charges	40.99
Regulatory fee (State fee)	1.18
Total new charges	\$1,639.65
<b>Total amount you owe</b>	<b>\$1,639.65</b>

### METER SUMMARY

Meter reading - Meter KL23642. Next meter reading Oct 6, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	55286		38673		16613
Demand KW	37.35				37

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 7, 2023	Aug 7, 2023	Sep 7, 2022
kWh Used	16613	10974	14554
Service days	31	31	33
kWh/day	535	354	441
Amount	\$1,639.65	\$1,178.71	\$1,369.77

### 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)

### Lower cooling costs

With our Business HVAC products, you can save on your energy bill, earn rebates and stay cool.

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

### 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:** Aug 7, 2023 to Sep 7, 2023 (31 days)

**Statement Date:** Sep 7, 2023

**Account Number:** 05528-43534

**Service Address:**

22 WILLOW CREEK CT # ENTRY  
SAINT AUGUSTINE, FL 32092

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

**CURRENT BILL**

**\$26.62**

TOTAL AMOUNT YOU OWE

**Sep 28, 2023**

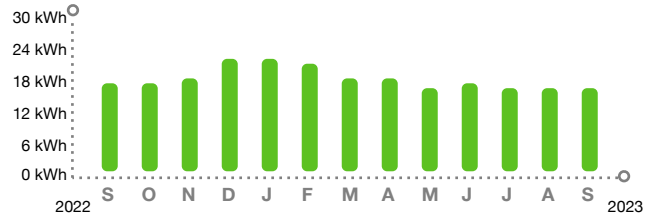
NEW CHARGES DUE BY

**BILL SUMMARY**

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

(See page 2 for bill details.)

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Payment received after November 27, 2023 is considered LATE; a late payment charge of 1% will apply.

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:** \_\_\_\_\_

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05528-43534  
ACCOUNT NUMBER

\$26.62  
TOTAL AMOUNT YOU OWE

Sep 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	26.62
Payment received - Thank you	-26.62
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
<b>Total amount you owe</b>	<b>\$26.62</b>

### METER SUMMARY

Meter reading - Meter ACD8936. Next meter reading Oct 6, 2023.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	00566		00549		17

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 7, 2023	Aug 7, 2023	Sep 7, 2022
kWh Used	17	17	18
Service days	31	31	33
kWh/day	1	1	1
Amount	\$26.62	\$26.62	\$26.50

### KEEP IN MIND

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**Electric Bill Statement**

For: Aug 8, 2023 to Sep 8, 2023 (31 days)

Statement Date: Sep 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

**Sep 29, 2023**

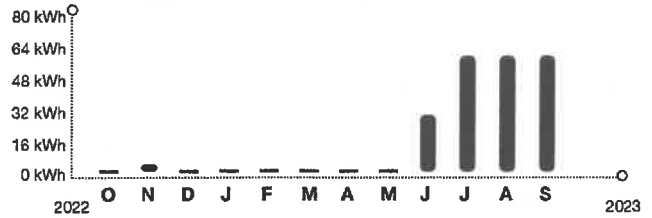
NEW CHARGES DUE BY

**BILL SUMMARY**

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

(See page 2 for bill details.)

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

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

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

Sep 29, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





**Customer Name:** GRAND OAKS  
COMMUNITY DEVELOPMENT DISTRICT

**Account Number:** 18623-09299

FPL.com Page 2

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E001

**BILL DETAILS**

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

**METER SUMMARY**

Meter reading - Meter KN57483. Next meter reading Oct 9, 2023.

<b>Usage Type</b>	<b>Current</b>	<b>-</b>	<b>Previous</b>	<b>=</b>	<b>Usage</b>
kWh used	00224		00161		63

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>
Service to	Sep 8, 2023	Aug 8, 2023
kWh Used	63	63
Service days	31	31
kWh/day	2	2
Amount	\$29.19	\$29.19

**KEEP IN MIND**

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**\*FINAL BILL\***

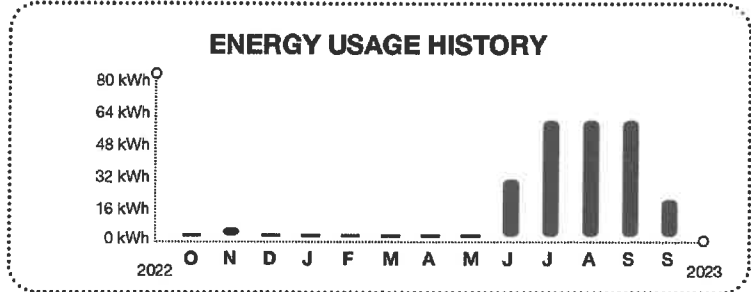
**For:** Sep 8, 2023 to Sep 18, 2023 (10 days)  
**Statement Date:** Sep 22, 2023  
**Account Number:** 18623-09299  
**Service Address:**  
31 TIMUCUAN WAY #LF STA  
SAINT AUGUSTINE, FL 32092

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

**CURRENT BILL**

**\$38.85**  
TOTAL AMOUNT YOU OWE

**Oct 13, 2023**  
NEW CHARGES DUE BY



**BILL SUMMARY**

Amount of your last bill	29.19
Balance before new charges	29.19
Total new charges	9.66
<b>Total amount you owe</b>	<b>\$38.85</b>

**\*FINAL BILL\***

*(See page 2 for bill details.)*

**KEEP IN MIND**

- Payment received after December 12, 2023 is considered LATE; a late payment charge of 1% will apply.
- This billing period is less than a month; bill factors are available upon request.

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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2919 1305186230929975883000000

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18623-09299  
ACCOUNT NUMBER

\$38.85  
TOTAL AMOUNT YOU OWE

Oct 13, 2023  
NEW CHARGES DUE BY

\$  
AMOUNT ENCLOSED





**Customer Name:**  
GRAND OAKS  
COMMUNITY DEVEL  
OPMENT DISTRICT

**Account Number:**  
18623-09299

**BILL DETAILS**

Amount of your last bill	29.19
Balance before new charges	\$29.19
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Electric service amount	9.41
Gross receipts tax (State tax)	0.24
Taxes and charges	0.24
Regulatory fee (State fee)	0.01
Total new charges	\$9.66
<b>Total amount you owe</b>	<b>\$38.85</b>

**\*FINAL BILL\***

**METER SUMMARY**

Meter reading - Meter KN57483.

Usage Type	Current	-	Previous	=	Usage
kWh used	00244		00224		20

**ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Sep 18, 2023	Sep 8, 2023	Oct 7, 2022
kWh Used	20	63	0
Service days	10	31	10
kWh/day	2	2	0
Amount	\$9.66	\$29.19	\$8.55

**KEEP IN MIND**

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**Electric Bill Statement**

**For:** Aug 8, 2023 to Sep 8, 2023 (31 days)

**Statement Date:** Sep 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**

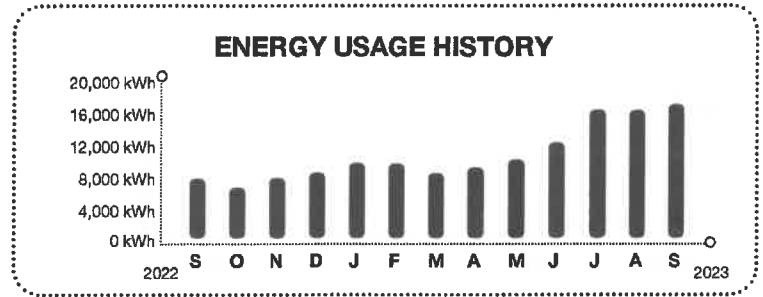
\$1,823.78

TOTAL AMOUNT YOU OWE

Oct 2, 2023

NEW CHARGES DUE BY

Pay \$1,223.23 instead of \$1,823.78 by your due date. Enroll in FPL Budget Billing®. [FPL.com/BB](http://FPL.com/BB)



**BILL SUMMARY**

Amount of your last bill	1,689.91
Payments received	-1,689.91
Balance before new charges	0.00
<hr/>	
Total new charges	1,823.78
<b>Total amount you owe</b>	<b>\$1,823.78</b>

*(See page 2 for bill details.)*

**KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$1,223.23 by your due date instead of \$1,823.78. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](http://FPL.com/BB)
- Payment received after November 29, 2023 is considered LATE; a late payment charge of 1% will apply.

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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

\$1,823.78  
TOTAL AMOUNT YOU OWE

Oct 2, 2023  
NEW CHARGES DUE BY

\$  
AMOUNT ENCLOSED





**Customer Name:**  
GRAND OAKS  
COMMUNITY DEVELOPMENT DISTRICT

**Account Number:**  
41929-72349

**BILL DETAILS**

Amount of your last bill	1,689.91
Payment received - Thank you	-1,689.91
<hr/>	
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$630.19
Fuel: (\$0.031510 per kWh)	\$572.76
Demand: (\$12.65 per KW)	\$543.95
<hr/>	
Electric service amount	1,776.88
Gross receipts tax (State tax)	45.59
Taxes and charges	45.59
Regulatory fee (State fee)	1.31
<hr/>	
Total new charges	\$1,823.78
<hr/>	
<b>Total amount you owe</b>	<b>\$1,823.78</b>

**METER SUMMARY**

Meter reading - Meter KLL2329. Next meter reading Oct 9, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	52357		34180		18177
Demand KW	43.22				43

**ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Sep 8, 2023	Aug 8, 2023	Sep 8, 2022
kWh Used	18177	17353	8108
Service days	31	31	31
kWh/day	586	559	261
Amount	\$1,823.78	\$1,689.91	\$858.30

**KEEP IN MIND**

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**Electric Bill Statement**

**For:** Aug 7, 2023 to Sep 7, 2023 (31 days)

**Statement Date:** Sep 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**

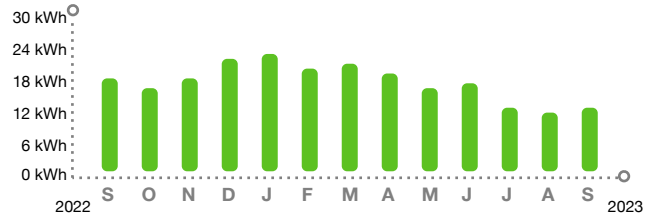
**\$26.38**

TOTAL AMOUNT YOU OWE

**Sep 28, 2023**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	26.34
Payments received	-26.34
Balance before new charges	0.00
Total new charges	26.38
<b>Total amount you owe</b>	<b>\$26.38</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after November 27, 2023 is considered LATE; a late payment charge of 1% will apply.

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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55409-33537	\$26.38	Sep 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	26.34
Payment received - Thank you	-26.34
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
<b>Total amount you owe</b>	<b>\$26.38</b>

### METER SUMMARY

Meter reading - Meter ACD8935. Next meter reading Oct 6, 2023.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	00508		00495		13

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 7, 2023	Aug 7, 2023	Sep 7, 2022
kWh Used	13	12	19
Service days	31	31	33
kWh/day	0	0	1
Amount	\$26.38	\$26.34	\$26.55

### KEEP IN MIND

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Electric Bill Statement

For: Aug 14, 2023 to Sep 13, 2023 (30 days)

Statement Date: Sep 13, 2023

Account Number: 83858-24258

Service Address:

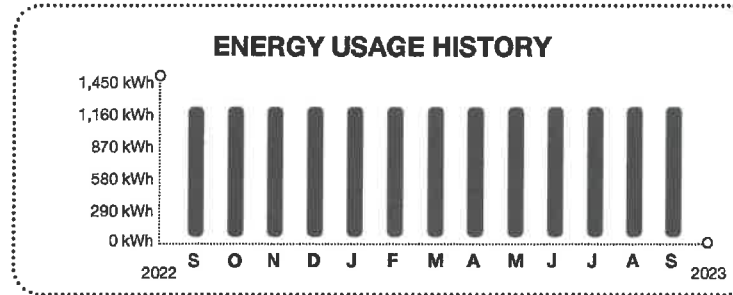
3625 STATE ROAD 16  
SAINT AUGUSTINE, FL 32092

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

**CURRENT BILL**

**\$2,258.33**  
TOTAL AMOUNT YOU OWE

**Oct 4, 2023**  
NEW CHARGES DUE BY



**BILL SUMMARY**

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

*(See page 2 for bill details.)*

**KEEP IN MIND**

- Payment received after December 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.

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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SEP 18 2023

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83858-24258  
ACCOUNT NUMBER

\$2,258.33  
TOTAL AMOUNT YOU OWE

Oct 4, 2023  
NEW CHARGES DUE BY

\$  
AMOUNT ENCLOSED



**Customer Name:**  
GRAND OAKS  
COMMUNITY DEVELO

**Account Number:**  
83858-24258

**BILL DETAILS**

Amount of your last bill	2,258.33
Payment received - Thank you	-2,258.33
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
<b>Total new charges</b>	<b>\$2,258.33</b>
<b>Total amount you owe</b>	<b>\$2,258.33</b>

\*\* 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 Oct 13, 2023.

<b>Usage Type</b>	<b>Usage</b>
Total kWh used	1281

**ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Sep 13, 2023	Aug 14, 2023	Sep 13, 2022
kWh Used	1281	1281	1281
Service days	30	32	32
kWh/day	43	40	40
Amount	\$2,258.33	\$2,258.33	\$2,071.11

**KEEP IN MIND**

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**Customer Name:**  
GRAND OAKS  
COMMUNITY DEVELO

**Account Number:**  
83858-24258

FPL.com Page 1

0003 0004 063398 ESLA

**For:** 08-14-2023 to 09-13-2023 (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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**For:** 08-14-2023 to 09-13-2023 (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
					<b>Electric service amount</b>		<b>2,254.04</b>
					Gross receipts tax (State tax)		2.66
					Regulatory fee (State fee)		1.63
					<b>Total</b>	<b>1,281</b>	<b>2,258.33</b>

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



**Electric Bill Statement**

**For:** Aug 12, 2022 to Aug 8, 2023

**Statement Date:** Sep 1, 2023

**Account Number:** 85601-33517

**Service Address:**

114 SMITH RANCH RD #IRR  
SAINT AUGUSTINE, FL 32092

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

**CURRENT BILL**

**\$405.46**

TOTAL AMOUNT YOU OWE

**Sep 22, 2023**

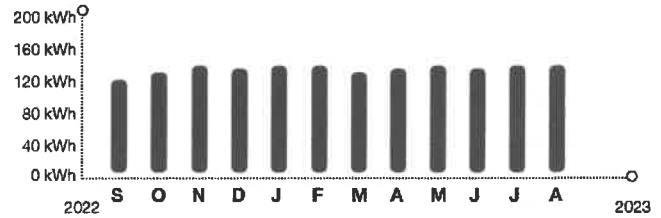
NEW CHARGES DUE BY

**BILL SUMMARY**

Balance before new charges	0.00
Total new charges	405.46
<b>Total amount you owe</b>	<b>\$405.46</b>

*(See page 2 for bill details.)*

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Payment received after November 22, 2023 is considered LATE; a late payment charge of 1% will apply.
- This bill is for multiple (12) billing periods.
- The Service/Initial Charge is a one-time charge to defray administrative costs required to start your electric service or to make a change to your account at your request.

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)

**Received**

/ SEP 05 2023 1305856013351786450400000



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7 10Z

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 DEVELOPMENT DISTRICT  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008



FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001



Visit [FPL.com/PayBill](http://FPL.com/PayBill) for ways to pay.

85601-33517

ACCOUNT NUMBER

\$405.46

TOTAL AMOUNT YOU OWE

Sep 22, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





**Customer Name:**  
 GRAND OAKS  
 COMMUNITY DEVEL  
 OPMENT DISTRICT

**Account Number:**  
 85601-33517

FPL.com Page 2

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**BILL DETAILS**

Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Electric service amount	383.37
Gross receipts tax (State tax)	9.91
Taxes and charges	9.91
Initial Charge	12.00
Regulatory fee (State fee)	0.18
<b>Total new charges</b>	<b>\$405.46</b>
<b>Total amount you owe</b>	<b>\$405.46</b>

**METER SUMMARY**

Multiple-month usage

Meter no. KN55121 Next meter reading Sep 8, 2023

Total kWh 1,691

**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.

**View your rates**

We look forward to serving you. Please follow this link to view your current rates.

[FPL.com/Rates](http://FPL.com/Rates)

**Lower cooling costs**

With our Business HVAC products, you can save on your energy bill, earn rebates and stay cool.

[FPL.com/BizPrograms](http://FPL.com/BizPrograms)

**Outstanding reliability**

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

[FPL.com/Reliability](http://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.



**Customer Name:**  
 GRAND OAKS  
 COMMUNITY DEVELOPMENT DISTRICT

**Account Number:**  
 85601-33517

FPL.com Page 1

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ECOM

**BILLING STATEMENT - MULTIPLE BILLING PERIODS**

**Messages**

- This bill is based on an actual meter reading, and brings your account up to date. Have questions about this bill? Call 1-888-738-1866.

<b>BILLING STATEMENT</b>	
<i>For: Aug 12 2022 to Sep 08 2022 (27 days)</i>	
Rate Schedule	GS-1
Meter Number	KN55121
Current kWh Reading	00126
Previous kWh Reading	00000
Curr On-peak kWh Rdg	00000
Prev On-peak kWh Rdg	00000
kWh Constant	00001
Average kWh per Day	5
Storm Charge	0.00
Total kWh Used	126
On-peak kWh Used	0
Off-peak kWh Used	0
Demand Reading	000.19
On-peak Demand Rdg	000.00
KW Constant	1
Demand Used	0
Max Demand	0
Max Month Demand	0
On-peak Demand	0
Contract Demand	0
Service Amount	27.39
FPL SolarTogethr Chg	0.00
FPL SolarTogethr Cr	0.00
Transformer Credit	0.00
Curtailement/CDR Cr	0.00
Non-Std Mtr Enroll	0.00
Non-Std Mtr Surchg	0.00
Fixed Rate differential	0.00
Gross receipts tax	0.72
Regulatory Assessment Fee	0.00
Franchise Charge	0.00
Utility Tax	0.00
Florida Sales Tax	0.00
Disc FL Sales Surtax	0.00
VSP Solar Charge	0.00
Facility Rental	0.00
Fac Rental Sales Tax	0.00
Fac Rental Disc Tax	0.00
Late Payment Charge	0.00
Care To Share donation	0.00
Contracted Service Charge	0.00
<b>Total New Charges</b>	<b>28.11</b>





**Customer Name:**  
GRAND OAKS  
COMMUNITY DEVELOPMENT DISTRICT

**Account Number:**  
85601-33517

FPL.com Page 2

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**BILLING STATEMENT**

For: Sep 03 2022 to Oct 07 2022 (29 days)

Rate Schedule	GS-1
Meter Number	KN55121
Current kWh Reading	00262
Previous kWh Reading	00126
Curr On-peak kWh Rdg	00000
Prev On-peak kWh Rdg	00000
kWh Constant	00001
Average kWh per Day	5
Storm Charge	0.00
Total kWh Used	136
On-peak kWh Used	0
Off-peak kWh Used	0
Demand Reading	000.20
On-peak Demand Rdg	000.00
KW Constant	1
Demand Used	0
Max Demand	0
Max Month Demand	0
On-peak Demand	0
Contract Demand	0
Service Amount	31.19
FPL SolarTogethr Chg	0.00
FPL SolarTogethr Cr	0.00
Transformer Credit	0.00
Curtailment/CDR Cr	0.00
Non-Std Mtr Enroll	0.00
Non-Std Mtr Surchg	0.00
Fixed Rate differential	0.00
Gross receipts tax	0.82
Regulatory Assessment Fee	0.00
Franchise Charge	0.00
Utility Tax	0.00
Florida Sales Tax	0.00
Disc FL Sales Surtax	0.00
VSP Solar Charge	0.00
Facility Rental	0.00
Fac Rental Sales Tax	0.00
Fac Rental Disc Tax	0.00
Late Payment Charge	0.00
Care To Share donation	0.00
Contracted Service Charge	0.00

**Total New Charges 32.01**

**BILLING STATEMENT**

For: Oct 07 2022 to Nov 07 2022 (31 days)

Rate Schedule	GS-1
Meter Number	KN55121
Current kWh Reading	00407
Previous kWh Reading	00262
Curr On-peak kWh Rdg	00000
Prev On-peak kWh Rdg	00000
kWh Constant	00001
Average kWh per Day	5
Storm Charge	0.00
Total kWh Used	145
On-peak kWh Used	0
Off-peak kWh Used	0
Demand Reading	000.19
On-peak Demand Rdg	000.00
KW Constant	1
Demand Used	0
Max Demand	0
Max Month Demand	0
On-peak Demand	0
Contract Demand	0
Service Amount	31.59
FPL SolarTogethr Chg	0.00
FPL SolarTogethr Cr	0.00
Transformer Credit	0.00
Curtailment/CDR Cr	0.00
Non-Std Mtr Enroll	0.00
Non-Std Mtr Surchg	0.00
Fixed Rate differential	0.00
Gross receipts tax	0.83
Regulatory Assessment Fee	0.00
Franchise Charge	0.00
Utility Tax	0.00
Florida Sales Tax	0.00
Disc FL Sales Surtax	0.00
VSP Solar Charge	0.00
Facility Rental	0.00
Fac Rental Sales Tax	0.00
Fac Rental Disc Tax	0.00
Late Payment Charge	0.00
Care To Share donation	0.00
Contracted Service Charge	0.00

**Total New Charges 32.42**



**Customer Name:**  
 GRAND OAKS  
 COMMUNITY DEVEL  
 OPMENT DISTRICT

**Account Number:**  
 85601-33517

**BILLING STATEMENT**

*For: Nov 07 2022 to Dec 07 2022 (30 days)*

Rate Schedule	GS-1
Meter Number	KN55121
Current kWh Reading	00548
Previous kWh Reading	00407
Curr On-peak kWh Rdg	00000
Prev On-peak kWh Rdg	00000
kWh Constant	00001
Average kWh per Day	5
Storm Charge	0.00
Total kWh Used	141
On-peak kWh Used	0
Off-peak kWh Used	0
Demand Reading	000.20
On-peak Demand Rdg	000.00
KW Constant	1
Demand Used	0
Max Demand	0
Max Month Demand	0
On-peak Demand	0
Contract Demand	0
Service Amount	31.41
FPL SolarTogethr Chg	0.00
FPL SolarTogethr Cr	0.00
Transformer Credit	0.00
Curtailment/CDR Cr	0.00
Non-Std Mtr Enroll	0.00
Non-Std Mtr Surchg	0.00
Fixed Rate differential	0.00
Gross receipts tax	0.83
Regulatory Assessment Fee	0.00
Franchise Charge	0.00
Utility Tax	0.00
Florida Sales Tax	0.00
Disc FL Sales Surtax	0.00
VSP Solar Charge	0.00
Facility Rental	0.00
Fac Rental Sales Tax	0.00
Fac Rental Disc Tax	0.00
Late Payment Charge	0.00
Care To Share donation	0.00
Contracted Service Charge	0.00

**Total New Charges 32.24**

**BILLING STATEMENT**

*For: Dec 07 2022 to Jan 07 2023 (31 days)*

Rate Schedule	GS-1
Meter Number	KN55121
Current kWh Reading	00693
Previous kWh Reading	00548
Curr On-peak kWh Rdg	00000
Prev On-peak kWh Rdg	00000
kWh Constant	00001
Average kWh per Day	5
Storm Charge	0.00
Total kWh Used	145
On-peak kWh Used	0
Off-peak kWh Used	0
Demand Reading	000.19
On-peak Demand Rdg	000.00
KW Constant	1
Demand Used	0
Max Demand	0
Max Month Demand	0
On-peak Demand	0
Contract Demand	0
Service Amount	31.55
FPL SolarTogethr Chg	0.00
FPL SolarTogethr Cr	0.00
Transformer Credit	0.00
Curtailment/CDR Cr	0.00
Non-Std Mtr Enroll	0.00
Non-Std Mtr Surchg	0.00
Fixed Rate differential	0.00
Gross receipts tax	0.81
Regulatory Assessment Fee	0.02
Franchise Charge	0.00
Utility Tax	0.00
Florida Sales Tax	0.00
Disc FL Sales Surtax	0.00
VSP Solar Charge	0.00
Facility Rental	0.00
Fac Rental Sales Tax	0.00
Fac Rental Disc Tax	0.00
Late Payment Charge	0.00
Care To Share donation	0.00
Contracted Service Charge	0.00

**Total New Charges 32.38**





**Customer Name:**  
 GRAND OAKS  
 COMMUNITY DEVEL  
 OPMENT DISTRICT

**Account Number:**  
 85601-33517

FPL.com Page 4

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**BILLING STATEMENT**

*For: Jan 07 2023 to Feb 07 2023 (31 days)*

Rate Schedule	GS-1
Meter Number	KN55121
Current kWh Reading	00838
Previous kWh Reading	00693
Curr On-peak kWh Rdg	00000
Prev On-peak kWh Rdg	00000
kWh Constant	00001
Average kWh per Day	5
Storm Charge	0.00
Total kWh Used	145
On-peak kWh Used	0
Off-peak kWh Used	0
Demand Reading	000.19
On-peak Demand Rdg	000.00
KW Constant	1
Demand Used	0
Max Demand	0
Max Month Demand	0
On-peak Demand	0
Contract Demand	0
Service Amount	32.16
FPL SolarTogethr Chg	0.00
FPL SolarTogethr Cr	0.00
Transformer Credit	0.00
Curtailment/CDR Cr	0.00
Non-Std Mtr Enroll	0.00
Non-Std Mtr Surchg	0.00
Fixed Rate differential	0.00
Gross receipts tax	0.83
Regulatory Assessment Fee	0.02
Franchise Charge	0.00
Utility Tax	0.00
Florida Sales Tax	0.00
Disc FL Sales Surtax	0.00
VSP Solar Charge	0.00
Facility Rental	0.00
Fac Rental Sales Tax	0.00
Fac Rental Disc Tax	0.00
Late Payment Charge	0.00
Care To Share donation	0.00
Contracted Service Charge	0.00
<b>Total New Charges</b>	<b>33.01</b>

**BILLING STATEMENT**

*For: Feb 07 2023 to Mar 08 2023 (29 days)*

Rate Schedule	GS-1
Meter Number	KN55121
Current kWh Reading	00974
Previous kWh Reading	00838
Curr On-peak kWh Rdg	00000
Prev On-peak kWh Rdg	00000
kWh Constant	00001
Average kWh per Day	5
Storm Charge	0.00
Total kWh Used	136
On-peak kWh Used	0
Off-peak kWh Used	0
Demand Reading	000.20
On-peak Demand Rdg	000.00
KW Constant	1
Demand Used	0
Max Demand	0
Max Month Demand	0
On-peak Demand	0
Contract Demand	0
Service Amount	31.71
FPL SolarTogethr Chg	0.00
FPL SolarTogethr Cr	0.00
Transformer Credit	0.00
Curtailment/CDR Cr	0.00
Non-Std Mtr Enroll	0.00
Non-Std Mtr Surchg	0.00
Fixed Rate differential	0.00
Gross receipts tax	0.81
Regulatory Assessment Fee	0.02
Franchise Charge	0.00
Utility Tax	0.00
Florida Sales Tax	0.00
Disc FL Sales Surtax	0.00
VSP Solar Charge	0.00
Facility Rental	0.00
Fac Rental Sales Tax	0.00
Fac Rental Disc Tax	0.00
Late Payment Charge	0.00
Care To Share donation	0.00
Contracted Service Charge	0.00
<b>Total New Charges</b>	<b>32.54</b>



**Customer Name:** GRAND OAKS  
**Account Number:** 85601-33517  
 COMMUNITY DEVELOPMENT DISTRICT

**BILLING STATEMENT**

*For: Mar 08 2023 to Apr 07 2023 (30 days)*

Rate Schedule	GS-1
Meter Number	KN55121
Current kWh Reading	01115
Previous kWh Reading	00974
Curr On-peak kWh Rdg	00000
Prev On-peak kWh Rdg	00000
kWh Constant	00001
Average kWh per Day	5
Storm Charge	0.00
Total kWh Used	141
On-peak kWh Used	0
Off-peak kWh Used	0
Demand Reading	000.20
On-peak Demand Rdg	000.00
KW Constant	1
Demand Used	0
Max Demand	0
Max Month Demand	0
On-peak Demand	0
Contract Demand	0
Service Amount	33.84
FPL SolarTogethr Chg	0.00
FPL SolarTogethr Cr	0.00
Transformer Credit	0.00
Curtailment/CDR Cr	0.00
Non-Std Mtr Enroll	0.00
Non-Std Mtr Surchg	0.00
Fixed Rate differential	0.00
Gross receipts tax	0.87
Regulatory Assessment Fee	0.03
Franchise Charge	0.00
Utility Tax	0.00
Florida Sales Tax	0.00
Disc FL Sales Surtax	0.00
VSP Solar Charge	0.00
Facility Rental	0.00
Fac Rental Sales Tax	0.00
Fac Rental Disc Tax	0.00
Late Payment Charge	0.00
Care To Share donation	0.00
Contracted Service Charge	0.00

**Total New Charges 34.74**

**BILLING STATEMENT**

*For: Apr 07 2023 to May 08 2023 (31 days)*

Rate Schedule	GS-1
Meter Number	KN55121
Current kWh Reading	01260
Previous kWh Reading	01115
Curr On-peak kWh Rdg	00000
Prev On-peak kWh Rdg	00000
kWh Constant	00001
Average kWh per Day	5
Storm Charge	0.00
Total kWh Used	145
On-peak kWh Used	0
Off-peak kWh Used	0
Demand Reading	000.19
On-peak Demand Rdg	000.00
KW Constant	1
Demand Used	0
Max Demand	0
Max Month Demand	0
On-peak Demand	0
Contract Demand	0
Service Amount	33.47
FPL SolarTogethr Chg	0.00
FPL SolarTogethr Cr	0.00
Transformer Credit	0.00
Curtailment/CDR Cr	0.00
Non-Std Mtr Enroll	0.00
Non-Std Mtr Surchg	0.00
Fixed Rate differential	0.00
Gross receipts tax	0.86
Regulatory Assessment Fee	0.02
Franchise Charge	0.00
Utility Tax	0.00
Florida Sales Tax	0.00
Disc FL Sales Surtax	0.00
VSP Solar Charge	0.00
Facility Rental	0.00
Fac Rental Sales Tax	0.00
Fac Rental Disc Tax	0.00
Late Payment Charge	0.00
Care To Share donation	0.00
Contracted Service Charge	0.00

**Total New Charges 34.35**





**Customer Name:** GRAND OAKS  
**Account Number:** 85601-33517  
 COMMUNITY DEVEL  
 OPMENT DISTRICT

**BILLING STATEMENT**

*For: May 08 2023 to Jun 07 2023 (30 days)*

Rate Schedule	GS-1
Meter Number	KN55121
Current kWh Reading	01401
Previous kWh Reading	01260
Curr On-peak kWh Rdg	00000
Prev On-peak kWh Rdg	00000
kWh Constant	00001
Average kWh per Day	5
Storm Charge	0.00
Total kWh Used	141
On-peak kWh Used	0
Off-peak kWh Used	0
Demand Reading	000.20
On-peak Demand Rdg	000.00
KW Constant	1
Demand Used	0
Max Demand	0
Max Month Demand	0
On-peak Demand	0
Contract Demand	0
Service Amount	33.24
FPL SolarTogethr Chg	0.00
FPL SolarTogethr Cr	0.00
Transformer Credit	0.00
Curtailement/CDR Cr	0.00
Non-Std Mtr Enroll	0.00
Non-Std Mtr Surchg	0.00
Fixed Rate differential	0.00
Gross receipts tax	0.85
Regulatory Assessment Fee	0.02
Franchise Charge	0.00
Utility Tax	0.00
Florida Sales Tax	0.00
Disc FL Sales Surtax	0.00
VSP Solar Charge	0.00
Facility Rental	0.00
Fac Rental Sales Tax	0.00
Fac Rental Disc Tax	0.00
Late Payment Charge	0.00
Care To Share donation	0.00
Contracted Service Charge	0.00

**Total New Charges 34.11**

**BILLING STATEMENT**

*For: Jun 07 2023 to Jul 08 2023 (31 days)*

Rate Schedule	GS-1
Meter Number	KN55121
Current kWh Reading	01546
Previous kWh Reading	01401
Curr On-peak kWh Rdg	00000
Prev On-peak kWh Rdg	00000
kWh Constant	00001
Average kWh per Day	5
Storm Charge	0.00
Total kWh Used	145
On-peak kWh Used	0
Off-peak kWh Used	0
Demand Reading	000.19
On-peak Demand Rdg	000.00
KW Constant	1
Demand Used	0
Max Demand	0
Max Month Demand	0
On-peak Demand	0
Contract Demand	0
Service Amount	32.91
FPL SolarTogethr Chg	0.00
FPL SolarTogethr Cr	0.00
Transformer Credit	0.00
Curtailement/CDR Cr	0.00
Non-Std Mtr Enroll	0.00
Non-Std Mtr Surchg	0.00
Fixed Rate differential	0.00
Gross receipts tax	0.84
Regulatory Assessment Fee	0.02
Franchise Charge	0.00
Utility Tax	0.00
Florida Sales Tax	0.00
Disc FL Sales Surtax	0.00
VSP Solar Charge	0.00
Facility Rental	0.00
Fac Rental Sales Tax	0.00
Fac Rental Disc Tax	0.00
Late Payment Charge	0.00
Care To Share donation	0.00
Contracted Service Charge	0.00

**Total New Charges 33.77**





**Customer Name:**  
 GRAND OAKS  
 COMMUNITY DEVEL  
 OPMENT DISTRICT

**Account Number:**  
 85601-33517

FPL.com Page 7

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ECOM

**BILLING STATEMENT**

*For: Jul 08 2023 to Aug 08 2023 (31 days)*

Rate Schedule	GS-1
Meter Number	KN55121
Current kWh Reading	01691
Previous kWh Reading	01546
Curr On-peak kWh Rdg	00000
Prev On-peak kWh Rdg	00000
kWh Constant	00001
Average kWh per Day	5
Storm Charge	0.00
Total kWh Used	145
On-peak kWh Used	0
Off-peak kWh Used	0
Demand Reading	001.87
On-peak Demand Rdg	000.00
KW Constant	1
Demand Used	2
Max Demand	2
Max Month Demand	0
On-peak Demand	0
Contract Demand	0
Service Amount	32.91
FPL SolarTogethr Chg	0.00
FPL SolarTogethr Cr	0.00
Transformer Credit	0.00
Curtailment/CDR Cr	0.00
Non-Std Mtr Enroll	0.00
Non-Std Mtr Surchg	0.00
Fixed Rate differential	0.00
Gross receipts tax	0.84
Regulatory Assessment Fee	0.03
Franchise Charge	0.00
Utility Tax	0.00
Florida Sales Tax	0.00
Disc FL Sales Surtax	0.00
VSP Solar Charge	0.00
Facility Rental	0.00
Fac Rental Sales Tax	0.00
Fac Rental Disc Tax	0.00
Late Payment Charge	0.00
Care To Share donation	0.00
Contracted Service Charge	0.00

**Total New Charges 33.78**





**Electric Bill Statement**

For: Aug 8, 2023 to Sep 8, 2023 (31 days)

Statement Date: Sep 8, 2023

Account Number: 85601-33517

**Service Address:**

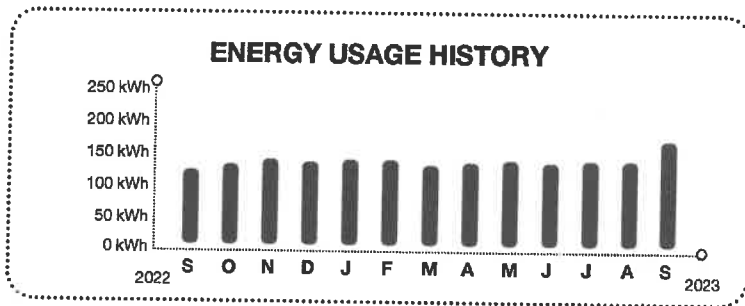
114 SMITH RANCH RD #IRR  
SAINT AUGUSTINE, FL 32092

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

**CURRENT BILL**

**\$441.82**  
TOTAL AMOUNT YOU OWE

**Sep 29, 2023**  
NEW CHARGES DUE BY



**BILL SUMMARY**

Amount of your last bill	405.46
Balance before new charges	405.46
Total new charges	36.36
<b>Total amount you owe</b>	<b>\$441.82</b>

*(See page 2 for bill details.)*

**KEEP IN MIND**

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

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

40546 1305856013351702814400000

0003 0004 057015

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
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](https://www.fpl.com/PayBill) for ways to pay.

85601-33517  
ACCOUNT NUMBER

\$441.82  
TOTAL AMOUNT YOU OWE

Sep 29, 2023  
NEW CHARGES DUE BY

\$ \_\_\_\_\_  
AMOUNT ENCLOSED





**Customer Name:**  
GRAND OAKS  
COMMUNITY DEVELOPMENT DISTRICT

**Account Number:**  
85601-33517

**BILL DETAILS**

Amount of your last bill	405.46
Balance before new charges	\$405.46
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$17.07
Fuel: (\$0.031510 per kWh)	\$5.67
Electric service amount	35.42
Gross receipts tax (State tax)	0.91
Taxes and charges	0.91
Regulatory fee (State fee)	0.03
Total new charges	\$36.36
<b>Total amount you owe</b>	<b>\$441.82</b>

**METER SUMMARY**

Meter reading - Meter KN55121. Next meter reading Oct 9, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	01871		01691		180

**ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Sep 8, 2023	Aug 8, 2023	Sep 8, 2022
kWh Used	180	145	126
Service days	31	31	27
kWh/day	5	5	5
Amount	\$36.36	\$33.77	\$28.11

**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)

**Lower cooling costs**

With our Business HVAC products, you can save on your energy bill, earn rebates and stay cool.

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

**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:** Aug 7, 2023 to Sep 7, 2023 (31 days)  
**Statement Date:** Sep 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**

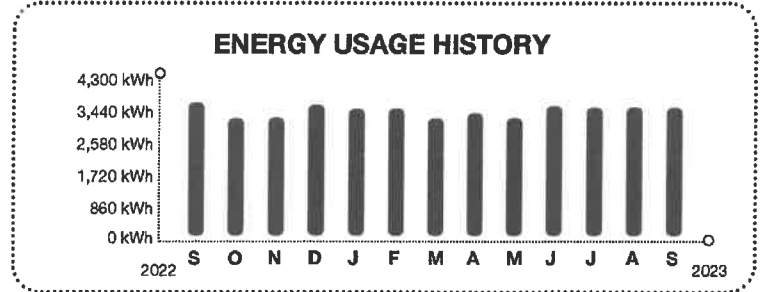
\$498.85

TOTAL AMOUNT YOU OWE

Sep 28, 2023

NEW CHARGES DUE BY

Pay \$470.43 instead of \$498.85 by your due date. Enroll in FPL Budget Billing®. [FPL.com/BB](http://FPL.com/BB)



**BILL SUMMARY**

Amount of your last bill	499.78
Payments received	-499.78
Balance before new charges	0.00
<hr/>	
Total new charges	498.85
<b>Total amount you owe</b>	<b>\$498.85</b>

*(See page 2 for bill details.)*

**KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$470.43 by your due date instead of \$498.85. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](http://FPL.com/BB)
- Payment received after November 27, 2023 is considered LATE; a late payment charge of 1% will apply.

Pay the lower Budget Billing® amount on your bill by your due date and receive a \$5 eGift card, plus be entered for a chance to win 4 annual passes to Universal Orlando®. Learn more and enroll at [FPL.com/Control](http://FPL.com/Control).

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)

Received

SEP 11 2023

47043 1304978996702435889400000



0001 0002 062515

10

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 DEVELOPMENT DISTRICT  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008



FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001



Visit [FPL.com/PayBill](http://FPL.com/PayBill) for ways to pay.

97899-67024  
ACCOUNT NUMBER

\$498.85  
TOTAL AMOUNT YOU OWE

Sep 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	499.78
Payment received - Thank you	-499.78
<b>Balance before new charges</b>	<b>\$0.00</b>
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$355.27
Fuel: (\$0.031510 per kWh)	\$118.07
Electric service amount	486.02
Gross receipts tax (State tax)	12.47
Taxes and charges	12.47
Regulatory fee (State fee)	0.36
<b>Total new charges</b>	<b>\$498.85</b>
<b>Total amount you owe</b>	<b>\$498.85</b>

**METER SUMMARY**

Meter reading - Meter KCD9310. Next meter reading Oct 6, 2023.

<b>Usage Type</b>	<b>Current</b>	<b>-</b>	<b>Previous</b>	<b>=</b>	<b>Usage</b>
kWh used	86847		83100		3747

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Sep 7, 2023	Aug 7, 2023	Sep 7, 2022
kWh Used	3747	3754	3891
Service days	31	31	33
kWh/day	120	121	117
Amount	\$498.85	\$499.78	\$463.02

**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**

**Lower cooling costs**

With our Business HVAC products, you can save on your energy bill, earn rebates and stay cool.

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**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

<b>Statement Date</b>	<b>Current Charges Due Date</b>
09/19/2023	10/19/2023

**Current Month Activity**

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

8/19/23	<b>Amount of Your Last Statement</b>			<b>34.66</b>
9/14/23	Payment - Thank You		-34.66	
	<b>Past Due Balance</b>			<b>0.00</b>
	<b>Water Rates</b>			
	Base Rate	14.54	1.00	14.54
<b>Consumption Fees</b>	0 - 5,000 Gallons	3.69	0.29	1.07
	<b>Water Total</b>		<b>0.29</b>	<b>15.61</b>
	<b>Wastewater Rates</b>			
	Base Rate	17.08	1.00	17.08
<b>Consumption Fees</b>	0 + Sewer Gallons	6.43	0.29	1.86
	<b>Wastewater Total</b>		<b>0.29</b>	<b>18.94</b>
	<b>Past Due Balance</b>			<b>0.00</b>
	<b>Current Charges</b>			<b>34.55</b>
	<b>Amount Now Due / Credits</b>			<b>34.55</b>

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

**Account Number:**  
579429-139988

**Service Address:**  
544 TURNBULL CREEK RD

**Service Type:**  
Commercial

**Days in Billing Cycle:** 31

**Deposit Amount:** \$ 0.00

**Deposit Date:**

**Geo Code:** WGV

Meter Number: 90140530  
 Present Read Date: 09/19/2023  
 Previous Read Date: 08/19/2023  
 Current Reading: 1939  
 Previous Reading: 1910  
 Gallon Usage (1000s): 0.29

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](http://www.sjcf.us/WaterReport/NorthWest.pdf) to view you 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](http://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

**Received**  
 SEP 25 2023

Account Number		Date Due	
579429-139988		10/19/2023	
Past Due Amount	Current Charges/Credits	Amount Now Due	After Due Date Pay
0.00	34.55	34.55	39.55
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  
 2610 2005 PAN AM CIR STE 300  
 TAMPA FL 33607-6008



000001399880000005794290000000345500000003955

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

<b>Statement Date</b>	<b>Current Charges Due Date</b>
09/19/2023	10/19/2023

Current Month Activity				
Services Dates	Service Description	Units	Amount	Total

8/19/23	<b>Amount of Your Last Statement</b>			<b>506.35</b>
9/14/23	Payment - Thank You		-506.35	
	<b>Past Due Balance</b>			<b>0.00</b>
	<b>Water Rates</b>			
	Meter Maintenance Charge	9.00	1.00	9.00
	Base Rate	116.32	1.00	116.32
<b>Consumption Fees</b>	0 - 40,000 Gallons	3.69	26.71	98.56
	<b>Water Total</b>		<b>26.71</b>	<b>223.88</b>
	<b>Wastewater Rates</b>			
	Base Rate	136.64	1.00	136.64
<b>Consumption Fees</b>	0 + Sewer Gallons	6.43	26.71	171.75
	<b>Wastewater Total</b>		<b>26.71</b>	<b>308.39</b>
	<b>Past Due Balance</b>			<b>0.00</b>
	<b>Current Charges</b>			<b>532.27</b>
	<b>Amount Now Due / Credits</b>			<b>532.27</b>

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

**Account Number:**  
579429-144104

**Service Address:**  
1055 TURNBULL CREEK RD

**Service Type:**  
Commercial  
**Days in Billing Cycle:** 31  
**Deposit Amount:** \$ 0.00  
**Deposit Date:**  
**Geo Code:** WGV  
**Meter Number:** 79900023  
**Present Read Date:** 09/19/2023  
**Previous Read Date:** 08/19/2023  
**Current Reading:** 27992  
**Previous Reading:** 25321  
**Gallon Usage (1000s):** 26.71

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.sjcfi.us/WaterReport/NorthWest.pdf](http://www.sjcfi.us/WaterReport/NorthWest.pdf) to view you 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](http://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

Account Number			Date Due
579429-144104			10/19/2023
Past Due Amount	Current Charges/Credits	Amount Now Due	After Due Date Pay
0.00	532.27	532.27	540.25
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  
 2005 PAN AM CIR STE 300  
 TAMPA FL 33607-6008

000001441040000057942900000053227000000054025

Check for Address Change



Statement Date: September 07, 2023



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

Amount Due: \$76.26

Due Date: September 28, 2023
Account #: 221008719785

Account Summary

Current Service Period: August 02, 2023 - August 31, 2023

Table with 2 columns: Description, Amount. Rows: Previous Amount Due (\$77.98), Payment(s) Received Since Last Statement (-\$77.98), Current Month's Charges (\$76.26)

Amount Due by September 28, 2023 \$76.26

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

Your Energy Insight



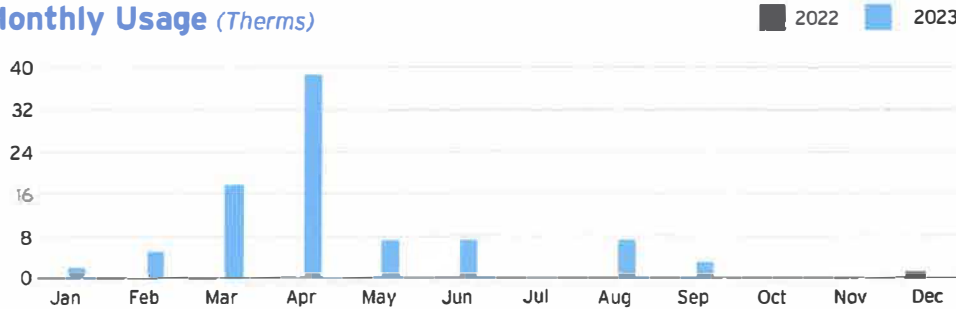
Your average daily THMS used was 50% lower than it was in your previous period.



Scan here to view your account online.

00004260-0010178-Page 1 of 4

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.

Received

SEP 11 2023

Account #: 221008719785
Due Date: September 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: \$76.26

Payment Amount: \$ \_\_\_\_\_

629161836616

00004260 FTECO109072323033510 00000 03 01000000 18220 002

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.

6291618366162210087197850000000076263



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

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

### Meter Read

**Service Period:** Aug 02, 2023 - Aug 31, 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	08/31/2023	86	83	3 CCF	1.048	1.0000	3.1 Therms	30 Days

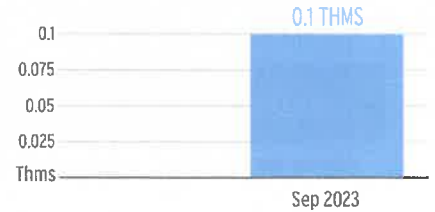
### Charge Details

Natural Gas Charges		
Customer Charge		\$45.00
Distribution Charge	3.1 THMS @ \$0.35855	\$1.11
Swing Service Charge	3.1 THMS @ \$0.02080	\$0.06
Florida Gross Receipts Tax		\$0.09
<b>Natural Gas Service Cost</b>		<b>\$46.26</b>

Other Fees and Charges		
<b>Miscellaneous Charges</b>		
Gas Management	1 X \$30.0000	\$30.00
<b>Total Miscellaneous Charges</b>		<b>\$30.00</b>

**Total Current Month's Charges \$76.26**

### Avg THMS Used Per Day



### Important Messages

**Great News!** You're in control of when we communicate with you. Log into [TECOaccount.com/Notifications](https://TECOaccount.com/Notifications) to select when you want to receive our electronic account notifications.

00004260-0010178-Page 2 of 4

For more information about your bill and understanding your charges, please visit [PeoplesGas.com](https://PeoplesGas.com)

### Ways To Pay Your Bill

- Bank Draft**  
 Visit [PeoplesGas.com](https://PeoplesGas.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
 Find list of Payment Agents at [PeoplesGas.com](https://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](https://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](https://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.



<b>ACCOUNT NAME</b> Grand Oaks CDD		<b>ACCOUNT #</b> 803757 Agenda Page 101	<b>PAGE #</b> 1 of 1
<b>INVOICE #</b> 0005816982	<b>BILLING PERIOD</b> Aug 1- Aug 31, 2023	<b>PAYMENT DUE DATE</b> September 20, 2023	
<b>PREPAY (Memo Info)</b> \$0.00	<b>UNAPPLIED (Included in amt due)</b> \$0.00	<b>TOTAL CASH AMT DUE*</b> \$1,327.12	

**BILLING ACCOUNT NAME AND ADDRESS**

Grand Oaks Cdd  
2005 Pan Am Cir. Ste. 300  
Tampa, FL 33607-6008



**Legal Entity:** Gannett Media Corp.  
**Terms and Conditions:** Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.  
**All funds payable in US dollars.**

**BILLING INQUIRIES/ADDRESS CHANGES** 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number:

Date	Description	Amount
8/1/23	Balance Forward	\$0.00

**Legal Advertising:**

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
8/2/23	SAG St Augustine Record	9088940	Notice of Meeting		1	3.0000 x 13 in	\$467.22
8/23/23	SAG St Augustine Record	9187488	Resched Budget & Assessment Hearing	Resched Budget & Assessment Hearing	1	3.0000 x 18.25 in	\$655.90

**Package Advertising:**

Start-End Date	Order Number	Description	PO Number	Package Cost
8/9/23	9074036	Notice of Meeting		\$103.36
8/30/23	9182498	Grand Oaks 9/13 mtg	Grand Oaks 9/13 mtg	\$100.64

Received  
SEP 15 2023

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$1,327.12
Service Fee 3.99%	\$52.95
*Cash/Check/ACH Discount	-\$52.95
*Payment Amount by Cash/Check/ACH	\$1,327.12
Payment Amount by Credit Card	\$1,380.07

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

<b>ACCOUNT NAME</b> Grand Oaks CDD		<b>ACCOUNT NUMBER</b> 803757		<b>INVOICE NUMBER</b> 0005816982		<b>AMOUNT PAID</b>
<b>CURRENT DUE</b> \$1,327.12	<b>30 DAYS PAST DUE</b> \$0.00	<b>60 DAYS PAST DUE</b> \$0.00	<b>90 DAYS PAST DUE</b> \$0.00	<b>120+ DAYS PAST DUE</b> \$0.00	<b>UNAPPLIED PAYMENTS</b> \$0.00	<b>TOTAL CASH AMT DUE*</b> \$1,327.12
<b>REMITTANCE ADDRESS</b> (Include Account# & Invoice# on check)					<b>TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:</b>	
CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244					<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX	
					Card Number _____ Exp Date ____/____/____   CVV Code _____ Signature _____   Date _____	
					<b>TOTAL CREDIT CARD AMT DUE</b> \$1,380.07	

00008037570000000000000058169820013271267179



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 1 of 2  
 904-741-6116  
 9047414525

INVOICE

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

INVOICE # 4166712376  
 INVOICE DATE 09/05/2023  
 SOLD TO # 21633153  
 PAYER # 21633153  
 PAYMENT TERMS NET 10 EDM  
 SORT # 02800002944  
 CINTAS ROUTE 54 / DAY 1 / STOP 023

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

EMP#/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 DMYX	01	F	2	8.120	16.24	N
	X10192	4X6 XTRAC MAT DMYX	01	F	3	9.200	27.60	N
	X45690	D4U AIR CARE COUNTER DISP CRY-	01	F	2	4.640	9.28	N
	X45698	D4U 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.

—  
 \$75.34

NET TOTAL

CUSTOMER TOTAL CURRENT: 336.16 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





READY FOR THE WORKDAY™

REMIT PAYMENT TO:  
CINTAS CORP  
P.O. BOX 690910  
CINCINNATI, OH 45263-0910

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

CUSTOMER SVC/BILLING  
CINTAS FAX #  
PAYMENT INQUIRY

Agenda Page 1 of 3  
904-741-6116  
9047414525

INVOICE

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

INVOICE # 4167366910  
INVOICE DATE 09/11/2023  
SOLD TO # 21633153  
PAYER # 21633153  
PAYMENT TERMS NET 10 EOM  
SORT # 02800002944  
CINTAS ROUTE 54 / DAY 1 / STOP 023

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

ENPR/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 UNYX	01	F	2	8.120		16.24	N
	X10192	4X6 XTRAC MAT UNYX	01	F	3	9.280		27.84	N
	X45690	84V AIR CARE COUNTER DISP GRAY-	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: 411.50 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



<b>Customer</b>	Grand Oaks Community Development District
<b>Acct #</b>	892
<b>Date</b>	09/11/2023
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

**Grand Oaks Community Development District**  
**c/o Inframark Management Services**  
**12574 Flagler Center Blvd., Ste.101**  
**Jacksonville, FL 32258**

Payment Information	
<b>Invoice Summary</b>	\$ 59,719.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#19472
100123392	

Thank You

Please detach and return with payment



Customer: Grand Oaks Community Development District

Invoice	Effective	Transaction	Description	Amount
19472	10/01/2023	Renew policy	Policy #100123392 10/01/2023-10/01/2024 Florida Insurance Alliance  Package - Renew policy Due Date: 9/11/2023	59,719.00

<b>Total</b>
\$ 59,719.00

Thank You

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

<b>Remit Payment To: Egis Insurance Advisors</b> P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939	<b>Date</b>
	sclimer@egisadvisors.com	09/11/2023



# INVOICE

**BILL TO**

Grand Oaks CDD  
 210 N. University Drive  
 Suite 702  
 Coral Springs, FL 33071

**INVOICE #** 21596

**DATE** 09/15/2023

**DUE DATE** 09/30/2023

**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Implementation - Onboarding of ADA Compliant Website & Remediation of Historical Documents	1,512.30
One-time fee	BALANCE DUE
	<b>\$1,512.30</b>





# INVOICE

**BILL TO**

Grand Oaks CDD  
 210 N. University Drive  
 Suite 702  
 Coral Springs, FL 33071

**INVOICE #** 21597

**DATE** 10/01/2023

**DUE DATE** 10/16/2023

**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	615.00
CDD Ongoing PDF Accessibility Compliance Service	937.50
First annual Service - Oct 1, 2023 to Sept 30, 2024	<b>BALANCE DUE</b>
	<b>\$1,552.50</b>

IPFS 092823 DP

<b>A</b>	CASH PRICE (TOTAL PREMIUMS)	\$59,719.00	<b>AGENT</b> (Name & Place of business) EGIS INSURANCE & RISK ADVISORS  150 E PALMETTO PARK RD SUITE 705 BOCA RATON, FL 33432-4827 (561)693-4515 FAX:	<b>INSURED</b> (Name & Residence or business) Grand Oaks CDD Inframark 12574 Flagler Center Blvd Ste 101 Jacksonville, FL 32258-2615 (904)626-0593
<b>B</b>	CASH DOWN PAYMENT	\$5,971.90		
<b>C</b>	PRINCIPAL BALANCE (A MINUS B)	\$53,747.10		
<b>D</b>	DOC STAMP	\$188.30		

Commercial

Account #: \_\_\_\_\_

LOAN DISCLOSURE

Quote Number: 24198619

<b>ANNUAL PERCENTAGE RATE</b> The cost of your credit as a yearly rate.	<b>FINANCE CHARGE</b> The dollar amount the credit will cost you.	<b>AMOUNT FINANCED</b> The amount of credit provided to you or on your behalf.	<b>TOTAL OF PAYMENTS</b> The amount you will have paid after you have made all payments as scheduled
12.550%	\$3,443.13	\$53,935.40	\$57,378.53

YOUR PAYMENT SCHEDULE WILL BE

<b>Number Of Payments</b>	<b>Amount Of Payments</b>	<b>When Payments Are Due</b>	<b>Beginning:</b>
11	\$5,216.23	Beginning:	MONTHLY 11/01/2023

ITEMIZATION OF THE AMOUNT FINANCED: THE AMOUNT FINANCED IS FOR APPLICATION TO THE PREMIUMS SET FORTH IN THE SCHEDULE OF POLICIES UNLESS OTHERWISE NOTED.

**Security:** Refer to paragraph 1 below for a description of the collateral assigned to Lender to secure this loan.

**Late Charges:** A late charge will be imposed on any installment in default 5 days or more. This late charge will be 5.00% of the installment due.

**Prepayment:** If you pay your account off early, you may be entitled to a refund of a portion of the finance charge in accordance with Rule of 78's or as otherwise allowed by law. The finance charge includes a predetermined interest rate plus a non-refundable service/origination fee of \$20.00. See the terms below and on the next page for additional information about nonpayment, default and penalties.

POLICY PREFIX AND NUMBER	EFFECTIVE DATE OF POLICY	SCHEDULE OF POLICIES INSURANCE COMPANY AND GENERAL AGENT	COVERAGE	MINIMUM EARNED PERCENT	POL TERM	PREMIUM
100123392	10/01/2023	LLOYD'S LONDON - CERTAIN UNDERWRITE FLORIDA INSURANCE ALLIANCE	PACKAGE	0.000%	12	59,719.00
					Broker Fee:	\$0.00
					TOTAL:	\$59,719.00

The undersigned insured directs IPFS Corporation (herein, "Lender") to pay the premiums on the policies described on the Schedule of Policies. In consideration of such premium payments, subject to the provisions set forth herein, the insured agrees to pay Lender at the branch office address shown above, or as otherwise directed by Lender, the amount stated as Total of Payments in accordance with the Payment Schedule, in each case as shown in the above Loan Disclosure. The named insured(s), on a joint and several basis if more than one, hereby agree to the following provisions set forth on pages 1 and 2 of this Agreement: **1.**

**SECURITY:** To secure payment of all amounts due under this Agreement, insured assigns Lender a security interest in all right, title and interest to the scheduled policies, including (but only to the extent permitted by applicable law): (a) all money that is or may be due insured because of a loss under any such policy that reduces the unearned premiums (subject to the interest of any applicable mortgagee or loss payee), (b) any unearned premium under each such policy, (c) dividends which may become due insured in connection with any such policy and (d) interests arising under a state guarantee fund. **2. POWER OF ATTORNEY:** Insured irrevocably appoints its Lender attorney-in-fact with full power of substitution and full authority upon default to cancel all policies above identified. The insured agrees that Lender may endorse the insured's name on any check or draft received from the insuring company and apply the same as payment of this Agreement, returning any excess to the insured only if such excess is equal to or greater than \$1.00.

**NOTICE: A. Do not sign this agreement before you read it or if it contains any blank space. B. You are entitled to a completely filled in copy of this agreement. C. Under the law, you have the right to pay in advance the full amount due and under certain conditions to obtain a partial refund of the finance charge. D. Keep your copy of this agreement to protect your legal rights.**

The undersigned hereby warrants and agrees to Agent's Representations set forth herein.

\_\_\_\_\_  
Signature of Insured or Authorized Agent

\_\_\_\_\_  
DATE

\_\_\_\_\_  
Signature of Agent

\_\_\_\_\_  
DATE

Insured and Lender further agree that: **3. POLICY EFFECTIVE DATES:** The finance charge begins to accrue as of the earliest policy effective date. **4. AGREEMENT EFFECTIVE DATE:** This Agreement shall be effective when written acceptance is mailed to the insured by Lender. **5. DEFAULT AND DELINQUENT PAYMENTS:** Insured will be in default if a payment is not made when it is due. The acceptance by Lender of one or more late payments from the insured shall not estop Lender or be a waiver of the rights of Lender to exercise all of its rights hereunder or under applicable law in the event of any subsequent late payment. **6. CANCELLATION:** Lender may cancel the scheduled policies after providing at least 10 days notice of its intent to cancel or any other required statutory notice if the insured does not pay any installment according to the terms of this Agreement or transfers any of the scheduled policies to a third party and the unpaid balance due to Lender shall be immediately due and payable by the insured. Lender at its option may enforce payment of this debt without recourse to the security given to Lender. **7. CANCELLATION CHARGES:** If cancellation occurs, the insured agrees to pay a finance charge on the outstanding indebtedness at the maximum rate authorized by applicable state law in effect on the date of cancellation until the outstanding indebtedness is paid in full or until such other date as required by law. **8. INSUFFICIENT FUNDS (NSF) CHARGES:** If an insured's payment is dishonored for any reason, the insured will pay to Lender a fee, if permitted by law, equal to \$15.00 or the maximum amount permitted by law. **9. MONEY RECEIVED AFTER CANCELLATION:** Any payments made to Lender after Lender's Notice of Cancellation of the insurance policy(ies) has been mailed may be credited to the insured's account without any obligation on the part of Lender to request reinstatement of any policy. Any money Lender receives from an insurance company shall be credited to the balance due Lender with any surplus refunded to whomever is entitled to the money. In the event that Lender does request a reinstatement of the policy(ies) on behalf of the insured, such a request does not guarantee that coverage under the policy(ies) will be reinstated or continued. Only the insurance company has authority to reinstate the policy (ies). The insured agrees that Lender has no liability to the insured if the policy(ies) is not reinstated. **10. ASSIGNMENT:** The insured agrees not to assign this Agreement or any policy listed hereon or any interest therein (except for the interest of mortgagees or loss payees), without the written consent of Lender, and that Lender may sell, transfer and assign its rights hereunder or under any policy without the consent of the insured, and that all agreements made by the insured hereunder and all rights and benefits conferred upon Lender shall inure to the benefit of Lender's successors and assigns (and any assignees thereof). **11. INSURANCE AGENT OR BROKER:** The insured agrees that the insurance agent or broker soliciting the policies or through whom the policies were issued is not the agent of Lender; and the agent or broker named on the front of this Agreement is neither authorized by Lender to receive installment payments under this Agreement nor to make representations, orally or in writing, to the insured on Lender's behalf (except to the extent expressly required by applicable law). As and where permissible by law, Lender may compensate your agent/broker for assisting in arranging the financing of your insurance premiums. If you have any questions about this compensation you should contact your agent/broker. **12. FINANCING NOT A CONDITION:** The law does not require a person to enter into a premium finance agreement as a condition of the purchase of insurance. **13. COLLECTION COSTS:** Insured agrees to pay attorney fees and other collection costs to Lender, not to exceed 20% of the amount due, if this Agreement is referred to an attorney or collection agency who is not a salaried employee of Lender, to collect any money insured owes under this Agreement. **14. LIMITATION OF LIABILITY:** The insured agrees that Lender's liability to the insured, any other person or entity for breach of any of the terms of this Agreement for the wrongful or improper exercise of any of its powers under this Agreement shall be limited to the amount of the principal balance outstanding, except in the event of Lender' gross negligence or willful misconduct. Insured recognizes and agrees that Lender is a lender only and not an insurance company and that in no event does Lender assume any liability as an insurer hereunder or otherwise. **15. CLASSIFICATION AND FORMATION OF AGREEMENT:** This Agreement is and will be a general intangible and not an instrument (as those terms are used in the Uniform Commercial Code) for all purposes. Any electronic signature or electronic record may be used in the formation of this Agreement, and the signatures of the insured and agent and the record of this Agreement may be in electronic form (as those terms are used in the Uniform Electronic Transactions Act). A photocopy, a facsimile or other paper or electronic record of this Agreement shall have the same legal effect as a manually signed copy. **16. REPRESENTATIONS AND WARRANTIES:** The insured represents that (a) the insured is not insolvent or presently the subject of any insolvency proceeding (or if the insured is a debtor of bankruptcy, the bankruptcy court has authorized this transaction), (b) if the insured is not an individual, that the signatory is authorized to sign this Agreement on behalf of the insured, (c) all parties responsible for payment of the premium are named and have signed this Agreement, and (d) there is no term or provision in any of the scheduled policies that would require Lender to notify or get the consent of any third party to effect cancellation of any such policy. **17. ADDITIONAL PREMIUM FINANCING:** Insured authorizes Lender to make additional advances under this premium finance agreement at the request of either the Insured or the Insured's agent with the Insured's express authorization, and subject to the approval of Lender, for any additional premium on any policy listed in the Schedule of Policies due to changes in the insurable risk. If Lender consents to the request for an additional advance, Lender will send Insured a revised payment amount ("Revised Payment Amount"). Insured agrees to pay the Revised Payment Amount, which may include additional finance charges on the newly advanced amount, and acknowledges that Lender will maintain its security interest in the Policy with full authority to cancel all policies and receive all unearned premium if Insured fails to pay the Revised Payment Amount. **18. PRIVACY:** Our privacy policy may be found at <https://ipfs.com/Privacy>. **19. ENTIRE DOCUMENT / GOVERNING LAW:** This document is the entire Agreement between Lender and the insured and can only be changed in writing and signed by both parties except that the insured authorizes Lender to insert or correct on this Agreement, if omitted or incorrect, the insurer's name and the policy number(s). Lender is also authorized to correct patent errors and omissions in this Agreement. In the event that any provision of this Agreement is found to be illegal or unenforceable, it shall be deemed severed from the remaining provisions, which shall remain in full force and effect. The laws of the State of Florida will govern this Agreement. **20. AUTHORIZATION:** The insurance company(ies) and their agents, any intermediaries and the agent / broker named in this Agreement and their successors and assigns are hereby authorized and directed by insured to provide Lender with full and complete information regarding all financed insurance policy(ies), including without limitation the status and calculation of unearned premiums, and Lender is authorized and directed to provide such parties with full and complete information and documentation regarding the financing of such insurance policy(ies), including a copy of this Agreement and any related notices. **21. WAIVER OF SOVERIGN IMMUNITY:** The insured expressly waives any sovereign immunity available to the insured, and agrees to be subject to the laws as set forth in this Agreement (and the jurisdiction of federal and/or state courts) for all matters relating to the collection and enforcement of amounts owed under this Agreement and the security interest in the scheduled policies granted hereby.

#### AGENT/BROKER REPRESENTATIONS

The agent/broker executing this, and any future, agreements represents, warrants and agrees: (1) installment payments totaling \$0.00 and all applicable down payment(s) have been received from the insured in immediately available funds, (2) the insured has received a copy of this Agreement; if the agent/broker has signed this Agreement on the insured's behalf, the insured has expressly authorized the agent/broker to sign this Agreement on its behalf or, if the insured has signed, to the best of the undersigned's knowledge and belief such signature is genuine, (3) the policies are in full force and effect and the information in the Schedule of Policies including the premium amounts is correct, (4) no direct company bill, audit, or reporting form policies or policies subject to retrospective rating or to minimum earned premium are included, except as indicated, and the deposit of provisional premiums is not less than anticipated premiums to be earned for the full term of the policies, (5) the policies can be cancelled by the insured or Lender (or its successors and assigns) on 10 days notice and the unearned premiums will be computed on the standard short rate or pro rata table except as indicated, (6) there are no bankruptcy, receivership, or insolvency proceedings affecting the insured, (7) to hold Lender, its successors and assigns harmless against any loss or expense (including attorney fees) resulting from these representations or from errors, omissions or inaccuracies of agent/broker in preparing this Agreement, (8) to pay the down payment and any funding amounts received from Lender under this Agreement to the insurance company or general agent (less any commissions where applicable), (9) to hold in trust for Lender or its assigns any payments made or credited to the insured through or to agent/broker directly or indirectly, actually or constructively by the insurance companies and to pay the monies, as well as the unearned commissions to Lender or its assigns upon demand to satisfy the outstanding indebtedness of the insured, (10) all material information concerning the insured and the financed policies necessary for Lender to cancel such policies and receive the unearned premium has been disclosed to Lender, (11) no term or provision of any financed policy requires Lender to notify or get the consent of any third party to effect cancellation of such policy, and (12) to promptly notify Lender in writing if any information on this Agreement becomes inaccurate.

# AutoPay

Enroll in AutoPay on ipfs.com

IPFS Corporation® has made it easier than ever to pay your insurance coverages with AutoPay. Enrolling in AutoPay is easy and provides peace of mind by allowing you to set up recurring ACH or credit card payments to make your monthly installment payment automatically. After you have received your web access code, visit ipfs.com, view your account status page, and select Set Up to get started with AutoPay\*!

## AutoPay Benefits:



**Easily maintain coverage**



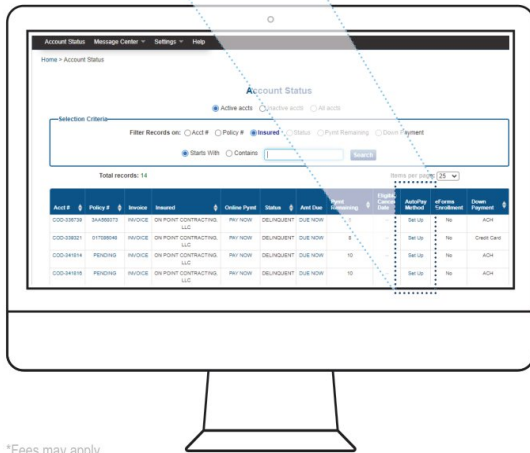
**No risk of forgetting to make a payment**



**Less paperwork**



Getting signed up is as easy as clicking the words **Set Up** on your **Account Status** page in column labeled the **AutoPay Method**.



\*Fees may apply.

Please contact your account or sales executive for more information, or visit [ipfs.com](http://ipfs.com)



\*Our payment processing service provider may charge a technology fee, where allowed by law, related to processing a payment. IPFS's payment processing service provider may charge a fee to set up AutoPay on behalf of a borrower. Imperial IPFS® is a trade name affiliated with IPFS Corporation (IPFS®), a premium finance company. Loans remain subject to acceptance by IPFS in its sole discretion; issuance of a quote does not constitute an offer to lend. Access to products and services described herein may be subject to change and is subject to IPFS's standard terms and conditions in all respects, including the terms and conditions specifically applicable to use of the IPFS's website and mobile applications, as applicable, and IPFS's eForms Disclosure and Consent Agreement. IPFS is not responsible for insufficient funds or overdraft fees. Copyright © 2023 IPFS Corporation. All rights reserved.

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 26, 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. 3282307

Client Matter No. 8523-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3282307  
 8523-1

Re: General Counsel

For Professional Legal Services Rendered

08/01/23	J. Johnson	0.30	126.00	Confer with Koncar regarding CDD
08/07/23	J. Johnson	1.30	546.00	Review correspondence from the property appraiser and confer with Koncar; review swimming pool use situation and begin research on ADA accommodations
08/08/23	J. Johnson	1.20	504.00	Confer with Koncar regarding abandoned car and follow up research on ADA issue
08/08/23	K. Jusevitch	0.50	85.00	Research amenity rules; confer with Warner regarding towing rule requirements
08/09/23	J. Johnson	1.10	462.00	Follow up on swimming pool issues; revise warning letter; review correspondence from insurance counsel
08/09/23	K. Jusevitch	0.30	51.00	Confer with Warner regarding landscaping agreement and amenity letter

**KUTAK ROCK LLP**

Grand Oaks CDD  
 September 26, 2023  
 Client Matter No. 8523-1  
 Invoice No. 3282307  
 Page 2

08/09/23	A. Warner	1.40	238.00	Prepare document related to amenity facility; confer with Johnson and Jusevitch
08/10/23	K. Jusevitch	0.30	51.00	Prepare budget hearing documents, correspond with Johnson and district manager
08/11/23	M. Eckert	0.60	237.00	Research towing issue and alternatives
08/11/23	K. Jusevitch	0.20	34.00	Confer with Warner regarding rulemaking documents
08/12/23	J. Johnson	0.50	210.00	Review budget and assessment resolutions
08/14/23	K. Jusevitch	0.50	85.00	Confer with Warner regarding rulemaking hearing notices
08/14/23	A. Warner	0.30	51.00	Prepare documents for agenda meeting
08/15/23	J. Johnson	0.50	210.00	Review correspondence from insurance counsel; confer with Koncar regarding rescheduling budget hearing
08/15/23	A. Warner	1.00	170.00	Prepare documents for agenda; forward to Jusevitch for review
08/16/23	K. Jusevitch	0.30	51.00	Correspond with district manager regarding amended rules of procedure and budget hearing notice
08/17/23	K. Jusevitch	0.70	119.00	Correspond with district manager regarding amended rules of procedure; review assessment notice and confer with Johnson
08/18/23	J. Johnson	2.20	924.00	Review draft mailed notice; research ADA issue regarding pool; confer with Supervisor Smith regarding insurance; confer with Roper
08/18/23	K. Jusevitch	0.20	34.00	Confer with Johnson regarding operation and maintenance assessment hearing notice
08/19/23	J. Johnson	0.60	252.00	Follow up on insurance issues for Supervisor Smith; review Galvez correspondence
08/19/23	S. Sandy	0.20	77.00	Research ADA accommodation request

**KUTAK ROCK LLP**

Grand Oaks CDD  
 September 26, 2023  
 Client Matter No. 8523-1  
 Invoice No. 3282307  
 Page 3

08/21/23	K. Haber	0.20	48.00	Correspond with Johnson regarding ADA accommodation requirements for public swimming pools
08/21/23	J. Johnson	2.30	966.00	Continue researching ADA issues; conference call with Department of Justice hot line representative on ADA compliance
08/22/23	J. Johnson	1.40	588.00	Additional ADA research; conference call with Koncar and Hyatt on ADA and other matters
08/23/23	J. Johnson	1.10	462.00	Attend conference call with Hyatt and engineer regarding roadway issues; review additional Valdez correspondence and confer with Koncar regarding same
08/25/23	J. Brown	0.30	109.50	Review miscellaneous correspondence regarding roadway issues
08/25/23	K. Jusevitch	0.20	34.00	Correspond with district manager regarding rules of procedure
08/26/23	J. Johnson	1.10	462.00	Follow up correspondence and research on ADA accommodation
08/27/23	J. Johnson	0.90	378.00	Review road reports
08/28/23	K. Jusevitch	0.20	34.00	Correspond with district manager regarding rule of procedure
08/29/23	J. Johnson	0.30	126.00	Review correspondence from insurance counsel; confer with Koncar
TOTAL HOURS		22.20		



**KUTAK ROCK LLP**

Grand Oaks CDD  
 September 26, 2023  
 Client Matter No. 8523-1  
 Invoice No. 3282307  
 Page 4

TOTAL FOR SERVICES RENDERED	\$7,724.50
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TOTAL CURRENT AMOUNT DUE	\$7,724.50
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UNPAID INVOICES:

July 25, 2023	Invoice No. 3253469	8,838.00
August 28, 2023	Invoice No. 3267571	5,058.50

TOTAL DUE	<u>\$21,621.00</u>
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# MACROLEASE

A division of Eastern Funding

185 Express Street Suite 100  
Plainview, NY 11803  
(516) 576-9000 Ext 22107

# Received

SEP 21 2023

Agenda Page 114

Account Number	5030873
Invoice Number	5030873100823
Statement Date	9/17/23
Payment Due Date	10/08/23
Current Amount Due	1,494.00
Past Due Amount	0.00
Amount Enclosed	\$ _____
If payment is made on or after	<u>10/18/23</u>
please include late fee of	<u>74.70</u>

\*\*\*\*\*AUTO\*\*MIXED AADC 07099  
 779 0.5070 MB 0.561 3 58 2  
 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	9/17/23
Payment Due Date	10/08/23
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>



079300079501010



PO Box 6569  
Hilton Head Island, SC 29938

<b>Invoice 729447</b>	
<b>Date</b>	<b>PO/Contract#</b>
08/28/23	
<b>Account Manager</b>	<b>Terms</b>
ZACHARY HIGGINBOTHAM	Due on Receipt

<b>Bill To</b>
Grand Oaks CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

<b>Property Address</b>
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
#54693 - Dead Pine Tree Cut Back <i>Landscape Enhancement Work - 08/24/2023</i>			\$1,650.00
		<b>Total</b>	<b>\$1,650.00</b>

**Please remit payment payable to: The Greenery, Inc. 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
\$23,701.00	\$20,901.00	\$19,906.00	\$0.00	\$0.00

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

**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.: 487418  
Terms: Net 30  
Invoice date: 08/31/2023  
Due date: 09/30/2023

Product or service		Amount
1. <b>Labor only</b> August monthly as per contract	1 unit × \$300.00	\$300.00
2. <b>Labor only</b> 8/23/23 swimming pool men's and women's bathroom maintenance/ compliance	4 units × \$57.50	\$230.00
3. <b>Labor only</b> 8/24/23 two step swimming pool ant pesticide application	1 unit × \$57.50	\$57.50
4. <b>Labor only</b> 8/29/23 hurricane prep - swimming pool furniture and tables, deck furniture, removal and replacement	5 units × \$57.50	\$287.50
	<b>Total</b>	<b>\$875.00</b>

**5C**

# **Grand Oaks Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
September 30, 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 September 30, 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	
<b>ASSETS</b>										
Cash - Operating Account	\$ 3,323	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,323
Due From Developer	257,301	-	-	-	-	-	-	-	-	257,301
Due From Other Funds	-	40,986	16,704	4,785	-	-	-	-	-	62,475
Investments:										
Acquisition & Construction Account	-	-	12	-	12,623	16,835	5,601	-	-	35,071
Interest Account	-	-	1,311	-	-	-	-	-	-	1,311
Prepayment Account	-	268	-	-	-	-	-	-	-	268
Reserve Fund	-	676,697	933,184	300,024	-	-	-	-	-	1,909,905
Revenue Fund	-	283,520	97	22	-	-	-	-	-	283,639
State Road 16 Subaccount	-	-	-	-	-	-	493,689	-	-	493,689
Prepaid Items	2,516	-	-	-	-	-	-	-	-	2,516
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
<b>TOTAL ASSETS</b>	<b>\$ 264,700</b>	<b>\$ 1,001,471</b>	<b>\$ 951,308</b>	<b>\$ 304,831</b>	<b>\$ 12,623</b>	<b>\$ 16,835</b>	<b>\$ 499,290</b>	<b>\$ 25,866,101</b>	<b>\$ 30,526,280</b>	<b>\$ 59,443,439</b>
<b>LIABILITIES</b>										
Accounts Payable	\$ 246,812	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 246,812
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	28,274	-	-	-	12,127	16,700	5,374	-	-	62,475
<b>TOTAL LIABILITIES</b>	<b>307,468</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,127</b>	<b>1,510,395</b>	<b>5,374</b>	<b>-</b>	<b>30,526,280</b>	<b>32,361,644</b>
<b>FUND BALANCES</b>										
Nonspendable:										
Prepaid Items	2,516	-	-	-	-	-	-	-	-	2,516
Restricted for:										
Debt Service	-	1,001,471	951,308	304,831	-	-	-	-	-	2,257,610
Capital Projects	-	-	-	-	496	-	493,916	-	-	494,412
Unassigned:	(45,284)	-	-	-	-	(1,493,560)	-	25,866,101	-	24,327,257
<b>TOTAL FUND BALANCES</b>	<b>(42,768)</b>	<b>1,001,471</b>	<b>951,308</b>	<b>304,831</b>	<b>496</b>	<b>(1,493,560)</b>	<b>493,916</b>	<b>25,866,101</b>	<b>-</b>	<b>27,081,795</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 264,700</b>	<b>\$ 1,001,471</b>	<b>\$ 951,308</b>	<b>\$ 304,831</b>	<b>\$ 12,623</b>	<b>\$ 16,835</b>	<b>\$ 499,290</b>	<b>\$ 25,866,101</b>	<b>\$ 30,526,280</b>	<b>\$ 59,443,439</b>



**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 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
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 235,809	\$ 236,769	\$ 960	100.41%
Special Assmnts- CDD Collected	611,976	380,264	(231,712)	62.14%
Other Miscellaneous Revenues	-	3,200	3,200	0.00%
<b>TOTAL REVENUES</b>	<b>847,785</b>	<b>620,233</b>	<b>(227,552)</b>	<b>73.16%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	-	400	(400)	0.00%
ProfServ-Dissemination Agent	12,300	7,333	4,967	59.62%
ProfServ-Trustee Fees	12,600	12,122	478	96.21%
District Counsel	10,000	39,461	(29,461)	394.61%
District Engineer	3,530	9,935	(6,405)	281.44%
District Manager	52,500	72,214	(19,714)	137.55%
Accounting Services	9,000	8,250	750	91.67%
Auditing Services	6,600	-	6,600	0.00%
Website Compliance	2,900	3,012	(112)	103.86%
Postage, Phone, Faxes, Copies	200	420	(220)	210.00%
Public Officials Insurance	2,506	2,694	(188)	107.50%
Legal Advertising	1,500	2,684	(1,184)	178.93%
Bank Fees	100	-	100	0.00%
Website Administration	1,200	1,100	100	91.67%
Office Supplies	150	-	150	0.00%
Dues, Licenses, Subscriptions	175	528	(353)	301.71%
<b>Total Administration</b>	<b>115,261</b>	<b>160,153</b>	<b>(44,892)</b>	<b>138.95%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	150,000	66,749	83,251	44.50%
<b>Total Electric Utility Services</b>	<b>150,000</b>	<b>66,749</b>	<b>83,251</b>	<b>44.50%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	7,500	5,207	2,293	69.43%
<b>Total Water-Sewer Comb Services</b>	<b>7,500</b>	<b>5,207</b>	<b>2,293</b>	<b>69.43%</b>

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 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
<b><u>Other Physical Environment</u></b>				
Waterway Management	35,000	17,495	17,505	49.99%
Field Manager	-	61,757	(61,757)	0.00%
Insurance -Property & Casualty	28,000	32,141	(4,141)	114.79%
R&M-General	1,760	14,353	(12,593)	815.51%
Landscape Maintenance	309,300	227,702	81,598	73.62%
R&M-Hardscape Cleaning	12,000	19,428	(7,428)	161.90%
Plant Replacement Program	15,000	-	15,000	0.00%
Irrigation Maintenance	7,500	3,268	4,232	43.57%
Miscellaneous Services	13,081	4,728	8,353	36.14%
<b>Total Other Physical Environment</b>	<b>421,641</b>	<b>380,872</b>	<b>40,769</b>	<b>90.33%</b>
<b><u>Road and Street Facilities</u></b>				
Sidewalk & Pavement Repair	2,500	-	2,500	0.00%
<b>Total Road and Street Facilities</b>	<b>2,500</b>	<b>-</b>	<b>2,500</b>	<b>0.00%</b>
<b><u>Parks and Receptions</u></b>				
Security	55,000	27	54,973	0.05%
R&M-Pools	21,000	20,045	955	95.45%
Recreation / Park Facility Maintenance	17,500	39,775	(22,275)	227.29%
Cabana Maint. & Repair	5,000	-	5,000	0.00%
Recreation Equip. Maint.	2,500	26,826	(24,326)	1073.04%
<b>Total Parks and Receptions</b>	<b>101,000</b>	<b>86,673</b>	<b>14,327</b>	<b>85.81%</b>
<b><u>Reserves</u></b>				
Capital Reserve	49,883	2,801	47,082	5.62%
<b>Total Reserves</b>	<b>49,883</b>	<b>2,801</b>	<b>47,082</b>	<b>5.62%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>847,785</b>	<b>702,455</b>	<b>145,330</b>	<b>82.86%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(82,222)	(82,222)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>39,454</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (42,768)</b>		

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending September 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 17,768	\$ 17,768	0.00%
Special Assmnts- Tax Collector	679,475	547,847	(131,628)	80.63%
Special Assmnts- CDD Collected	-	178,727	178,727	0.00%
<b>TOTAL REVENUES</b>	<b>679,475</b>	<b>744,342</b>	<b>64,867</b>	<b>109.55%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
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%
<b>Total Debt Service</b>	<b>679,475</b>	<b>731,850</b>	<b>(52,375)</b>	<b>107.71%</b>
<b>TOTAL EXPENDITURES</b>	<b>679,475</b>	<b>731,850</b>	<b>(52,375)</b>	<b>107.71%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	12,492	12,492	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>988,979</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,001,471</b>		

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending September 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 17,987	\$ 17,987	0.00%
Special Assmnts- Tax Collector	933,175	-	(933,175)	0.00%
Special Assmnts- CDD Collected	-	242,096	242,096	0.00%
<b>TOTAL REVENUES</b>	<b>933,175</b>	<b>260,083</b>	<b>(673,092)</b>	<b>27.87%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	270,000	270,000	-	100.00%
Interest Expense	663,175	667,563	(4,388)	100.66%
<b>Total Debt Service</b>	<b>933,175</b>	<b>937,563</b>	<b>(4,388)</b>	<b>100.47%</b>
<b>TOTAL EXPENDITURES</b>	<b>933,175</b>	<b>937,563</b>	<b>(4,388)</b>	<b>100.47%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(677,480)	(677,480)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>1,628,788</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 951,308</b>		

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5,396	\$ 5,396	0.00%
Special Assmnts- Tax Collector	297,900	-	(297,900)	0.00%
Special Assmnts- CDD Collected	-	288,623	288,623	0.00%
<b>TOTAL REVENUES</b>	<b>297,900</b>	<b>294,019</b>	<b>(3,881)</b>	<b>98.70%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	110,000	100,000	10,000	90.91%
Interest Expense	187,900	189,213	(1,313)	100.70%
<b>Total Debt Service</b>	<b>297,900</b>	<b>289,213</b>	<b>8,687</b>	<b>97.08%</b>
<b>TOTAL EXPENDITURES</b>	<b>297,900</b>	<b>289,213</b>	<b>8,687</b>	<b>97.08%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	4,806	4,806	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>300,025</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 304,831</b>		

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending September 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 94	\$ 94	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>94</b>	<b>94</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	3,690	(3,690)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>3,690</b>	<b>(3,690)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>3,690</b>	<b>(3,690)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(3,596)	(3,596)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>4,092</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 496</b>		

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending September 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 119	\$ 119	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>119</b>	<b>119</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	9,898	(9,898)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>9,898</b>	<b>(9,898)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>9,898</b>	<b>(9,898)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(9,779)	(9,779)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(1,483,781)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (1,493,560)</b>		



**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending September 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 9,932	\$ 9,932	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>9,932</b>	<b>9,932</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	590,661	(590,661)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>590,661</b>	<b>(590,661)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>590,661</b>	<b>(590,661)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(580,729)	(580,729)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>1,074,645</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 493,916</b>		

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending September 30, 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
<b>REVENUES</b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>25,866,101</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 25,866,101</u></b>		

**GRAND OAKS CDD**

Bank Reconciliation

Bank Account No. 9049 TRUIST- GF Operating  
 Statement No. 09-23  
 Statement Date 9/30/2023

<b>G/L Balance (LCY)</b>	3,323.49	<b>Statement Balance</b>	11,703.24
<b>G/L Balance</b>	3,323.49	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	3,323.49	<b>Subtotal</b>	11,703.24
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	8,379.75
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	3,323.49	<b>Ending Balance</b>	3,323.49
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
9/8/2023	Payment	1463	ST. JOHNS COUNTY UTILITIE DEPT	541.01	541.01	0.00
9/8/2023	Payment	DD007	Payment of Invoice 000677	1494	1,494.00	0.00
9/14/2023	Payment	1464	FPL	458.46	458.46	0.00
9/14/2023	Payment	1465	WM CORPORATE SERVICES, INC.	240.12	240.12	0.00
9/21/2023	Payment	1466	FPL	4027.83	4,027.83	0.00
9/21/2023	Payment	1467	TECO	76.26	76.26	0.00
9/26/2023	Payment	1468	AGENT FIRE	2280	2,280.00	0.00
9/26/2023	Payment	1469	FLORIDA NATURAL GAS	8.04	8.04	0.00
9/26/2023	Payment	1470	FPL	2258.33	2,258.33	0.00
Total Checks				11,384.05	11,384.05	0.00
<b>Outstanding Checks</b>						
7/1/2023		JE000429	Reverse VOID CK#1223##### Grand Oaks	1,841.03	0.00	1,841.03
9/28/2023	Payment	1471	ST. JOHNS COUNTY UTILITIE DEPT	566.82	0.00	566.82
9/29/2023	Payment	1472	IPFS	5,971.90	0.00	5,971.90
<b>Total Outstanding Checks.....</b>				<b>8,379.75</b>		<b>8,379.75</b>

# **Sixth Order of Business**

**6A**



# Quarterly Compliance Audit Report

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## Grand Oaks

**Date:** October 2023 - 3rd Quarter

**Prepared for:** Sandra Demarco

**Developer:** Inframark

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.





## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

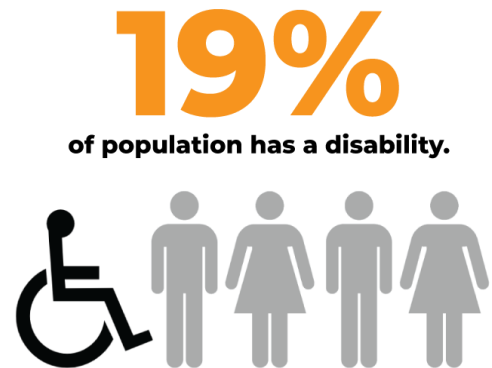
## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



Sight, hearing, physical, cognitive.

## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitertools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>



## Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

*Helpful articles:* <http://webaim.org/techniques/acrobat/acrobat>



## Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

*Helpful article:* <http://webaim.org/techniques/captions>



## Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

*Helpful article:* <http://webaim.org/techniques/forms>



## Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## Other related requirements

### *No flashing*

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### *Timers*

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### *Fly-out menus*

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### *No pop-ups*

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.



# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

**6B.**

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Grand Oaks Community Development District  
c/o Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607

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**AMENDED AND RESTATED DISCLOSURE OF PUBLIC FINANCING AND  
MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors<sup>1</sup>**

**Grand Oaks Community Development District**

Keith Hyatt  
Chairman

Marc Harris  
Assistant Secretary

Dennis Smith  
Vice Chairman

Amy Corob  
Assistant Secretary

Julia B. Smith  
Assistant Secretary

Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607

District records are on file at the offices of Inframark and are available for public inspection upon request during normal business hours.

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<sup>1</sup> This list reflects the composition of the Board of Supervisors as of February 1, 2023. For a current list of Board Members, please contact the District Manager's office.

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## **GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**

### **INTRODUCTION**

The Grand Oaks Community Development District (“District”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition of stormwater management facilities, entrances and entrance landscaping, wetland and environmental mitigation, offsite improvements, utility improvements, and parks and amenities.

### **DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Grand Oaks Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

#### **What is the District and how is it governed?**

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the “Act”), and established by Ordinance 2018-47 enacted by the Board of County Commissioners of St. Johns County, Florida, effective as of August 24, 2018. The District encompasses approximately 450 acres located entirely within the boundaries of St. Johns County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors (the “Board”), the members of which must be residents of the State and citizens of the United States. Board members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both (i) six years after the initial appointment of Supervisors have passed and (ii) the District has attained a minimum of two hundred and fifty (250) qualified electors,

Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in St. Johns County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

**What infrastructure improvements does the District provide  
and how are the improvements paid for?**

The District is comprised of approximately 450 acres located entirely within St. Johns County, Florida. The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The public infrastructure necessary to support the District’s development program includes, but is not limited to: stormwater management facilities, entrances and entrance landscaping, wetland and environmental mitigation, offsite improvements, and water and sewer utility improvements, and parks and amenities. These infrastructure improvements are more fully detailed below.

To plan the infrastructure improvements necessary for the District, the District adopted a *Master Engineer’s Report* dated August 2018, as updated and supplemented by the *Supplemental Engineer’s Report* dated January 30, 2019 and the *Supplemental Engineer’s Report for Assessment Area 2 and Assessment Area 3* dated August 17, 2020, which details all of the improvements contemplated for the completion of the infrastructure of the District (together, the “Capital Improvement Plan”). Copies of the Capital Improvement Plan are available for review at the District’s office.

These public infrastructure improvements have been or will be funded by the District’s sale of bonds. On November 1, 2018, the Circuit Court of the State of Florida, in and for St. Johns County, Florida, entered a Final Judgment validating the District’s ability to issue an aggregate principal amount not to exceed \$26,000,000 in Special Assessment Revenue Bonds for the funding of the Capital Improvement Plan.

On October 22, 2018, the District issued its \$2,435,000 Special Assessment Revenue Bond Anticipation Notes, Series 2018 (the “Series 2018 Notes”) for the purpose of financing a portion of the costs associated with the acquisition, construction and installation of the Capital Improvement Plan.

On April 29, 2019, the District issued its \$11,460,000 Special Assessment Revenue Bonds, Series 2019A (the “Series 2019A Bonds”) for the purpose of paying off the outstanding Series 2018 Notes and financing a portion of the costs associated with the acquisition, construction and installation of Phase 1 of the Capital Improvement Plan.

On September 24, 2020, the District issued its \$15,490,000 Special Assessment Revenue Bonds, Series 2020 (Assessment Area 2) (the “Series 2020 Bonds”) for the purpose of financing a portion of the costs associated with the acquisition, construction and installation of Phase 2 the Capital Improvement Plan.

On November 17, 2021, the District issued its \$5,295,000 Special Assessment Revenue Bonds, Series 2021 (Assessment Area 3) (the “Series 2021 Bonds”) for the purpose of financing a portion of the costs associated with the acquisition, construction and installation of Phase 2 the Capital Improvement Plan.

### **Stormwater Management Facilities**

The District will construct and/or acquire drainage systems that collect and treat stormwater by temporarily holding in on-site retention/settlement basins before discharge to the regional drainage system. The stormwater collection system will consist of a stabilized subgrade, lime rock base, asphalt and curbs with inlets, piping systems and ponds. These will all be constructed consistent with the specifications of St. Johns County (“County”) and the St. Johns River Water Management District (“SJRWMD”). The stormwater master plan for the project is to assure that adequate stormwater management facilities are available to provide stormwater management capacity for the final development and meet regulatory requirements. The plan identifies peak discharge rates, water quality requirements, 100-year floodplain elevations, and groundwater flows. For each phase, final design of the proposed stormwater drainage system will be reviewed and approved by SJRWMD and the County prior to construction. The drainage system will maintain existing drainage patterns to the greatest extent possible. The stormwater retention ponds will be wet detention biological treatment facilities to provide for the treatment of stormwater. As part of the overall SJRWMD stormwater permit, mitigation is required for wetland impacts. The plan provides for mitigation which includes selective clearing, earthwork and wetland plantings for enhancement with the preservation areas. The removal of surface drainage from the roadways will be accomplished by storm sewer systems, including curb and gutter, inlets and pipes along each side of the roadways that will collect and convey surface drainage to stormwater retention ponds located along the roadways. Protection of the road base material from undermining will be accomplished by underdrain systems as needed, which will bleed off excess groundwater and discharge to the roadside storm sewer system. In several areas, the removal of surface drainage from the roadways, and the protection of the road base materials from undermining on those roadways, will be accomplished with grassed swales along each side of the roadways. This will bleed off excess groundwater and convey surface drainage to stormwater retention ponds located along the roadways. The costs of the stormwater management facilities include clearing, earthwork operations to ensure a continuously functioning stormwater system, drainage structures and wetland mitigation planting maintenance. The ponds are part of an integrated stormwater management and wetland mitigation system.

## **Entrances and Entrance Landscape**

The District intends to construct monumentation and entry landscaping, including entrance and street tree plantings along the interior streets of the District.

## **Wetland/Environmental Compliance and Mitigation**

The District anticipates obtaining approximately 89 acres of wetlands preservation lands, purchasing offsite wetland mitigation, and obtaining or enhancing wetlands to meet and ensure continued compliance with the requirements of the environmental permits.

## **Roadway Improvements**

The District anticipates financing and constructing certain roadway improvements within the District. Roadway improvements will consist of grading, paving, striping, erosion control, surveying, curbs and sidewalk. Roadway improvements will be constructed to St. Johns County standards but are anticipated to be owned and maintained by the District.

## **Offsite Improvements**

The District will make improvements outside of the District boundary that include intersection improvements in front of the project entrance along State Road 16, which may include but are not necessarily limited to, turn lanes and street lighting improvements.

## **Water and Sewer Utility Improvements**

Water and sewer improvements, which will consist of water distribution, wastewater collection and reuse water distribution systems, are anticipated to be constructed by the District and dedicated to the County's public utilities, which will provide service to the residents. This includes wastewater pumping stations and force mains. Water and sewer lines are currently available to the site along State Road 16. The District will also construct a potable water line loop that is approximately 3.5 miles long, including construction of a 20" potable water transmission within the right-of-way of future County Road 2209.

## **Parks and Amenities**

The District intends to finance and construct certain parks and recreational facilities within the District which may include a main clubhouse, pool, pickleball courts, a dog park and other small parks throughout the District.

## **Assessments, Fees and Charges**

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of the Series 2019A Bonds, Series 2020



Bonds, and Series 2021 Bonds. The annual debt service payments, including interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District's improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the type of property purchased. The current maximum annual debt service assessment levels for property within the District for the Series 2019A Bonds (the "Series 2019 Debt Service Assessments"), the Series 2020 Bonds (the "Series 2020 Debt Service Assessments") and the Series 2021 Bonds (the "Series 2021 Debt Service Assessments," together with the Series 2019 Debt Assessments and Series 2020 Debt Service Assessments, the "Debt Service Assessments") may be obtained from the District Manager. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District's assessment methodology and assessment roll are available for review at the District's office.

The Debt Service Assessments exclude any operations and maintenance assessments ("O&M Assessments") which may be determined and calculated annually by the District's Board of Supervisors and are levied against benefitted lands in the District.

A detailed description of all costs and allocations which result in the formulation of the Debt Service Assessments and the O&M Assessments is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District infrastructure as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes.

### **Method of Collection**

The District's Debt Service Assessments, and/or O&M Assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and to the extent that it is, will be collected by the St. Johns County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this

community. If you have any questions or would simply like additional information about the District, please write to the District Manager at: Grand Oaks Community Development District, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 or call (813) 397-5120.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

**IN WITNESS WHEREOF**, this Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken is effective as of the \_\_\_\_\_ day of \_\_\_\_\_, 2023, and recorded in the Official Records of St. Johns County, Florida.

**GRAND OAKS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
By: Keith Hyatt, Chairman

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of \_\_\_\_\_, 2023, by Keith Hyatt as Chairperson of Grand Oaks Community Development District. He [\_\_\_] is personally known to me or [\_\_\_] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida

**EXHIBIT A****EXHIBIT 2 – LEGAL DESCRIPTION**

A PORTION OF SECTIONS 26, 34, 35 AND 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 26 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE SOUTH 19°22'30" WEST, ALONG SAID WESTERLY LINE OF SECTION 26, A DISTANCE OF 4407.30 FEET, TO THE NORTHERLY LINE OF SAID SECTION 34, AND A POINT HEREINAFTER REFERRED TO AS **REFERENCE POINT "A"**; THENCE RETURN TO THE POINT OF COMMENCEMENT; THENCE SOUTHEASTERLY, SOUTHWESTERLY AND NORTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: **COURSE NO. 1**; SOUTH 47°52'58" EAST, 1112.56 FEET; **COURSE NO. 2**; SOUTH 42°07'05" WEST, 230.00 FEET; **COURSE NO. 3**; SOUTH 47°52'58" EAST, 140.00 FEET; **COURSE NO. 4**; NORTH 42°07'05" EAST, 230.00 FEET; **COURSE NO. 5**; SOUTH 47°52'58" EAST, 653.67 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 866, PAGE 1979 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE **POINT OF BEGINNING**; THENCE SOUTHWESTERLY, SOUTHEASTERLY, AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: **COURSE NO. 1**; SOUTH 36°43'37" WEST, 199.37 FEET; **COURSE NO. 2**; SOUTH 53°12'28" EAST, 40.00 FEET; **COURSE NO. 3**; SOUTH 36°40'16" WEST, 649.98 FEET; **COURSE NO. 4**; SOUTH 06°00'19" WEST, 556.50 FEET; **COURSE NO. 5**; SOUTH 16°42'47" WEST, 383.52 FEET TO A POINT HEREINAFTER REFERRED TO AS **REFERENCE POINT "B"**; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 47°52'58" EAST, ALONG THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 140.62 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 847, PAGE 368, SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, NORTHWESTERLY, AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: **COURSE NO. 1**; SOUTH 36°43'37" WEST, 186.32 FEET; **COURSE NO. 2**; NORTH 53°12'28" WEST, 40.00 FEET; **COURSE NO. 3**; SOUTH 36°40'16" WEST, 633.40 FEET; **COURSE NO. 4**; SOUTH 06°00'19" WEST, 545.61 FEET; **COURSE NO. 5**; SOUTH 13°46'33" WEST, 307.65 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 79°35'28" EAST, ALONG LAST SAID LINE, 745.42 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 73, PAGE 425, SAID PUBLIC RECORDS; THENCE SOUTH 00°31'26" EAST, ALONG LAST SAID LINE, AND ALONG THE WESTERLY LINE OF THOSE LANDS DESIGNATED "PARCEL A", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3267, PAGE 1092, SAID PUBLIC RECORDS, A DISTANCE OF 1146.58 FEET, TO THE SOUTHERLY LINE OF SAID LANDS DESIGNATED "PARCEL A"; THENCE NORTH 89°27'53" EAST, ALONG LAST SAID LINE, 952.54 FEET; THENCE SOUTH 00°36'00" EAST, ALONG LAST SAID LINE, 100.00 FEET; THENCE NORTH 89°27'47" EAST, 495.00 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED "PARCEL B"; AS DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 3267, PAGE 1092; THENCE NORTH 89°26'57" EAST, ALONG LAST SAID LINE, 1209.14 FEET; THENCE NORTH 89°45'26" EAST, CONTINUING ALONG LAST SAID LINE, 898.31 FEET; THENCE SOUTH 00°14'34" EAST, 225.55 FEET; THENCE SOUTH 57°51'15" EAST, 63.27 FEET; THENCE SOUTH 00°14'34" EAST, 227.77 FEET; THENCE SOUTH 36°40'23" EAST, 581.96 FEET; THENCE SOUTH 75°52'08" EAST, 128.66 FEET; THENCE SOUTH 36°40'23" EAST, 55.04 FEET; THENCE NORTH 54°14'33" EAST, 463.37 FEET, TO THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16; THENCE SOUTH 36°40'23" EAST, ALONG LAST SAID LINE, 337.39 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°40'17" WEST, 35.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 53°19'49" WEST, 152.58 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 575.00 FEET, AN ARC DISTANCE OF 172.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61°56'46" WEST, 172.28 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 91.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°18'50" WEST, 91.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88°03'55" WEST, 50.09 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 63.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°01'32" WEST, 63.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 75°59'08" WEST, 304.51 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 800.00 FEET, AN ARC DISTANCE OF 568.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°38'44" WEST, 556.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 283.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°30'43" WEST, 276.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF

## EXHIBIT 2 – LEGAL DESCRIPTION

650.00 FEET, AN ARC DISTANCE OF 595.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°30'36" WEST, 574.72 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 57°16'22" WEST, 46.20 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 508.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°02'31" EAST, 480.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 38°16'49" EAST, 295.49 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 211.34 FEET, AN ARC DISTANCE OF 383.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°55'03" WEST, 333.14 FEET; THENCE SOUTH 10°22'57" WEST, 264.40 FEET; THENCE NORTH 55°58'58" WEST, 82.53 FEET; THENCE NORTH 61°54'33" WEST, 57.71 FEET; THENCE NORTH 75°14'53" WEST, 42.81 FEET; THENCE SOUTH 64°28'08" WEST, 28.00 FEET; THENCE NORTH 75°45'33" WEST, 70.01 FEET; THENCE NORTH 70°45'06" WEST, 58.99 FEET; THENCE NORTH 79°40'32" WEST, 5.11 FEET; THENCE NORTH 79°40'34" WEST, 42.05 FEET; THENCE NORTH 78°56'46" WEST, 44.26 FEET; THENCE NORTH 64°46'23" WEST, 43.87 FEET; THENCE NORTH 32°59'04" WEST, 30.75 FEET; THENCE NORTH 78°04'27" WEST, 61.71 FEET; THENCE SOUTH 84°50'52" WEST, 81.61 FEET; THENCE NORTH 58°56'26" WEST, 41.47 FEET; THENCE NORTH 37°19'32" WEST, 84.36 FEET; THENCE NORTH 44°04'04" WEST, 87.05 FEET; THENCE SOUTH 68°02'27" WEST, 77.11 FEET; THENCE SOUTH 29°18'50" EAST, 8.49 FEET; THENCE SOUTH 16°52'29" EAST, 51.33 FEET; THENCE SOUTH 23°20'31" EAST, 81.98 FEET; THENCE NORTH 89°00'36" WEST, 169.63 FEET; THENCE NORTH 81°49'17" WEST, 91.66 FEET; THENCE NORTH 81°31'07" WEST, 87.91 FEET; THENCE NORTH 32°43'22" WEST, 26.18 FEET; THENCE NORTH 19°28'17" WEST, 31.94 FEET; THENCE NORTH 19°28'20" WEST, 4.82 FEET; THENCE NORTH 19°28'18" WEST, 70.18 FEET; THENCE NORTH 16°20'12" WEST, 75.96 FEET; THENCE NORTH 45°32'28" WEST, 16.86 FEET; THENCE SOUTH 66°04'48" WEST, 67.79 FEET; THENCE SOUTH 68°45'35" WEST, 93.95 FEET; THENCE SOUTH 70°59'58" WEST, 144.69 FEET; THENCE SOUTH 73°45'58" WEST, 139.43 FEET; THENCE SOUTH 75°25'17" WEST, 176.78 FEET; THENCE SOUTH 87°07'17" WEST, 98.73 FEET; THENCE NORTH 89°48'46" WEST, 89.55 FEET; THENCE NORTH 80°26'22" WEST, 28.86 FEET; THENCE NORTH 81°38'48" WEST, 136.77 FEET; THENCE NORTH 87°09'57" WEST, 94.95 FEET; THENCE SOUTH 88°57'03" WEST, 48.96 FEET; THENCE SOUTH 85°18'16" WEST, 43.20 FEET; THENCE SOUTH 85°34'41" WEST, 48.71 FEET; THENCE SOUTH 76°56'21" WEST, 32.58 FEET; THENCE SOUTH 77°24'18" WEST, 254.19 FEET; THENCE SOUTH 80°33'29" WEST, 181.65 FEET; THENCE SOUTH 88°41'47" WEST, 177.12 FEET; THENCE NORTH 80°22'02" WEST, 77.85 FEET; THENCE NORTH 88°29'24" WEST, 83.46 FEET; THENCE SOUTH 87°52'48" WEST, 33.12 FEET; THENCE NORTH 85°52'30" WEST, 29.80 FEET; THENCE NORTH 84°49'52" WEST, 71.39 FEET; THENCE NORTH 87°55'18" WEST, 84.72 FEET; THENCE NORTH 79°36'21" WEST, 49.23 FEET; THENCE NORTH 75°15'56" WEST, 66.23 FEET; THENCE NORTH 73°53'15" WEST, 40.83 FEET; THENCE NORTH 68°37'34" WEST, 43.39 FEET; THENCE SOUTH 22°10'01" WEST, 51.05 FEET; THENCE SOUTH 26°43'49" WEST, 64.02 FEET; THENCE SOUTH 08°03'19" WEST, 60.85 FEET; THENCE SOUTH 00°53'04" EAST, 202.63 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1742, PAGE 1399, SAID PUBLIC RECORDS; THENCE SOUTH 89°27'02" WEST, ALONG LAST SAID LINE, 2908.31 FEET, TO THE WESTERLY LINE OF AFORESAID SECTION 34; THENCE NORTH 19°22'30" EAST, ALONG LAST SAID LINE, 2330 FEET, MORE OR LESS, TO THE CENTERLINE OF TURNBULL CREEK; THENCE NORTHEASTERLY, SOUTHEASTERLY, NORTHERLY, AND EASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE OF TURNBULL CREEK, 775 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING NORTH 89°27'02" EAST FROM AFORESAID REFERENCE POINT "A", ALSO BEING THE NORTHERLY LINE OF SAID SECTION 34; THENCE NORTH 89°27'02" EAST, ALONG LAST SAID LINE, 75 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF AFORESAID SECTION 26; THENCE NORTH 00°32'10" WEST, ALONG THE AFORESAID WESTERLY LINE OF SECTION 26, A DISTANCE OF 465 FEET, MORE OR LESS, TO THE AFORESAID CENTERLINE OF TURNBULL CREEK; THENCE NORTHEASTERLY, SOUTHEASTERLY, NORTHERLY, NORTHWESTERLY AND EASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE OF TURNBULL CREEK, 2010 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING NORTH 53°58'46" WEST FROM AFORESAID REFERENCE POINT "B", ALSO BEING THE SOUTHERLY LINE OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 866, PAGE 1979; THENCE SOUTH 53°58'46" EAST, ALONG LAST SAID LINE, 805 FEET, MORE OR LESS, TO SAID REFERENCE POINT "B", AND CLOSE.

CONTAINING 450 ACRES, MORE OR LESS.