

**GRAND OAKS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**JUNE 27, 2024**

**AGENDA PACKAGE**

**CALL IN INFORMATION:**

**+1 646-838-1601**

**ID: 396 536 637#**



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  
Linda Cruz, Assistant Secretary

## District Staff

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

## Meeting Agenda

Thursday, June 27, 2024 at 2:00 p.m.

Audience Participation  
Call in Number 646-838-1601  
ID: 396 536 637

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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. 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.)*

**3. New Business**

**4. Consent Agenda**

- A. Approval of Minutes of the May 23, 2024 Meeting Minutes
- B. Consideration of Operations and Maintenance Expenditures May 2024
- C. Acceptance of the Financials and Approval of the Check Register for May 2024

**5. Manager's Report**

- A. Follow Up Report
- B. Discussion of Goals and Objectives

**6. Attorney's Report**

**7. Engineer's Report**

**8. Additional Items**

**9. Supervisors' Requests or Comments**

**10. Adjournment**

*\*Next regular meeting scheduled for July 25, 2024 at 2:00 p.m.*

# **Fourth Order of Business**

**4A**

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

The regular meeting of the Board of Supervisors of the Grand Oaks Community Development District was held on Thursday, May 23, 2024 at 2:00 p.m. at the Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida.

Present and constituting a quorum were:

Keith Hyatt	Chairperson
Marc Harris	Assistant Secretary
Linda Cruz	Assistant Secretary

Also present were:

Bob Koncar	District Manager
Tabia Blackwelder	Inframark
Residents	

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

**FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**  
Mr. Koncar called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS** **Public Comments**  
Comments were made on the following:

- Drainage issues at Summer Bay.
- Rain retention in the low area in front of Summer Bay near Lot 84.
- Pine trees are dying in the preserve area near Hickory Pine, 388 Lone Cypress Way.
- The trails street sign on Red Barn Road is not in place.
- The entrance to The Groves, which is being addressed.
- Flooding on 110 Hickory Pine Drive, litigation issues and the lack of development.
- Water is not draining into the retention pond in the area behind the clubhouse at Summer Bay.
- Additional comments were made about drainage issues, as well as clay, at Summer Bay.
- Adding a gate on the ponds at Summer Bay.

**THIRD ORDER OF BUSINESS** **New Business**  
There being none, the next item followed.

Unapproved

**FOURTH ORDER OF BUSINESS**

**Action Items**

**A. Consideration of the Preliminary Fiscal Year 2025 Budget**

- The line item under landscape and pond maintenance was changed from *Community Events* to *Community Improvements*.

On MOTION by Mr. Harris seconded by Ms. Cruz with all in favor the preliminary Fiscal Year 2025 budget was approved as amended. 3-0

**B. Resolution 2024-03, Approving the Proposed Budget for Fiscal Year 2025 and Setting the Public Hearing**

On MOTION by Mr. Harris seconded by Ms. Cruz with all in favor Resolution 2024-03, approving the proposed budget for Fiscal Year 2025 and setting the public hearing for August 22, 2024 at 2:00 p.m., was adopted. 3-0

**FIFTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of Minutes of the April 26, 2024 Budget Workshop and Regular Meeting**
- B. Consideration of Operations and Maintenance Expenditures April 2024**
- C. Acceptance of the Financials and Approval of the Check Register for April 2024**

On MOTION by Mr. Harris seconded by Ms. Cruz with all in favor the consent agenda was approved. 3-0

**SIXTH ORDER OF BUSINESS**

**Manager’s Report**

**A. Follow Up Report**

On MOTION by Mr. Harris seconded by Ms. Cruz with all in favor the pool contractor agreement with Arsenault was terminated. 3-0

On MOTION by Mr. Harris seconded by Ms. Cruz with all in favor the Chairman was authorized to work with the District Manager to secure a new contract for pool maintenance. 3-0

On MOTION by Mr. Harris seconded by Ms. Cruz with all in favor installation of the card reader for the pools by MDH was approved at a total cost of \$5,182.03. 3-0

**SEVENTH ORDER OF BUSINESS**

**Attorney’s Report**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Engineer's Report**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Additional Items**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests and Comments**

Mr. Hyatt will follow up with Pulte on cattail removal.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business, the meeting was adjourned.

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Bob Koncar  
District Manager

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Keith Hyatt  
Chairperson

**4B**



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
DOODYCALLS OF JACKSONVILLE	JAC-0137942	\$52.00		PET WASTE STATIONS - APRIL 2024
THE GREENERY INC.	750968	\$19,084.00		GROUND MAINT. - MAY 2024
THE LAKE DOCTORS, INC.	178002B	\$2,475.00		WATER MNGT. - MAY 2024
WM CORPORATE SERVICES, INC.	0042070-4032-2	\$185.89		WASTE - MAY 2024
<b>Monthly Contract Subtotal</b>		<b>\$21,796.89</b>		
<b>Variable Contract</b>				
LINDA CRUZ	LC 032224	\$200.00		SUPERVISOR FEE
LINDA CRUZ	LC 052324	\$200.00	\$400.00	SUPERVISOR FEE
<b>Variable Contract Subtotal</b>		<b>\$400.00</b>		
<b>Utilities</b>				
FPL	02407 91475 050724	\$1,551.58		ELECTRIC - 04/05/24-05/07/24
FPL	41929 72349 050824	\$1,112.69		ELECTRIC - 04/08/24-05/08/24
FPL	85601 33517 050824	\$33.00		ELECTRIC - 04/08/24-05/08/24
FPL	97899 67024 050724	\$424.64	\$3,121.91	ELECTRIC - 04/05/24-05/07/24
ST. JOHNS COUNTY UTILITIE DEPT	051924	\$4.08		METER - 79900023
ST. JOHNS COUNTY UTILITIE DEPT	579429144104 031924	\$650.63	\$654.71	METER-79900023
ST. JOHNS STATE OF FLORIDA DEPT OF HEALTH	579429139988 051924	\$52.42		METER-90140530
TECO	221008719785 050724	\$96.91		ELECTRIC - 04/02/24-05/01/24
<b>Utilities Subtotal</b>		<b>\$3,925.95</b>		
<b>Regular Services</b>				
DOMINION ENGINEERING GROUP	2024-6564	\$2,280.00		ENGINEER SERVICES
MHD COMMUNICATIONS	34279	\$1,012.50		IT SERVICE
RELIABLE GAS SERVICE	1574	\$1,500.00		LABOR SERVICE
SOUTHEAST UTILITIES SERVICES, INC.	487448	\$1,737.50		REPAIRS & SERVICES
THE LAKE DOCTORS, INC.	178825B	\$200.00		QUARTERLY FOUNTAIN MAINT.
<b>Regular Services Subtotal</b>		<b>\$6,730.00</b>		
<b>Additional Services</b>				
ENVIRONMENTAL SERVICES, INC.	TK76701	\$700.00		BUFFER ENHANCEMENT MONITORING

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
FIRST COAST HOME SERVICES, LLC	503	\$1,100.00		PRESSURE WASHING
STEELHEAD PLUMBING LLC	13197	\$683.50		AMENITY SERVICING
TERRACON CONSULTANTS, INC.	TK69522	\$3,300.00		MEETING COORDINATION
THE GREENERY INC.	752307	\$3,960.00		LANDSCAPE ENHANCEMENT WORK - 05/03/24
<b>Additional Services Subtotal</b>		<b>\$9,743.50</b>		
<b>TOTAL</b>		<b>\$42,596.34</b>		

Approved (with any necessary revisions noted):

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

Title (Check one):

Chairman     Vice Chairman     Assistant Secretary



**Doodycalls of Jacksonville FL**  
 3948 3rd St S #442  
 Jacksonville Beach, FL, 32250

Please remit payment to:  
**DoodyCalls**  
**3948 3rd St S #442, , Jacksonville Beach**  
**FL, 32250**

Invoice Balance	\$52.00
Total Due Includes All Unpaid Invoices	\$ 52.00

**Grand Oaks CDD,**  
 1055 Turnbull Creek Road, None,  
 St Augustine, FL 32092

**Checks payable to DoodyCalls of Jacksonville FL: We appreciate your business.**

<b>None</b>	CUSTOMER CARE CENTER HOURS OF OPERATION: 800 366-3922 Monday - Friday: 8:30 AM to 9 PM Saturday: 9 AM to 5 PM Sunday: 12:30 PM to 3:30 PM				<b>Invoice #</b>	<b>Invoice Date</b>
					<b>JAC-0137942</b>	<b>April 30, 2024</b>
Description	Date	Qty	U/M	Rate	Discount	Amount
SO-01007 Service : Pet waste station service	April 4, 2024	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	April 11, 2024	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	April 18, 2024	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	April 25, 2024	1		\$ 13.00		\$ 13.00
<b>Invoice Total</b>						\$52.00
<b>Payments/Credits Applied to Invoice</b>						\$0.00
<b>Invoice Balance</b>						\$52.00
<b>A minus sign (-) in the Total Due Field Box indicates a credit balance</b>						
<b>DoodyCalls is going Green - Let us know if you prefer your invoices by email or choose monthly auto pay with your card.</b>						



PO Box 6569  
Hilton Head Island, SC 29938

<b>Invoice 750968</b>	
<b>Date</b>	<b>PO/Contract#</b>
05/01/24	
<b>Account Manager</b>	<b>Terms</b>
ZACHARY HIGGINBOTHAM	Due on Receipt
<b>Total Amount</b>	\$19,084.00
<b>Property Address</b>	
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092	

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

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

<b>Description</b>	<b>Amount</b>
#50833 - Maintenance Contract Services - Grand Oaks CDD May 2024	\$19,084.00
<b>Total</b>	<b>\$19,084.00</b>

**Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:**

**P.O. Box 6569 Hilton Head Island, SC 29938.**

<b>Current</b>	<b>1-30 Days Past Due</b>	<b>31-60 Days Past Due</b>	<b>61-90 Days Past Due</b>	<b>90+ Days Past Due</b>
\$19,084.00	\$0.00	\$0.00	\$0.00	\$0.00

<b>Phone #</b>	<b>E-mail</b>	<b>Web Site</b>
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 13

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

5/1/2024

\$2,475.00

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

0000000172171001000000017800200000024750053

Please Return this invoice with your payment and notify us of any changes to your contact information.

**GRAND OAKS CDD**

**Turnbull Creek Blvd, St Augustine, Florida 32092 Tampa, FL 33607**

**Invoice Due Date 5/11/2024**

**Invoice 178002B**

**PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
5/1/2024	Water Management - Monthly		\$2475.00	\$0.00	\$2475.00

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:**

\$5350.00

**This Invoice Total:**

\$2475.00

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

**Customer #:** 729170

**Portal Registration #:** 5D65AC7B

**Customer E-mail(s):** [inframark@avidbill.com](mailto:inframark@avidbill.com), [rebekah.scroggins@inframark.com](mailto:rebekah.scroggins@inframark.com), [jessica.rivera@inframark.com](mailto:jessica.rivera@inframark.com)

**Customer Portal Link:** [www.lakedoctors.com/contact-us/](http://www.lakedoctors.com/contact-us/)

**Corporate Address**

4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256

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

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 14

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

5/1/2024

\$200.00

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

000000017217100100000001788250000002000083

Please Return this invoice with your payment and notify us of any changes to your contact information.

**GRAND OAKS CDD**

**Turnbull Creek Blvd, St Augustine, Florida 32092 Tampa, FL 33607**

**Invoice Due Date 5/11/2024**

**Invoice 178825B**

**PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
5/1/2024	Fountain Cleaning Service - Quarterly		\$200.00	\$0.00	\$200.00

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:**

\$5350.00

**This Invoice Total:**

\$200.00

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

**Customer #:** 729170

**Portal Registration #:** 5D65AC7B

**Customer E-mail(s):** [inframark@avidbill.com](mailto:inframark@avidbill.com), [rebekah.scroggins@inframark.com](mailto:rebekah.scroggins@inframark.com), [jessica.rivera@inframark.com](mailto:jessica.rivera@inframark.com)

**Customer Portal Link:** [www.lakedoctors.com/contact-us/](http://www.lakedoctors.com/contact-us/)

**Corporate Address**

4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256

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:** 05/01/24-05/31/24  
**Invoice Date:** 04/25/2024  
**Invoice Number:** 0042070-4032-2

**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**

**May 25, 2024**

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**

**\$336.62**

If payment is received after 05/25/2024: **\$ 345.04**

<b>Previous Balance</b>	+	<b>Payments</b>	+	<b>Adjustments</b>	+	<b>Current Invoice Charges</b>	=	<b>Total Account Balance Due</b>
150.73		0.00		0.00		185.89		<b>336.62</b>

### IMPORTANT MESSAGES

Invoice includes price increase that requires your consent. Your enclosed invoice (next invoice for some customers billed in arrears) contains a service rate increase. All or some of this increase (1) above the increase in the Consumer Price Index (using the Water, Sewer, and Trash Collection CPI published by U.S. Bureau of Labor Statistics, 12 month rolling average) and (2) above any increase in disposal, processing and/or transportation costs, plus an amount for operating margin, requires your consent. Your consent will be deemed to occur upon payment of the new service rate. If you do not consent to the increase, you have the right to terminate the service agreement within 30 days. Check your service agreement for your applicable terms and visit [wm.com/billhelp](http://wm.com/billhelp) or contact us if you have any questions.

✂ ----- 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>
04/25/2024	0042070-4032-2	28-35356-73002
<b>Payment Terms</b>	<b>Total Due</b>	<b>Amount</b>
Total Due by 05/25/2024	\$336.62	
If Received after 05/25/2024	\$345.04	

Received  
MAY 02

4032000283535673002000420700000001858900000033662 1

0069375 01 AB 0.547 \*\*AUTO T2 0 7116 33607-600875 -C04-P69444-1  
  
**GRAND OAKS CDD**  
 2005 PAN AM CIR STE 300  
 TAMPA FL 33607-6008

I0290C04



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




035-0038098-4032-9

0069375-0000001-0073372

**Grand Oaks CDD**

MEETING DATE: March 22, 2024

DMS: per Bob Koncar

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Marc Harris	x	Salary Waived	\$0
Keith Hyatt	x	Salary Waived	\$0
Dennis Smith		Salary Waived	\$0
Linda Cruz	x	Salary	\$200
Vacant		Salary	\$200



**Grand Oaks CDD**

**MEETING DATE: 05/23/2024**

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**DMS: per Bob Koncar**

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Marc Harris	X	Salary Waived	\$0
Keith Hyatt	X	Salary Waived	\$0
Dennis Smith		Salary Waived	\$0
Linda Cruz	X	Salary	\$200
Vacant		Salary	\$0



Received

MAY 10

FPL.com Page 1

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0001 0002 059697

E001

Electric Bill Statement

For: Apr 5, 2024 to May 7, 2024 (32 days)

Statement Date: May 7, 2024

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

\$1,551.58

TOTAL AMOUNT YOU OWE

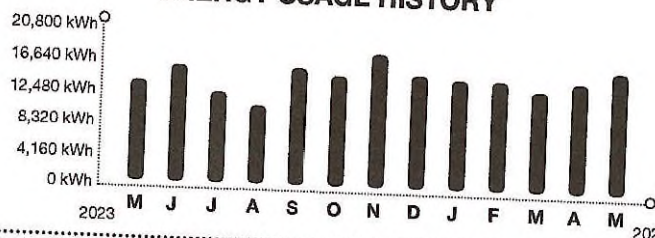
May 28, 2024

NEW CHARGES DUE BY

Switch to eBill today and  
get your bill wherever  
you are.

FPL.com/eBill

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,571.69
Payments received	-1,571.69
Balance before new charges	0.00

Total new charges 1,551.58

Total amount you owe \$1,551.58

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after July 29, 2024 is considered LATE; a late payment charge of 1% will apply.

An approved rate decrease is in effect. Learn more at FPL.com/Rates.

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

Report Power Outages:  
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)  
711 (Relay Service)



Ways to Pay



/ 27

1304024079147528515510000

0001 0002 059697

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



FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001



Visit FPL.com/PayBill  
for ways to pay.

02407-91475

ACCOUNT NUMBER

\$1,551.58

TOTAL AMOUNT YOU OWE

May 28, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



**Customer Name:**  
GRAND OAKS CDD

**Account Number:**  
02407-91475

**BILL DETAILS**

Amount of your last bill	1,571.69
Payment received - Thank you	-1,571.69
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.21
Non-fuel: (\$0.028120 per kWh)	\$485.44
Fuel: (\$0.029780 per kWh)	\$514.09
Demand: (\$13.02 per KW)	\$481.74
Electric service amount	1,511.48
Gross receipts tax (State tax)	38.78
Taxes and charges	38.78
Regulatory fee (State fee)	1.32
Total new charges	\$1,551.58
<b>Total amount you owe</b>	<b>\$1,551.58</b>

**METER SUMMARY**

Meter reading - Meter KL23642. Next meter reading Jun 6, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	84251		66988		17263
Demand KW	37.02				37

**ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	May 7, 2024	Apr 5, 2024	May 5, 2023
kWh Used	17263	15583	14350
Service days	32	30	29
kWh/day	539	519	494
Amount	\$1,551.58	\$1,571.69	\$1,542.65

**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)

**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:** Apr 8, 2024 to May 8, 2024 (30 days)

**Statement Date:** May 8, 2024

**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**

\$1,112.69

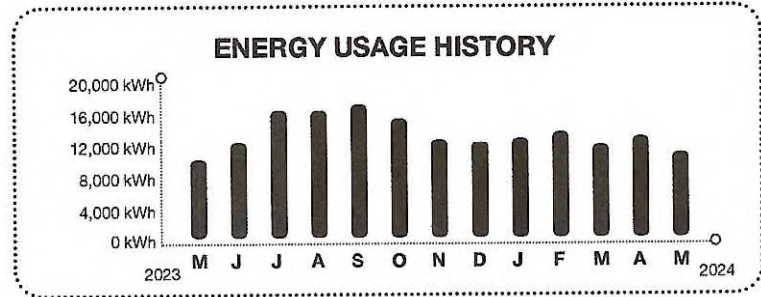
TOTAL AMOUNT YOU OWE

May 29, 2024

NEW CHARGES DUE BY

Switch to eBill today and  
get your bill wherever  
you are.

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



**BILL SUMMARY**

Amount of your last bill	1,315.52
Payments received	-1,315.52
Balance before new charges	0.00
<b>Total new charges</b>	<b>1,112.69</b>
<b>Total amount you owe</b>	<b>\$1,112.69</b>

*(See page 2 for bill details.)*

**KEEP IN MIND**

- Payment received after July 30, 2024 is considered LATE; a late payment charge of 1% will apply.

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MAY 13

An approved rate decrease is in effect. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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Outside Florida: 1-800-226-3545

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Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)  
711 (Relay Service)



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/ 27

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for ways to pay.

41929-72349

ACCOUNT NUMBER

\$1,112.69

TOTAL AMOUNT YOU OWE

May 29, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





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

**Account Number:**  
 41929-72349

FPL.com Page 2

0002 0004 055842

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**BILL DETAILS**

Amount of your last bill	1,315.52
Payment received - Thank you	-1,315.52
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.21
Non-fuel: (\$0.028120 per kWh)	\$322.06
Fuel: (\$0.029780 per kWh)	\$341.07
Demand: (\$13.02 per KW)	\$390.60
Electric service amount	1,083.94
Gross receipts tax (State tax)	27.81
Taxes and charges	27.81
Regulatory fee (State fee)	0.94
<b>Total new charges</b>	<b>\$1,112.69</b>
<b>Total amount you owe</b>	<b>\$1,112.69</b>

**METER SUMMARY**

Meter reading - Meter KLL2329. Next meter reading Jun 7, 2024.

Usage Type	Current	- Previous	= Usage
kWh used	60626	49173	11453
Demand KW	30.36		30

**ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	May 8, 2024	Apr 8, 2024	May 8, 2023
kWh Used	11453	13758	10649
Service days	30	32	31
kWh/day	381	429	343
Amount	\$1,112.69	\$1,315.52	\$1,224.68

**KEEP IN MIND**

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

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**Electric Bill Statement**

For: Apr 8, 2024 to May 8, 2024 (30 days)

Statement Date: May 8, 2024

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**

**\$103.32**

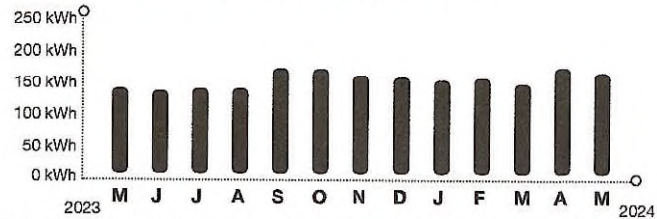
TOTAL AMOUNT YOU OWE

**May 29, 2024**

NEW CHARGES DUE BY

Switch to eBill today and  
get your bill wherever  
you are.  
**FPL.com/eBill**

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	70.32
Balance before new charges	70.32
Total new charges	33.00
<b>Total amount you owe</b>	<b>\$103.32</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Did you forget? \$70.32 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after July 30, 2024 is considered LATE; a late payment charge of 1% will apply.

**Received**  
**MAY 13**

An approved rate decrease is in effect. Learn more at [FPL.com/Rates](http://FPL.com/Rates).

Customer Service: (386) 252-1541  
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711 (Relay Service)



**Ways to Pay**



/ 27

7032 1305856013351752330100000

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2005 PAN AM CIR STE 300  
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85601-33517	\$103.32	May 29, 2024	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



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

**Account Number:**  
85601-33517

**BILL DETAILS**

Amount of your last bill	70.32
Balance before new charges	\$70.32
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.78
Non-fuel: (\$0.082130 per kWh)	\$14.21
Fuel: (\$0.029780 per kWh)	\$5.15
Electric service amount	32.14
Gross receipts tax (State tax)	0.82
Taxes and charges	0.82
Late payment charge	0.01
Regulatory fee (State fee)	0.03
Total new charges	\$33.00
<b>Total amount you owe</b>	<b>\$103.32</b>

**METER SUMMARY**

Meter reading - Meter KN55121. Next meter reading Jun 7, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	03216		03043		173

**ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	May 8, 2024	Apr 8, 2024	May 8, 2023
kWh Used	173	182	145
Service days	30	32	31
kWh/day	5	5	5
Amount	\$32.99	\$35.43	\$34.35

**KEEP IN MIND**

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

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MAY 17 2024

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Received  
MAY 10

**Electric Bill Statement**

For: Apr 5, 2024 to May 7, 2024 (32 days)

Statement Date: May 7, 2024

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**

**\$1,382.76**

TOTAL AMOUNT YOU OWE

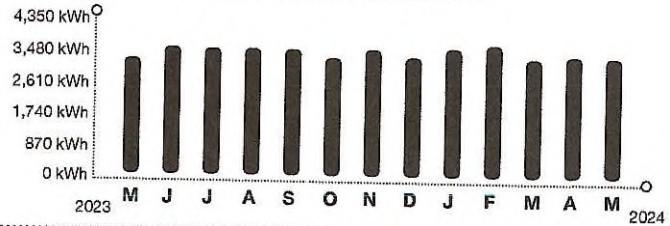
**May 28, 2024**

NEW CHARGES DUE BY

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get your bill wherever  
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**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Did you forget? \$958.12 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after July 29, 2024 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	958.12
Balance before new charges	958.12
Total new charges	424.64
<b>Total amount you owe</b>	<b>\$1,382.76</b>

(See page 2 for bill details.)

An approved rate decrease is in effect. Learn more at [FPL.com/Rates](http://FPL.com/Rates).

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711 (Relay Service)



**Ways to Pay**



/ 27

95812 1304978996702406728310000

0001 0002 059696

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for ways to pay.

97899-67024

ACCOUNT NUMBER

\$1,382.76

TOTAL AMOUNT YOU OWE

May 28, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED







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

**Account Number:**  
97899-67024

**BILL DETAILS**

Amount of your last bill	958.12
Balance before new charges	\$958.12
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.78
Non-fuel: (\$0.082130 per kWh)	\$293.95
Fuel: (\$0.029780 per kWh)	\$106.58
Electric service amount	413.31
Gross receipts tax (State tax)	10.61
Taxes and charges	10.61
Late payment charge	0.36
Regulatory fee (State fee)	0.36
Total new charges	\$424.64
<b>Total amount you owe</b>	<b>\$1,382.76</b>

**METER SUMMARY**

Meter reading - Meter KCD9310. Next meter reading Jun 6, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	16093		12514		3579

**ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	May 7, 2024	Apr 5, 2024	May 5, 2023
kWh Used	3579	3610	3441
Service days	32	30	29
kWh/day	111	120	118
Amount	\$424.28	\$455.63	\$472.78

**KEEP IN MIND**

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 Phone (904) 209-2700  
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 Toll Free (877) 837-2311

PO Drawer 3006  
 St. Augustine, FL 32085

<b>Statement Date</b> 05/19/2024	<b>Current Charges Due Date</b> 06/18/2024
-------------------------------------	---

**Current Month Activity**

Services Dates	Service Description	Units	Amount	Total
4/19/24	<b>Amount of Your Last Statement</b>			<b>1,176.91</b>
5/8/24	Deposit Payment Due		200.00	
5/8/24	Payment - Thank You		-850.63	
5/9/24	Payment - Thank You		-526.28	
5/14/24	Payment - Thank You		-650.63	
	Late Fee		9.76	
	<b>Past Due Balance</b>			<b>-640.87</b>
5/8/24-5/8/24	Non-Pay Disconnect Service Order		45.00	
	<b>Water Rates</b>			
	Meter Maintenance Charge	9.00	1.00	9.00
	Base Rate	120.04	1.00	120.04
<b>Consumption Fees</b>	0 - 40,000 Gallons	3.81	31.57	120.28
	<b>Water Total</b>		<b>31.57</b>	<b>249.32</b>
	<b>Wastewater Rates</b>			
	Base Rate	141.01	1.00	141.01
<b>Consumption Fees</b>	0 + Sewer Gallons	6.64	31.57	209.62
	<b>Wastewater Total</b>		<b>31.57</b>	<b>350.63</b>
	<b>Past Due Balance</b>			<b>-640.87</b>
	<b>Current Charges</b>			<b>644.95</b>
	<b>Amount Now Due / Credits</b>			<b>4.08</b>

GRAND OAKS COMMUNITY DEVELOPMENT DISTRIC

**Account Number:**

579429-144104

**Service Address:**

1055 TURNBULL CREEK RD

**Service Type:**

Commercial

**Days in Billing Cycle:** 31

**Deposit Amount:** \$ 200.00

**Deposit Date:** 05/08/2024

**Geo Code:** WGV

Meter Number: 79900023

Present Read Date: 05/19/2024

Previous Read Date: 04/18/2024

Current Reading: 46109

Previous Reading: 42952

Gallons Used: 3,157.00

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.

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FL29539F



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

Account Number		Date Due	
579429-144104		06/18/2024	
Past Due Amount	Current Charges/Credits	Amount Now Due	After Due Date Pay
-640.87	644.95	4.08	9.08
Please Enter Amount Paid \$			



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

GRAND OAKS COMMUNITY DEVELOPMENT DISTRIC  
 2616  
 2005 PAN AM CIR STE 300  
 TAMPA FL 33607-6008

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



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Check for Address Change



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 Phone (904) 209-2700  
 Fax (904) 209-2718  
 Toll Free (877) 837-2311

PO Drawer 3006  
 St. Augustine, FL 32085

<b>Statement Date</b> 03/19/2024	<b>Current Charges Due Date</b> 04/18/2024
-------------------------------------	---

**Current Month Activity**

Services Dates	Service Description	Units	Amount	Total
2/17/24	<b>Amount of Your Last Statement</b>			<b>825.58</b>
2/21/24	Payment - Thank You		-399.10	
3/12/24	Payment - Thank You		-428.58	
	<b>Past Due Balance</b>			<b>-2.10</b>
	<b>Water Rates</b>			
	Meter Maintenance Charge	9.00	1.00	9.00
	Base Rate	120.04	1.00	120.04
<b>Consumption Fees</b>	0 - 40,000 Gallons	3.81	36.62	139.52
	<b>Water Total</b>		<b>36.62</b>	<b>268.56</b>
	<b>Wastewater Rates</b>			
	Base Rate	141.01	1.00	141.01
<b>Consumption Fees</b>	0 + Sewer Gallons	6.64	36.62	243.16
	<b>Wastewater Total</b>		<b>36.62</b>	<b>384.17</b>
	<b>Past Due Balance</b>			<b>-2.10</b>
	<b>Current Charges</b>			<b>652.73</b>
	<b>Amount Now Due / Credits</b>			<b>650.63</b>

GRAND OAKS COMMUNITY DEVELOPMENT DISTRIC

**Account Number:**  
579429-144104

**Service Address:**  
1055 TURNBULL CREEK RD

**Service Type:**  
Commercial

**Days in Billing Cycle:** 29

**Deposit Amount:** \$ 0.00

**Deposit Date:**

**Geo Code:** WGV

Meter Number: 79900023  
 Present Read Date: 03/19/2024  
 Previous Read Date: 02/19/2024  
 Current Reading: 40500  
 Previous Reading: 36838  
 Gallons Used: 3,662.00

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.

See reverse for monthly draft options or credit card payments. [www.sjcutility.us](http://www.sjcutility.us)

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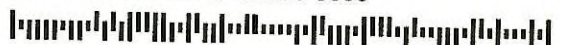
ST JOHNS COUNTY UTILITY DEPARTMENT  
 POST OFFICE DRAWER 3006  
 ST AUGUSTINE FL 32085-3006

Account Number		Date Due	
579429-144104		04/18/2024	
Past Due Amount	Current Charges/Credits	Amount Now Due	After Due Date Pay
-2.10	652.73	650.63	660.39
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 DISTRIC  
 2005 PAN AM CIR STE 300  
 TAMPA FL 33607-6008

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 Phone (904) 209-2700  
 Fax (904) 209-2718  
 Toll Free (877) 837-2311

PO Drawer 3006  
 St. Augustine, FL 32085

<b>Statement Date</b> 05/19/2024	<b>Current Charges Due Date</b> 06/18/2024
-------------------------------------	---

**Current Month Activity**

Services Dates	Service Description	Units	Amount	Total
4/19/24	<b>Amount of Your Last Statement</b>			<b>78.85</b>
5/9/24	Deposit Payment Due		100.00	
5/9/24	Payment - Thank You		-141.82	
5/9/24	Payment - Thank You		-37.03	
5/9/24	Payment - Thank You		-41.82	
	Late Fee		5.00	
	<b>Past Due Balance</b>			<b>-36.82</b>
5/8/24-5/8/24	Non-Pay Disconnect Service Order		45.00	
	<b>Water Rates</b>			
	Base Rate	15.01	1.00	15.01
<b>Consumption Fees</b>	0 - 5,000 Gallons	3.81	1.11	4.23
	<b>Water Total</b>	<b>1.11</b>		<b>19.24</b>
	<b>Wastewater Rates</b>			
	Base Rate	17.63	1.00	17.63
<b>Consumption Fees</b>	0 + Sewer Gallons	6.64	1.11	7.37
	<b>Wastewater Total</b>	<b>1.11</b>		<b>25.00</b>
	<b>Past Due Balance</b>			<b>-36.82</b>
	<b>Current Charges</b>			<b>89.24</b>
	<b>Amount Now Due / Credits</b>			<b>52.42</b>

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

**Account Number:**  
579429-139988

**Service Address:**  
544 TURNBULL CREEK RD

**Service Type:**

Commercial

**Days in Billing Cycle:** 32

**Deposit Amount:** \$ 100.00

**Deposit Date:** 05/09/2024

**Geo Code:** WGV

Meter Number: 90140530

Present Read Date: 05/19/2024

Previous Read Date: 04/17/2024

Current Reading: 2392

Previous Reading: 2281

Gallons Used: 111.00

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.

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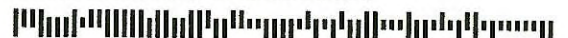
*Received*  
 MAY 24

Account Number			Date Due
579429-139988			06/18/2024
Past Due Amount	Current Charges/Credits	Amount Now Due	After Due Date Pay
-36.82	89.24	52.42	57.42
Please Enter Amount Paid \$			



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

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 POST OFFICE DRAWER 3006  
 ST AUGUSTINE FL 32085-3006



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GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

2616

2005 PAN AM CIR STE 300  
 TAMPA FL 33607-6008



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Check for Address Change



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

Amount Due: \$96.91

**Due Date:** May 28, 2024

**Account #:** 221008719785

### Account Summary

<b>Current Service Period:</b> April 02, 2024 - May 01, 2024	
Previous Amount Due	\$96.91
Payment(s) Received Since Last Statement	-\$96.91
<b>Current Month's Charges</b>	<b>\$96.91</b>
<b>Amount Due by May 28, 2024</b>	<b>\$96.91</b>

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

Received  
MAY 13



Scan here to view your account online.



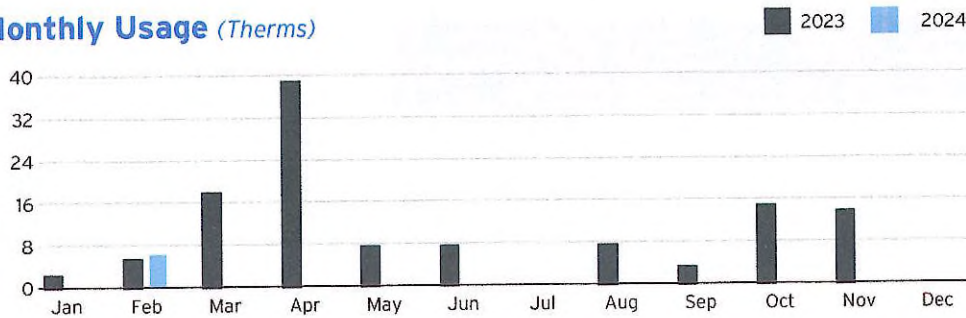
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To ensure prompt credit, please return stub portion of this bill with your payment.



**Account #:** 221008719785  
**Due Date:** May 28, 2024

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Go Paperless, Go Green! Visit [PeoplesGas.com/Paperless](http://PeoplesGas.com/Paperless) to enroll now.

Amount Due: \$96.91

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

611878081362



0000204 FTECO105072423462310 00000 05 01000000 17903 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.

6118780813622210087197850000000096917

0000204-0000785-Page 1 of 4



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

Account #: 221008719785  
Statement Date: May 07, 2024  
Charges Due: May 28, 2024

## Meter Read

**Service Period:** Apr 02, 2024 - May 01, 2024

**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	05/01/2024	119	119	0 CCF	1.042	1.0000	0.0 Therms	30 Days

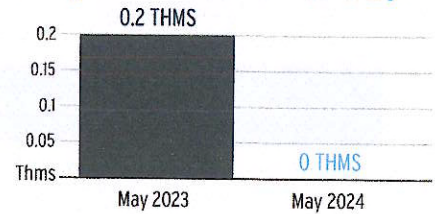
## Charge Details

<b>Natural Gas Charges</b>	
Customer Charge	\$65.91
<b>Natural Gas Service Cost</b>	<b>\$65.91</b>

<b>Other Fees and Charges</b>	
Gas Late Payment Fee	\$1.00
<b>Total Other Fees and Charges</b>	<b>\$1.00</b>
<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 \$96.91**

## Avg THMS Used Per Day



## Important Messages

**Be prepared this storm season**  
Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

**Help for those with special needs**  
Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit [FloridaDisaster.org](http://FloridaDisaster.org) to learn more.

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

## Ways To Pay Your Bill

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

## 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](http://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.

0000204-000785-Page 2 of 4

\*\*\*\*\* INVOICE \*\*\*\*\*



**Dominion Engineering Group, Inc.**  
**4348 Southpoint Blvd., Suite 201**  
**Jacksonville, Florida 32216**  
**(904) 854-4500**

Date: May 1, 2024

Invoice Number 2024-6564

Net 15 days

Mr. Keith Hyatt, Chairman  
**Grand Oaks CDD**  
 2005 Pan Am Circle, Ste. 300  
 Tampa, Florida 33607  
[inframark@avidbill.com](mailto:inframark@avidbill.com)

**Reference: Grand Oaks CDD, St. Johns County, Florida**  
**DEG Project Number 2157.004**  
**Assessment Area 2 & 3**

**Task 1 CDD District Engineer**

**(hourly)**

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
CADD Operator	\$90	0	\$0.00
CADD Designer	\$130	0	\$0.00
Engineer	\$135	0	\$0.00
Professional Engineer	\$155	12	\$1,860.00
Principal	\$210	2	\$420.00
<b>TOTAL</b>		<b>14</b>	<b>\$2,280.00</b>

1. Reviewed bills and approved requisitions
2. Prepared information and attended CDD meeting
3. Site visit for potholes
4. Submitted low bidder information to CDD council for contract
5. Delivered contract to low bidder

**Amount Due \$2,280.00**

PM REVIEW: initials (wes) Select Contract Term Regarding Invoicing: Per our Contract, terms are net fifteen (15) days.

Past due balances shall be subject to interest at the rate of 1.5 percent per month. All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.





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

Date	Invoice
05/09/2024	34279
Account	
Grand Oaks	

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

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

Terms	Due Date	PO Number	Reference
NET15	05/24/2024		

Service Request Number	449593
Summary	Grand Oaks CDD - cameras out
Billing Method	Actual Rates
Detail	<p>Tue 4/2/2024/10:52 AM UTC-04/ Rebekah Scroggins                      This email comes from outside the organization.                      Do not click links or open attachments unless it is an email you expected to receive.</p> <p>We have several cameras that are not working and we need to get some of our other cameras into focus. Please advise.</p> <p>Rebekah Scroggins   LCAM                      Community Manager, CDD Project Manager                      FL Notary Public                      [image]                      1055 Turnbull Creek Road   St. Augustine, FL 32092                      630 Kingsley Ave., Suite B   Orange Park, FL 32073</p> <p>Office Hours:                      Monday to Friday                      9:00 a.m. – 5:00 pm.                      Direct: 407.566.2018                      www.inframarkims.com</p> <p>Please include your address and community name on all emails.                      Townsquare: <a href="https://townsquare.nabrnetwork.com">https://townsquare.nabrnetwork.com</a> for ARC Forms, Governing Docs, Community News, Pay fees                      For ESTOPPEL requests please reach out to <a href="https://inframark.condocerts.com">https://inframark.condocerts.com</a>                      For accounting, please email <a href="mailto:Customercare@inframark.com">Customercare@inframark.com</a></p>
Resolution	
Company Name	Grand Oaks CDD
Contact Name	

Service Request Number	454824
Summary	Grand Oaks CDD - quote for camears out
Billing Method	Actual Rates
Detail	<p>Thu 4/25/2024/11:23 AM UTC-04/ Rebekah Scroggins                      This email comes from outside the organization.                      Do not click links or open attachments unless it is an email you expected to receive.</p> <p>I had a technician come out on 4/12 to look at our cameras that were out and they</p>

said three needed replacement. I never got the quote. I need it ASAP.

Rebekah Scroggins | LCAM  
 Community Manager, CDD Project Manager  
 FL Notary Public  
 [image]  
 1055 Turnbull Creek Road | St. Augustine, FL 32092  
 630 Kingsley Ave., Suite B | Orange Park, FL 32073

Office Hours:  
 Monday to Friday  
 9:00 a.m. – 5:00 pm.  
 Direct: 407.566.2018  
 www.inframarkims.com

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

Resolution

Company Name                      Grand Oaks CDD

Contact Name

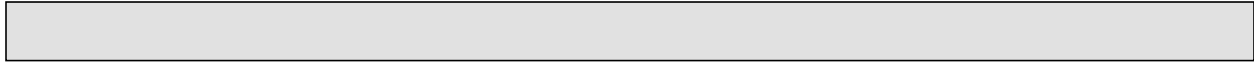
Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Professional Services Technician	Onsite - Business Hours	3.00	150.00	\$450.00
Professional Services Technician	Travel	3.75	150.00	\$562.50
<b>Total Services:</b>				<b>\$1,012.50</b>
We appreciate your business! MHD Communications accepts checks and all major credit cards.  A late payment charge of 5% per month will be applied to all unpaid balances.		<b>Invoice Subtotal:</b>	\$1,012.50	
		<b>Sales Tax:</b>	\$0.00	
		<b>Invoice Total:</b>	<b>\$1,012.50</b>	
		<b>Payments:</b>	\$0.00	
		<b>Credits:</b>	\$0.00	
		<b>Balance Due:</b>	<b>\$1,012.50</b>	

**Invoice Time Detail**

**Invoice Number:** 34279  
**Company:** Grand Oaks CDD

**Charge To: Grand Oaks CDD / Grand Oaks CDD - cameras out Location: Main**

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
04/12/2024	Huh, Clive	<b>Service Ticket:</b> 449593 <b>Summary:</b> Grand Oaks CDD - cameras out	Y	3.75	150.00	\$562.50
04/12/2024	Huh, Clive	<b>Service Ticket:</b> 449593 <b>Summary:</b> Grand Oaks CDD - cameras out Client reported: - Playground cam at pool house was not working - Few cams were not in focus - Cam at front park area is pointing down - Clubhouse front door cam is black and white  Playground cam- Water got into connector, cam pinouts are oxidized. Re-Terminated rj45, cable passed on tester. Need to replace camera. Missing waterproof connector on cam. Discovered 2x additional cams at poolhouse is not working. Cables passed on tester, cameras will need to be replaced.  Cams were adjusted using focus function in ptz settings  Cam at front park area is a ptz and needed to be pointed up using ptz controls  Clubhouse front door cam rebooted & verified settings are correct. Was usable to resolve the black and white issue.  REMAINING ITEMS:  Quote:  Pool House 1x Playground Cam - PAR-P8DRIRA2812-AI 2x Cams on pole nearest to main pool gate entrance - PAR-P8DRIRA2812-AI  Clubhouse 1x Front Entrance Door Cam - PAR-P8DRIRA2812-AI	Y	3.00	150.00	\$450.00



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**Subtotal: \$1,012.50**

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**Invoice Time Total:**

**Billable Hours:**

**6.75**

# INVOICE

**Reliable Gas Services**  
 86221 Express Ct  
 Yulee, FL 32097

reliablegasservices@outlook.com  
 +1 (207) 485-2105

## Grand Oaks CDD HOA

**Bill to**  
 Grand Oaks CDD HOA  
 1055 Turnbull Creek Rd  
 Saint Johns, FL

**Ship to**  
 Grand Oaks CDD HOA  
 1055 Turnbull Creek Rd  
 Saint Johns, FL

### Invoice details

Invoice no.: 1574  
 Terms: Net 30  
 Invoice date: 01/17/2024  
 Due date: 02/16/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	took out electronic box, repiped firepit , installed key valve and flush mounted timmer box, test fired unit and put back together	1	\$1,500.00	\$1,500.00

**Total \$1,500.00**

### Ways to pay



**Overdue 02/16/2024**

[Pay invoice](#)

# INVOICE

**Southeast Utilities Services, Inc.**  
 1595 Timber Trace Drive  
 St. Augustine, FL 32092

filterzones@gmail.com  
 +1 (904) 501-0523

## Grand Oaks CDD

**Bill to**  
 Grand Oaks CDD

**Ship to**  
 Grand Oaks CDD

### Invoice details

Invoice no.: 487448  
 Terms: Net 30  
 Invoice date: 04/30/2024  
 Due date: 05/15/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Labor only</b>	monthly contract	1	\$300.00	\$300.00
2.		<b>Labor only</b>	4/1... women bathroom mail box area faucet repair	2	\$57.50	\$115.00
3.		<b>Labor only</b>	4/8... repair/fix w materails road pothole	3	\$57.50	\$172.50
4.		<b>Labor only</b>	4/9... repair/ fix w materails road pothole	1	\$57.50	\$57.50
5.		<b>Labor only</b>	4/9... damaged playground equipment removal	1	\$57.50	\$57.50
6.		<b>Labor only</b>	4/10... nocatee trash cans (2) fix, replace, disposal	3	\$57.50	\$172.50
7.		<b>Labor only</b>	4/12... pocket doors (2) repair, amenities building	2	\$57.50	\$115.00
8.		<b>Labor only</b>	4/13... move, relocate 3 park benches/ truck used	3	\$57.50	\$172.50
9.		<b>Labor only</b>	4/15... remove, relocate snake from amenities	1	\$57.50	\$57.50
10.		<b>Labor only</b>	4/16&17... pool mens room door fix, womens ceiling fix, gate adjust, exercise room amenities windows (2) lock.	6	\$57.50	\$345.00
11.		<b>Labor only</b>	4/19... electrical repairs amenities building lights	1	\$57.50	\$57.50

12.

**Labor only**

4/25... electrical fault inspection issue  
check/ pumps

2

\$57.50  
Agenda Page 39 \$115.00

---

**Total**

**\$1,737.50**

---

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 40

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

5/20/2024

\$200.00

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

0000000017217100100000001788250000002000083

Please Return this invoice with your payment and notify us of any changes to your contact information.

**GRAND OAKS CDD**

**Turnbull Creek Blvd, St Augustine, Florida 32092 Tampa, FL 33607**

**Invoice Due Date 5/11/2024**

**Invoice 178825B**

**PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
5/1/2024	Fountain Cleaning Service - Quarterly		\$200.00	\$0.00	\$200.00

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:**

\$2675.00

**This Invoice Total:**

\$200.00

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

**Customer #:** 729170

**Portal Registration #:** 5D65AC7B

**Customer E-mail(s):** [inframark@avidbill.com](mailto:inframark@avidbill.com), [rebekah.scroggins@inframark.com](mailto:rebekah.scroggins@inframark.com), [jessica.rivera@inframark.com](mailto:jessica.rivera@inframark.com)

**Customer Portal Link:** [www.lakedoctors.com/contact-us/](http://www.lakedoctors.com/contact-us/)

**Corporate Address**

4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256

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





# NVOICEI

Jacksonville, FL J  
904-900-6494J

Project Mgr: Ryan TaylorJ

**Project:** Grand Oaks Buffer Enhancement PlantingJ  
Grand OaksJ  
St. Augustine, FL J

**To:** Meritus CorpJ  
C/O:Grand Oaks CDDJ  
Attn: Keith HyattJ  
2005 Pan Am CircleJ  
Suite 3000J  
Tampa, FL 33607J

<b>REMIT TO:</b>
<b>Invoice Number: TK76701I</b>
<b>Environmental Services, nc.I</b>
<b>PO Box 959673I</b>
<b>St Louis, MO 63195-9673I</b>
<b>Federal E.I.N.: 59-2668974I</b>

Project Number:J	HK197187J
Invoice Date:J	2/23/2024J
For Period:J	2/20/2022 to 2/17/2024J

DescriptionI	TotalI
<b>TASK: Phase I Buffer Enhancement MonitoringI</b>	
Conducted site visit and additional coordination with SJRWMD for planting plan approvalJ	\$700.00J
<b>Task Total</b>	<b>\$700.00</b>

<b>Invoice Total</b>	<b>\$700.00</b>
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# INVOICE

**First Coast Home Services LLC's Company**  
 603 St Johns Ave  
 Green Cove Springs, FL 32043

fchomesvc@gmail.com  
 +1 (904) 838-8712

## Grand Oaks CDD

**Bill to**  
 Grand Oaks CDD

### Invoice details

Invoice no.: 503  
 Invoice date: 05/15/2024  
 Due date: 06/14/2024

#	Date	Product or service	Description	SKU	Qty	Rate	Amount
1.		Pressure wash amenities center building, mail center, bathroom area and clean out gutters				\$1,100.00	\$1,100.00

**Total** **\$1,100.00**

### Ways to pay



### Note to customer

Thank you for your business.

# Steelhead Plumbing, LLC

2191 Deerwood Acres Dr.  
 St. Augustine, FL 32084

(904) 838-2218

# Invoice

Date	Invoice #
5/9/2024	13197

<b>Bill To</b>
Grand Oaks CDD 100 Turnbull Creek Road St Augustine, FL 32092

P.O. No.	Terms	Date of Service
	Due on receipt	5/6/24

Quantity	Description	Amount
	Grand Oaks - Amenities Center 1055 Turnbull Creek Rd St Augustine, FL 32092	
1	SERVICE - Mens Pool Bath toilet line clogged. Onsite maintenance could not get unclogged. When checked issue, found rubber gloves stuck in toilet. Could not get them out of the toilet. Had to replace the toilet.	246.00
1	Materials including toilet	437.50
1	Labor	
<b>Total</b>		<b>\$683.50</b>



# NVOICEI

Jacksonville, FL J  
904-900-6494J

Project Mgr:I Cody SparacoJ

**Project:I** Grand Oaks 2023J  
Grand Oaks, Turnbull Creek RoadJ  
St. Augustine, FL J

**To:I** Grand Oaks Community Development District □  
Attn: Marc Harris □  
2001 Pan Am Circle, Suite 300 □  
Tampa, FLJ33607 □

REMIT TO:I	
<b>Invoice Number: TK69522I</b>	
<b>Terracon Consultants, nc.I</b>	
<b>PO Box 959673I</b>	
<b>St Louis, MO 63195-9673I</b>	
<b>Federal E.I.N.: 42-1249917I</b>	

Project Number:J	EQ237503J
Contract Amount:J	\$7,500.00J
Billed to Date:J	\$6,550.00J
Invoice Date:J	2/02/2024J
For Period:J	12/31/2023 to 2/03/2024J

QuantityI	Description of ServicesI	RateI	Totall
<b>TASK: 01 Remediation Plan and SJRWMD-Subcontractor CoordinationI</b>			
1.00J	Final on-site meeting and coordinationsJ	\$3,300.00J	\$3,300.00 J
	<b>Task Total</b>		<b>\$3,300.00</b>

**Invoice Total \$3,300.00**

TERMS: DUE UPON PRESENTATION OF NVOICEI



PO Box 6569  
Hilton Head Island, SC 29938

<b>Invoice 752307</b>	
<b>Date</b>	<b>PO/Contract#</b>
05/09/24	
<b>Account Manager</b>	<b>Terms</b>
ZACHARY HIGGINBOTHAM	Due on Receipt
<b>Total Amount</b>	\$3,960.00
<b>Property Address</b>	
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092	

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

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

Description	Amount
#65789 - Annual Install April 2024 <i>Landscape Enhancement Work - 05/03/2024</i>	\$3,960.00
<b>Total</b>	<b>\$3,960.00</b>

**Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:**

**P.O. 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
\$23,044.00	\$0.00	\$0.00	\$0.00	\$0.00

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

**4C.**

Placeholder for May 2024 Financial Statements

# **Fifth Order of Business**



# Memorandum

June 19, 2024

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

---

## District Managers Report:

- **Attachment 1: Discussion concerning the request from Summer Bay to have the cattails from the ponds removed.**  
**Background:** The Lake Doctors treated the ponds for the cattails; however, they do not have the equipment to remove the cattails. Charles Aquatics provided a quote for removal of the cattails for a total cost of \$30,000 (see attached).
- **Attachment 2: Ratification of Expenditures for Pool Maintenance:**  
**Background:** Attached is the executed contract with C. Buss Enterprises for ratification along with the invoices that need to be approved.  
A). **Approval to ratify the attached contract with C Buss Enterprise for pool maintenance services.**  
B) Ratification of the following expenditures to bring the pool up to acceptable standards and approve their invoice for June services:
  1. \$1,200 the June service contact;
  2. \$1,587.66 for pool parts relating to the probe controller.
  3. \$428.92 for a new sump pump and installation.
  4. \$4,498.80 for pool repair services including removal of algae and chemicals.



This agreement dated April 29, 2024 is made between **Charles Aquatics, Inc.**, a Florida Corporation, and

Name Summer Bay at Grand Oaks

Physical Address 41 Hickory Pine Dr, St Augustine, FL

Billing Address 6620 Southpoint Dr S Suite 610, Jacksonville, FL 32256

Phone 904-733-3334 x23726 Cell \_\_\_\_\_

E-mail Caytlin.Belanger@fsresidential.com

Hereinafter called “CLIENT”.

1. **Charles Aquatics, Inc.**, agrees to provide aquatic management services in accordance with the terms and conditions of this Agreement at the following location(s):

**Kill, Cut and Remove Cattails from 4 ponds at Summer Bay at Grand Oaks in St Johns County, FL.**

2. CLIENT agrees to pay **Charles Aquatics, Inc.** the following sum(s) for the listed services:

- **Spray cattails with herbicide to kill root system prior to removal. Must let the cattails die for 3 weeks before beginning removal.**
- **4 sections of fence must be removed including posts on the lots that will be used for staging. These lots are 53, 71, 156 and 303.**
- **Fountains will be turned off and mooring lines secured to avoid damage during the project.**
- **Roll-off dumpsters will be staged on empty lots noted above for removal of vegetation. Cost for dumpsters and haul off is not included in price. This will be billed separately at actual cost plus minimal loading fee.**

**Cost of removal only \$30,000.00**

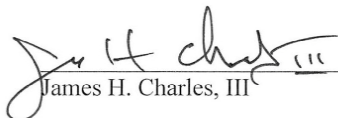
Charles Aquatics, Inc.  
 6869 Phillips Parkway Drive South Jacksonville, FL 32256  
 (904) 997-0044 Fax: (904) 807-9158

Terms & Conditions:

- 1) Payment for entire balance of service is **due no later than 30 days after date of the invoice.**
- 2) **Non-Payment, Default** - In the case of non-payment by the **CLIENT, Charles Aquatics, Inc.** reserves the right following written notice to the **CLIENT** to terminate this **Agreement**, and reasonable attorneys' fees and costs of collection shall be paid by the **CLIENT**, whether suit is filed or not. In addition, interest at the rate of one and one-half percent (1.5%) per month may be assessed for the period of delinquency.
- 3) The offer contained herein is withdrawn and this **Agreement** shall have no further force and effect unless executed and returned by the **CLIENT** to **Charles Aquatics, Inc. within 30 days of the agreement date.**
- 4) **Termination** - Termination of this **Agreement** may be made in writing at any time by **Charles Aquatics, Inc.** or by the **CLIENT.**
- 5) **Insurance Coverage - Charles Aquatics, Inc.** shall maintain the following insurance coverage: Automobile Liability, Property Damage, Completed Operations and Product Liability. Workers' Compensation coverage is also provided. **Charles Aquatics, Inc.** will submit copies of current insurance certificates upon request.
- 6) **Disclaimer** - Neither party to this **Agreement** shall be responsible for damages, penalties or otherwise any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, acts of God, war, governmental orders and regulations, curtailment or failure to obtain sufficient materials or other force majeure condition (whether or not the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.
- 7) **Authorized Agent** - **CLIENT** warrants that he is authorized to execute this **Aquatic Management Agreement** on behalf of the riparian owner and to hold **Charles Aquatics, Inc.,** harmless for consequences of such service not arising out of the sole negligence of **Charles Aquatics, Inc.**
- 8) **Damages - Charles Aquatics, Inc.** agrees to hold **CLIENT** harmless from any loss, damage or claims arising out of the sole negligence of **Charles Aquatics, Inc.** However, **Charles Aquatics, Inc.** shall in no event be liable to the **CLIENT** or to others, for indirect, special or consequential damages resulting from any cause whatsoever not caused by or resulting from the responsibility of **Charles Aquatics, Inc.**
- 9) **Assignment of the Agreement** - This **Agreement** is not assignable by the **CLIENT** except upon prior written consent by **Charles Aquatics, Inc.**
- 10) **Alterations and Modifications** - This two (2) page **Agreement** constitutes the entire **Agreement** of the Parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both **Charles Aquatics, Inc.** and the **CLIENT.**

CHARLES AQUATICS, INC.

CLIENT

  
 \_\_\_\_\_  
 James H. Charles, III

\_\_\_\_\_

Client Signature

-----

Date

**AGREEMENT BETWEEN GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
AND C BUSS ENTERPRISES, INC. FOR POOL MAINTENANCE SERVICES**

**This Agreement** (the “Agreement”) is made and entered into this 11<sup>th</sup> day of June, 2024 by and between:

**Grand Oaks Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in St. Johns County, Florida and with offices at 12574 Flagler Center Boulevard, Suite 101, Jacksonville, Florida 32258 (“District”), and

**C Buss Enterprises, Inc.**, with a mailing address of 152 Lipizzan Trail, St. Augustine, Florida 32095 (the “Contractor,” and together with District, the “Parties”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “Act”); and

**WHEREAS**, in accordance with the Act, the District owns, operates, and maintains certain swimming pool facilities (the “Facilities”); and

**WHEREAS**, the District desires to enter into an agreement with an independent contractor to provide pool maintenance services for the Facilities; and

**WHEREAS**, Contractor provides such services and desires to contract with the District to do so in accordance with the terms and specifications in this Agreement; and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. DESCRIPTION OF WORK AND SERVICES.** The duties, obligations, and responsibilities of the Contractor are to provide pool maintenance service as set forth herein and in **Exhibit A**, attached hereto and incorporated herein by reference (the “Services”). Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met and shall provide the Services within presently accepted industry best practices and professional standards. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and

controlling all aspects to assure completion of the Services. Contractor shall report directly to the On-Site Administrator or his or her designee. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

**SECTION 3. COMPENSATION AND TERM.** As compensation for the completion of the Services, the District agrees to pay the Contractor One Thousand Eight Hundred Dollars (\$1,800.00) per month. This compensation includes all labor and materials necessary to complete the Services. Contractor shall invoice the District monthly for services provided pursuant to the terms of this Agreement, and the District shall provide payment within thirty (30) days of receipt of such invoices, or sooner as required by Florida's Prompt Payment Act. The term of this Agreement shall commence on June 12, 2024 and shall continue through June 15, 2025, unless terminated earlier in accordance with the provisions of this Agreement; provided however, that such term may be renewed in writing upon mutual agreement by the Parties hereto.

**SECTION 4. INSURANCE.** The Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

Contractor shall provide District with a certificate naming the District as an additional insured. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement.

**SECTION 5. INDEMNIFICATION.**

- A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B. Contractor agrees to indemnify, defend, and hold harmless the District and its officers, agents, staff, and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the

District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

**SECTION 6. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, codes, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

**SECTION 7. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**SECTION 8. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**SECTION 9. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**SECTION 10. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

**SECTION 11. TERMINATION.** The District agrees that the Contractor may terminate this

Agreement for cause by providing thirty (30) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off sets the District may have against the Contractor as the sole means of recovery for termination.

**SECTION 12. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

**SECTION 13. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

**SECTION 14. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 15. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 16. ENFORCEMENT OF AGREEMENT.** A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 17. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. To the extent this Agreement conflicts with **Exhibit A** hereto, this Agreement shall control.

**SECTION 18. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

**SECTION 19. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 20. NOTICES.** All notices, requests, consents, and other communications under this Agreement (“Notices”) shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

**A. If to District:** Grand Oaks Community  
Development District  
12574 Flagler Center Boulevard, Suite 101  
Jacksonville, Florida 32258  
Attn: District Manager

**With a copy to:** Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

**B. If to the Contractor:** C Buss Enterprises, Inc.  
152 Lipizzan Trail  
St. Augustine, Florida 32095  
Attn: Clayton Buss

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

**SECTION 21. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.



**SECTION 22. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.

**SECTION 23. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, section 119.0701, *Florida Statutes*. Contractor further recognizes that all work product, e-mails, or other forms of transmission whatsoever in furtherance of District business are considered public records and shall be retained as such by Contractor. All data and programs utilized in conduct of District business and operations and stored on computers are considered public records and are required to be turned over consistent with this provision. Contractor acknowledges that the designated public records custodian for the District is **Sandra Demarco** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN C/O INFRAMARK, AT 210 N. UNIVERSITY DRIVE, SUITE 702, CORAL SPRINGS, FL, (954) 282-0081, OR [SANDRA.DEMARCO@INFRAMARK.COM](mailto:SANDRA.DEMARCO@INFRAMARK.COM).**

**SECTION 24. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 25. ARM’S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**SECTION 26. COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**SECTION 27. E-VERIFY REQUIREMENTS.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**SECTION 28. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES.** The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

**IN WITNESS WHEREOF**, the Parties hereto have signed this Agreement on the day and year first written above.

**Attest:**

**GRAND OAKS COMMUNITY  
DEVELOPMENT DISTRICT**

DocuSigned by:  
*Bob Koncar*  
EDAS00C6FA7C4D0...  
Secretary / Assistant Secretary

DocuSigned by:  
*KEITH G HYATT*  
946B1D15767A467...  
Chairperson, Board of Supervisors

**C BUSS ENTERPRISES, INC.**

DocuSigned by:  
*Clayton Buss*  
3E9ACB1A911D480...  
By: \_\_\_\_\_  
Print: Clayton Buss  
Its: PRESIDENT

**Exhibit A: Scope of Services**

**EXHIBIT A**



904.710.8161  
clayton@cbussenterprises.com  
www.cbussenterprises.com  
152 Lipizzan Trail  
Saint Augustine, FL 32095

May 17, 2024

Rebekah Scroggins, LCAM  
c/o Inframark  
630 Kingsley Ave, Suite B  
Orange Park, FL 32073

Property: Grand Oaks CDD  
1035 Tumbull Creek Rd  
Saint Augustine, FL 32092  
rebekah.scroggins@inframark.com

**COMMERCIAL SWIMMING POOL MAINTENANCE CONTRACT**

**MAINTENANCE COST:**

C. Buss Enterprises agrees to provide swimming pool maintenance for Grand Oaks CDD community pool for a total of **\$1800.00 per month**. **CHEMICALS NOT INCLUDED.**

Hourly Rate for repairs \$150. Extra Service Visits \$90. Code Brown \$225.

**SCHEDULE:**

Maintenance shall be performed three (3) days per week April 15th through September 15th, two (2) days per week September 16th through April 14th. The pools shall be closed during the time the service technician performs routine cleaning functions.

The pool will be closed on Mondays for chemical treatment.

**SCOPE OF WORK:**

Check water quality and fill out log sheet as required by FL Code Chapter 64E-9 per visit.

Manually skim, brush, vacuum and clean tile as necessary.

Conduct tests for Free Available Chlorine, Combined Chlorine, Total Chlorine, pH, Acid Demand, Base Demand, Total Alkalinity, Calcium Hardness, Cyanuric Acid and Temperature as needed to maintain water quality levels within requirements of Chapter 64E-9.004(d), maintain Saturation Index within +0.3 to -0.3 for proper water balance.

Operate filtration and recirculation system, cleaning when necessary. Maintain pool at proper water level. Check all valves for leaks, all bolts for snug fit, respond to variations in the sounds of electric motors, check GFCI for proper operation, clean strainers, maintain proper flow rates, and equipment in clean condition.

**TERMS:**

All chemicals to perform the above maintenance, plus any chemicals required for special treatment of stains, metals sequestering, foam removal, oil removal, phosphate and nitrate removal, mustard and black algae treatment, and super chlorination shall be provided only by the service contractor, used as needed and billed.

The Service Contractor shall not be responsible for any existing damage or stains to the swimming pool or deck finish; or equipment damage due to sump pump failure.

Both parties agree that either party may terminate this agreement, or any person, upon thirty (30) days written notice, sent by regular mail, to the other party. Both parties agree that this is the sole and total agreement between them, and that no verbal or implied agreement shall be valid unless same has been written into this contract or any addendum hereto. No changes or alterations to this agreement shall be made unless both parties have agreed to same in written form properly executed.

Starting Date: \_\_\_\_\_

Contractor: *Clayton Buss*

Purchaser: \_\_\_\_\_

Title: President

Title: \_\_\_\_\_

Date: May 17, 2024

Date: \_\_\_\_\_

**INVOICE**

**C Buss Enterprises**  
152 Lipizzan Trail  
Saint Augustine, FL 32095

clayton@cbussenterprises.com  
904-710-8161  
https://www.cbussenterprises.com



**Grand Oaks CDD**

**Bill to**  
Grand Oaks CDD  
12574 Flagler Center Boulevard  
Suite 101  
Jacksonville, FL 32258

**Ship to**  
Grand Oaks CDD  
1055 Turnbull Creek Rd  
Saint Augustine, FL 32092

**Invoice details**

Invoice no.: 1927  
Terms: Due on receipt  
Invoice date: 06/13/2024  
Due date: 07/13/2024

#	Product or service	Description	Qty	Rate	Amount
1.	<b>POOL SERVICE</b>	JUNE POOL SERVICE PRORATED START DATE: 06/12/2024	0.6666667	\$1,800.00	\$1,200.00
				<b>Total</b>	<b>\$1,200.00</b>

## ESTIMATE

**C Buss Enterprises**  
 152 Lipizzan Trail  
 Saint Augustine, FL 32095

clayton@cbussenterprises.com  
 904-710-8161  
<https://www.cbussenterprises.com>



### Grand Oaks CDD

**Bill to**  
 Grand Oaks CDD  
 12574 Flagler Center Boulevard  
 Suite 101  
 Jacksonville, FL 32258

**Ship to**  
 Grand Oaks CDD  
 1055 Turnbull Creek Rd  
 Saint Augustine, FL 32092

### Estimate details

Estimate no.: 1414  
 Estimate date: 06/12/2024

#	Product or service	Description	Qty	Rate	Amount
1.	<b>POOL PARTS</b>	PH PROBE FOR CAT CONTROLLER	1	\$780.96	\$780.96
2.	<b>POOL PARTS</b>	ORP PROBE FOR CAT CONTROLLER	1	\$806.70	\$806.70
				<b>Total</b>	<b>\$1,587.66</b>

## ESTIMATE

**C Buss Enterprises**  
 152 Lipizzan Trail  
 Saint Augustine, FL 32095

clayton@cbussenterprises.com  
 904-710-8161  
<https://www.cbussenterprises.com>



### Grand Oaks CDD

**Bill to**  
 Grand Oaks CDD  
 12574 Flagler Center Boulevard  
 Suite 101  
 Jacksonville, FL 32258

**Ship to**  
 Grand Oaks CDD  
 1055 Turnbull Creek Rd  
 Saint Augustine, FL 32092

### Estimate details

Estimate no.: 1415  
 Estimate date: 06/12/2024

#	Product or service	Description	Qty	Rate	Amount
1.	<b>POOL PARTS</b>	NEW SUMP PUMP	1	\$278.92	\$278.92
2.	<b>LABOR</b>	PER HOUR	1	\$150.00	\$150.00
				<b>Total</b>	<b>\$428.92</b>

## ESTIMATE

**C Buss Enterprises**  
 152 Lipizzan Trail  
 Saint Augustine, FL 32095

clayton@cbussenterprises.com  
 904-710-8161  
<https://www.cbussenterprises.com>



### Grand Oaks CDD

**Bill to**  
 Grand Oaks CDD  
 12574 Flagler Center Boulevard  
 Suite 101  
 Jacksonville, FL 32258

**Ship to**  
 Grand Oaks CDD  
 1055 Turnbull Creek Rd  
 Saint Augustine, FL 32092

### Estimate details

Estimate no.: 1419  
 Estimate date: 06/13/2024

#	Product or service	Description	Qty	Rate	Amount
1.	<b>POOL REPAIR</b>	BLACK ALGAE DIVE: 2 MEN PER HOUR	8	\$450.00	\$3,600.00
2.	<b>GRANULAR TRICHLOR</b>	PER LB	20	\$10.85	\$217.00
3.	<b>NATURAL CHEMISTRY</b>	ALGAE BREAK 90; PER GAL	4	\$132.95	\$531.80
4.	<b>POOL SERVICE</b>	BACKWASH FILTER	1	\$150.00	\$150.00
<b>Total</b>					<b>\$4,498.80</b>