

**GRAND OAKS
COMMUNITY DEVELOPMENT
DISTRICT**

JULY 25, 2024

**REVISED
AGENDA PACKAGE**

CALL IN INFORMATION:

+1646-838-1601

ID: 434 733 099#



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

Staff:

Jennifer Goldyn, Regional Director
Michael Perez, District Manager
Jonathan Johnson, District Counsel
William E. Schaefer II, P.E., District Engineer

Revised Meeting Agenda Thursday, July 25, 2024 – 2:00 p.m.

Audience Participation
Call-in Number: 646-838-1601
ID: 434 733 099

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

- 1. Call to Order and Roll Call**
- 2. Audience Comments on Agenda Items - Three – (3) Minute Time Limit**
- 3. Staff Reports**
 - A. Landscape Update
 1. Consideration of Landscape Proposals Page 3
 - B. Manager’s Report
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
- 4. Business Items**
 - A. Ratification of Resolution 2024-04, Designating Officers Page 15
 - B. Consideration of Revised Pool Service Contract..... Page 16
 - C. Consideration of Security Service Proposals..... Page 17
- 5. Business Administration**
 - A. Consideration of Regular Meeting Minutes from June 27, 2024..... Page 44
 - B. Review of June 2024 Financial Statements Page 47
- 6. Supervisor Requests or Comments**
- 7. Adjournment**

The next meeting is scheduled for Thursday, August 22, 2024, at 2:00 p.m.

Work Order Proposal



Proposal Date: 7/16/2024
Proposal Work Order #: 68882
Prepared By: ZACHARY HIGGINBOTHAM

Property Name: Grand Oaks CDD
Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Robert "Bob" Koncar ` bob.koncar@inframark.com
Client Phone #: 904-626-0593

Replacement For Agapanthus (per bed)

This proposal is to replace the Agapanthus that we eaten by the deer. This is a per bed price, with the estimation of 9 beds needing to be replaced. The plant suggested is Society Garlic, which is found in other beds along the community. We could try another plant if you would like.

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Planting					\$979.80
Society Garlic - 1 Gal	60.00	1 Gallon	\$16.33	\$979.80	
Pinestraw & Mulch					\$97.23
Bagged Mulch	10.00	Bag	\$9.72	\$97.23	
Total for Work Order #68882					\$1,077.03

TERMS & CONDITIONS

1. Deposit. A 30% Deposit is required prior to commencement of work.
2. Proposal Pricing. This bid is valid for 30 days from proposal date unless otherwise approved by the Greenery, Inc.
3. Plant Guarantee. The Greenery, Inc. guarantees all plantings we supply and install for one year that are covered under an automated irrigation system and maintained under a continuous maintenance agreement by the Greenery, Inc.. This guarantee does not apply to plants that are lost due to abuse, vandalism, animals, fire, lightning, hail, vehicular damage, freeze, neglect, nor Acts of God.
4. Exclusions. Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.
5. Deer. Damage to or loss of plants due to deer is not covered by any guarantee, expressed or implied. The Greenery, Inc. makes every effort to use deer resistant material; however, due to the increase in their population and their changing habits, the Greenery, Inc. is not responsible for any resultant damage.
6. Tree Work. Stumps from tree removal will be cut to within approximately twelve inches above ground level. Stump grinding or removal is not included unless otherwise specified in this proposal. Wood will be left on the premises where lowered and dropped and will be cut into firewood length (approximately 16 to 24 inches lengthwise) unless specified otherwise in this proposal. Splitting, moving or hauling of wood or wood chips will be performed only if specifically stated in this proposal.
7. Utility Locates. The Greenery Inc. will call in the utility locates before starting the job. It is the responsibility of the Client/Owner to call in any private utilities that are outside normal location utilities. The Greenery Inc. is not responsible for damage to underground irrigation lines, wiring, pipes, utilities, invisible fencing, or lighting systems whose locations are not properly marked.
8. Irrigation Pricing. The existing automated irrigation system is checked at new landscaping areas, adjusted for proper coverage and broken heads and nozzles are replaced as needed. Irrigation adjustments, repairs and additions are billed on a Labor and Materials basis. Labor Rate is \$ 75 / hour. Any irrigation prices included in this bid are an estimation only.
9. New Construction Irrigation Installation. Sleeves under roads and sidewalks must be accurately marked and no deeper than 4 feet below surface grade. A water source must be provided by Client/Owner/Developer prior to commencement of irrigation installation. Any temporary irrigation pipe that needs to be installed to access water source, will be billed in addition. The connection of the backflow device to the water meter is the responsibility of the Client/Owner.
10. Drainage. Any drainage installation is meant to improve conditions, but does not guarantee a complete elimination of issues. Standing water, puddling, saturated soils and washouts may still occur. Additional work may be needed after initial work is completed. Standing water for up to 48 hours after a significant rainfall is typical for the Lowcountry.
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14. Promotional Clause. The client hereby assigns the Contractor the irrevocable and unrestricted right to use and publish photographs of the work performed for editorial, trade, advertising, educational and any other purpose in any manner and medium; to alter the same without restriction; and to copyright the same without restriction. The Client releases all claim to profits that may arise from use of images.

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Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Robert "Bob" Koncar` bob.koncar@inframark.com
Client Phone #: 904-626-0593

Proposal Date: 7/16/2024
Proposal Work Order #: 68882
Prepared By: ZACHARY HIGGINBOTHAM

Total: \$1,077.03

By ZACHARY HIGGINBOTHAM

Date ZACHARY HIGGINBOTHAM
7/16/2024

The Greenery, Inc.

By _____
Date _____

Work Order Proposal



Proposal Date: 7/16/2024
Proposal Work Order #: 68885
Prepared By: ZACHARY HIGGINBOTHAM

Property Name: Grand Oaks CDD
Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Robert "Bob" Koncar` bob.koncar@inframark.com
Client Phone #: 904-626-0593

Fireplace Drainage

Proposal for drainage install at fireplace area

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Site Prep, Debris Disposal, Amendments, Equipment & Clean-Up					\$3,317.00
EZ Flow 4" Drain Pipe	40.00	LF	\$30.00	\$1,200.00	
12"X12" Catch Basin	2.00	EA	\$375.00	\$750.00	
Fill Dirt	2.00	CY	\$115.00	\$230.00	
Pop Up Emitter 4"	1.00	EA	\$65.00	\$65.00	
Site prep, Install, Clean Up	16.00	HR	\$67.00	\$1,072.00	
Total for Work Order #68885					\$3,317.00

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Client Phone #: 904-626-0593

Proposal Date: 7/16/2024
Proposal Work Order #: 68885
Prepared By: ZACHARY HIGGINBOTHAM

Total: \$3,317.00

By ZACHARY HIGGINBOTHAM

Date ZACHARY HIGGINBOTHAM
7/16/2024

The Greenery, Inc.

By _____
Date _____

Work Order Proposal



Proposal Date: 7/16/2024
Proposal Work Order #: 68884
Prepared By: ZACHARY HIGGINBOTHAM

Property Name: Grand Oaks CDD
Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Robert "Bob" Koncar` bob.koncar@inframark.com
Client Phone #: 904-626-0593

Fireplace Shrub Replacement

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

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Planting					\$2,635.00
Loropetalum 'Crimson Fire' - 3 Gal	16.00	3 Gallon	\$60.00	\$960.00	
Blue Daze - 1 Gal	100.00	1 Gallon	\$16.75	\$1,675.00	
Pinestraw & Mulch					\$140.00
Bagged Mulch	10.00	EA	\$14.00	\$140.00	
Total for Work Order #68884					\$2,775.00

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Proposal Date: 7/16/2024
Proposal Work Order #: 68884
Prepared By: ZACHARY HIGGINBOTHAM

Total: \$2,775.00

By ZACHARY HIGGINBOTHAM

Date ZACHARY HIGGINBOTHAM
7/16/2024

The Greenery, Inc.

By _____
Date _____

Work Order Proposal



Proposal Date: 7/16/2024
Proposal Work Order #: 68883
Prepared By: ZACHARY HIGGINBOTHAM

Property Name: Grand Oaks CDD
Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Robert "Bob" Koncar ` bob.koncar@inframark.com
Client Phone #: 904-626-0593

Tennis Court Podocarpus Replant 7g option

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

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Irrigation					\$300.00
Repairs and Adjustments	1.00	LS	\$300.00	\$300.00	
Planting					\$5,580.00
Podocarpus 'Maki' - 7 Gal	60.00	7 Gallon	\$93.00	\$5,580.00	
Pinestraw & Mulch					\$280.00
Bagged Mulch	20.00	EA	\$14.00	\$280.00	
Total for Work Order #68883					\$6,160.00

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Proposal Date: 7/16/2024
Proposal Work Order #: 68883
Prepared By: ZACHARY HIGGINBOTHAM

Total: \$6,160.00

By ZACHARY HIGGINBOTHAM

Date ZACHARY HIGGINBOTHAM
7/16/2024

The Greenery, Inc.

By _____
Date _____

RESOLUTION 2024-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

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

1. The following persons are elected to the offices shown, to wit:

<u>Keith Hyatt</u>	Chair
<u>Dennis Smith</u>	Vice-Chair
<u>Jennifer Goldyn</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
_____	Assistant Treasurer
<u>Linda Cruz</u>	Assistant Secretary
<u>Marc Harris</u>	Assistant Secretary
<u>Michael Perez</u>	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 25th day of July 2024.

ATTEST:

**GRAND OAKS
COMMUNITY DEVELOPMENT
DISTRICT**

DocuSigned by:

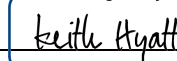


A914FCA6308743D...

Michael Perez

Name: _____
Secretary / Assistant Secretary

DocuSigned by:



946B1D15707A407...

Keith Hyatt

Name: _____
Chair / Vice Chair of the Board of Supervisors



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

July 17, 2024

Ms. Jennifer Goldyn, Regional Director
c/o Inframark
Jennifer.Goldyn@inframark.com

Property: Grand Oaks CDD
1035 Turnbull Creek Rd
Saint Augustine, FL 32092

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.

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: July 17, 2024

Date: _____



FAST GUARD
SECURITY SERVICE

Estimate

EST-911524

Fast Guard Service World Wide

844-254-8273
<https://fastguardservice.com/>
 925 S 21 AVE
 HOLLYWOOD, Florida, 33020

Bill To

Inframark
 1055 Turnbull Creek Road
 St Augustine
 32092 FL
 United States

Service Address

1055 Turnbull Creek Road
 St Augustine
 32092 FL

Estimate Date : 03.26.2024

Expiry Date : 04.09.2024

#	Item & Description	Duration	Count	Hourly Rate	Number of guards	Hours per day	Amount
1	1 unarmed guard	Daily	2	\$39.00	1	8.00	624.00
	Start Date TBD - weekends Saturday and Sunday 11am - 7pm (8hr shift)						
	Duties: Guard will patrol residential property to ensure no vandalism.						
	Site Location: 1055 Turnbull Creek Road St Augsutine, FL 32092						

Items in Total 8.00	Sub Total	624.00
	Total Taxable Amount	624.00
	Florida (7%)	43.68
	3.5% credit card fee	23.37
	Total	691.05\$

Notes

*****Deviation or changes from the scope of work outlined above may result in additional charges*****.
Estimate does not secure services, Please call or email (info@fastguardservice.com) if you would like to move forward.
FEEL FREE TO CONTACT US AT 844.254.8273
** There is 3.5% fee for credit card payments. This fee is equivalent to what we pay to accept credit cards.
** Please note that there is no fee for using a debit card.

We are committed to continuing to offer the convenience of credit and debit card acceptance. For the reason, we have decided to use a new, fully-compliant solution to pass on the cost of credit card acceptance to customers who may elect to use this form of payment. The 3.5% fee is equivalent to what we pay to accept credit cards. -Please note that there is no fee for using a debit card. We will begin using the new card acceptance solution. We look forward to serving you, and we welcome any questions you may have. - FGS has a minimum of 6 hour for Service Nationwide. Except for the State of Florida (4 Hour Minimum). All of our Services are billed in advance before service is rendered via Credit Card or Debit Card. REFUNDS take up to 7-10 business days. A full Refund will be given for no show; a credit will be issued if a date or time is changed or canceled by the client.

Terms & Conditions

*****Deviation or changes from the scope of work outlined above may result in additional charges*****.
- FGS has a minimum of 6 hours per shift per guard for Service Nationwide, Except for the State of Florida (4 Hour Minimum shift per guard). All of our Services are billed in advance before service is rendered via Credit Card or Debit Card. REFUND time frame is 7 - 10 business days.

- The following Federal Holidays are billed at time and a half: New Years Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgivings Day, & Christmas Day

Proposal



Guard, Protection, and Investigation Services



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Confidential Acknowledgement

This document, together with any file attached thereto, is intended exclusively for its recipient(s). It may contain confidential information. If you are not the recipient of this message, we hereby notify you that any use, reproduction, or dissemination of this message and any file attached thereto is strictly prohibited.

- If you have received this accidentally, in printed form or otherwise, please return to:
PRYME SECURITY
4830 WEST KENNEDY BOULEVARD
SUITE 600
TAMPA FL 33609

- [For a copy of our license from the Florida Security Licensing Division, click this link.](#)




Client Information

 **Company Name:** _____


 **Client Name:** _____


 **Phone:** _____

 **Email:** _____

 **Address:** _____

Billing Information

 **Contact:** _____

 **Phone:** _____

 **Email:** _____

 **Address:** _____

Operations Information

 **Onsite Point of Contact:** _____

 **Location of Service:** _____



Scope of Service

- ① Type of Officer Requested: Armed Unarmed
- ① Number of Officers/per shift:
- ① Total # Days of Service:
- ① Start Date of Service:
- ① End Date of Service:

Details:



Times of Service

Day of the Week	Start Time	End Time	Total Hours
Monday			
Tuesday			
Wednesday			
Thursday			
Friday			
Saturday			
Sunday			

TOTAL HOURS PER WEEK	
TOTAL OFFICERS PER SHIFT	
ADJUSTED TOTAL PER WEEK	



Quote



Flat Rate

\$.



Hourly Rate

\$.



Holiday Rate

\$.

*HOLIDAYS: New Year's Day, Martin Luther King Jr Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day.)

Billing rates for additional equipment and extraordinary coverage (i.e. strike coverage, executive protection, etc.) shall be as agreed upon in writing by the parties. Increases due to changes in federal, state, or local laws or taxes (e.g., wage and labor laws, FICA, and federal and state withholding taxes) or events beyond the control of the parties will be passed directly through to the Client.



Deposit

\$.

TO BE PAID BEFORE THE COMMENCEMENT OF SERVICES WILL CREDIT THE FIRST INVOICE ALL APPLICABLE SALES AND USE TAXES SHALL BE ADDED TO EACH INVOICE.



Form of Payment

ACH

CHECK

A 10% fee will be assessed on all unpaid invoices that have matured (7) days past the agreed-upon due date. Most payments are due upon receipt.



Contract

PLEASE READ CAREFULLY.
THE TERMS AND CONDITIONS OF THIS DOCUMENT ARE BINDING ON THE PARTIES TO THIS AGREEMENT.

Terms and Conditions

1. In consideration of the mutual covenants between the parties contained herein and intending to be legally bound hereby, Pryme Security agrees, pursuant to the request of the Client, to furnish security services as described within this contract under 'Scope of Services' listed on page 1. Any adjustments to this shall be requested by the Client before the coverage begins or during the term and an addendum added as an addition to this contract.
2. Pryme Security will bill the Client regularly on Mondays with invoices payable, without offset, upon receipt. Any dispute or claim regarding the amount of an invoice or the underlying services rendered must be sent in writing by the Client to Pryme Security within seven (7) days from the invoice date, setting forth the nature of the dispute and including all supporting documentation, or it shall for all purposes be deemed waived by the Client. Client agrees to pay all collection and attorney fees and costs that Pryme Security may incur in the collection of any invoice(s) not paid pursuant to the terms of this paragraph. For purposes of this paragraph, time is of the essence. **Contact operations@prymesecurity.com for billing inquiries.**
3. Except as provided in this agreement, Client agrees that it will not employ directly or indirectly any person who has been employed by Pryme Security within one hundred eighty (180) days following the last day on which Pryme Security employed such person. Any breach of this provision shall result in a payment by the Client to Pryme Security of Two Thousand Dollars for each employee so employed.



4. The security officers furnished by Pryme Security shall perform such services as agreed upon in writing and signed by Pryme Security and the Client. If the Client alters any instructions or directions given by Pryme Security to any security officers or if the Client assumes any supervision of the security officers, the Client shall be solely liable for any and all consequences thereof and agrees to indemnify, defend and hold harmless Pryme Security from and against any and all losses, claims, expenses or damages arising from or relating to the actions or omissions of such security officers.

5. Any and all property, equipment, supplies, and materials furnished by Pryme Security hereunder and placed at or on any of the sites described on the reverse side of this Agreement shall remain the property of Pryme Security, and Pryme Security shall at all times during and after the term of this Agreement have the sole and exclusive right to install, maintain, replace and remove such property, equipment, supplies and materials.

6. CONTRACTOR AGREES THAT THE SERVICES FURNISHED UNDER THIS AGREEMENT SHALL BE IN CONFORMITY WITH PRACTICES WHICH ARE GENERALLY CURRENT IN THE SECURITY INDUSTRY, THE PARTIES AGREE THAT Pryme Security DOES NOT REPRESENT AND CAN NOT WARRANT THAT THE SERVICES FURNISHED WILL PREVENT OR MINIMIZE THE LIKELIHOOD OF LOSS. Pryme Security' RESPONSIBILITY IS SOLELY LIMITED TO PROVIDING PHYSICAL SECURITY SERVICES AND Pryme Security HAS NOT BEEN ENGAGED AS A CONSULTANT OR OTHERWISE TO PROVIDE AN ASSESSMENT OF SECURITY NEEDS AT THE SITE(S) COVERED. CONTRACTOR'S SERVICES SHALL NOT GIVE RISE TO OR CONFER ANY RIGHTS ON ANY THIRD PARTY, AND CLIENT AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS Pryme Security AGAINST ANY CLAIMS BY THIRD PARTIES. Pryme Security AGREES TO INDEMNIFY CUSTOMER FOR ALL DAMAGES TO CLIENT'S PROPERTY CAUSED BY THE SOLE NEGLIGENT ACTS OF Pryme Security EMPLOYEES WHILE PERFORMING AGREED UPON DUTIES.



7. It is understood and agreed that Pryme Security's sole responsibility is to observe and report and to the extent possible protect the Client's property. In that regard, Pryme Security shall be liable for damage or loss of Client property only to the extent caused by the direct negligent acts of Pryme Security's employees while performing agreed-upon duties. Notwithstanding anything to the contrary herein, Pryme Security shall not be liable for any loss resulting from a criminal act of any party (including Pryme Security's employees) notwithstanding the negligence of Pryme Security or any third party. In the event Client seeks any modification of this section, the parties shall enter a separate written agreement containing such terms and conditions as may be mutually agreeable to Pryme Security and Client.

8. Notwithstanding anything contrary herein Pryme Security shall not be liable to Client for any (i) injury (including death) to any person arising from a slip, trip, or fall while on or near the premises of Client. It is expressly understood and agreed that Pryme Security is not responsible for performing ANY maintenance services including but not limited to building upkeep, snow removal, garbage or debris removal, and water removal. It is further understood and agreed that Pryme Security is not required or requested to report any maintenance needs or failures to clients.

9. In the event Pryme Security employees are requested or required to use Client vehicles in the performance of their duties, such vehicles shall be fully insured by the Client and Client assumes any and all liability for any injury to person or damage to property resulting from the use of Client vehicles.

10. Pryme Security represents that it will maintain workers' compensation insurance as required by the State of Florida which shall insure to the benefit of all Pryme Security personnel provided hereunder; comprehensive general liability or professional liability insurance, with minimum limits of \$1,000,000 per occurrence for bodily injury, personal injury, accidental death, and property damage; automobile liability insurance.

\$1,000,000 for injuries including accidental death to any person and subject to the same limit for each person for any one accident involving two or more persons;

All general liability, automobile liability, or umbrella liability insurance can be provided in a document as well as having our client listed as an Additionally Insured



11. It is agreed upon by both parties that this Agreement shall be in full force and effect for the one requested time frame from the date hereof and shall renew for like periods unless either party terminates this Agreement on the anniversary date by delivering 24-hour notice prior written notice to the other party; provided, however, that in the event of the occurrence of a strike, lockout, other labor trouble or an emergency (the "Emergency") at any of the sites at which Pryme Security personnel will be performing services hereunder, the Client shall promptly meet with Pryme Security to evaluate the scope, extent and costs of any additional security services which may be required as a result of the Emergency. If the Client and Pryme Security cannot reach an agreement on the provision of additional security services during the Emergency, and Pryme Security in its sole judgment determines that the Emergency poses a threat to the safety of Pryme Security personnel, Pryme Security may, upon forty-eight (48) hours written notice to the Client, remove its personnel from any and all of the sites at which Pryme Security is providing services hereunder and terminate this Agreement, in whole or in part, without any liability.

12. Method of payment for invoices and payable date; we will accept both ACH and check payments for invoices that are sent and we do not charge a late fee for check delivery unless it exceeds 15 days past due, you may be susceptible to an additional fee for late payment. We require that invoices be payable upon receipt unless otherwise stated in this contract so if the payment terms are other than payable upon receipt, please notate here:

13. Notwithstanding anything to the contrary herein, Pryme Security may terminate this agreement at any time after forty-eight (48) hours prior written notice to Client due to Client's failure to pay any monies due hereunder, or if at any time during the term of this Agreement, there shall be filed by or against Client in any court, pursuant to any statute, a petition in Bankruptcy, insolvency, reorganization, or the appointment of a receiver to receive all or a portion of the Client's property. In such an event Client agrees to pay, as liquidated damages, a sum equal to the amount for services rendered by Pryme Security during the thirty-day period immediately preceding the notice provided in this paragraph.



14. Pryme Security is an Equal Opportunity Employer and does not discriminate in the hiring, promotion, or enforcement of its policies and procedures based on race, color, creed, sex, age, marital status, or national origin, and complies with all known pertinent laws, Executive Orders and regulations. All such discrimination is unlawful and Pryme Security agrees during the term of the agreement that Pryme Security will strictly adhere to this policy in its employment practices and provision of services. Pryme Security shall comply with, and all activities under this agreement shall be subject to, all applicable federal, State of Florida, and local laws and regulations, as now existing and as may be amended or modified.

15. This Agreement supersedes any and all prior and other Agreements, oral or written, between Pryme Security and Client, and represents the entire Agreement between the parties. No other agreement or representations, oral or written, have been made by Pryme Security. Any alteration, modification, or amendment of this Agreement must be in writing containing the signature of an authorized representative of each party.

16. It is agreed by and between the Client and Pryme Security that if any terms or provisions of this Agreement shall be determined to be invalid or illegal, all the remaining terms and provisions shall remain in full force and effect.



17. Client hereby consents to the exclusive jurisdiction of any state or federal court located within the State of Florida, and irrevocably agrees that all actions or proceedings arising out of or relating to this agreement shall be litigated in such courts. Client accepts for and itself generally and unconditionally, the jurisdiction of the aforesaid courts and waives any defense of forum non conveniens, and irrevocably agrees to be bound by any judgment rendered thereby in connection with this Agreement. Client agrees to be bound to accept service served by certified mail, return receipt requested, mailed to the address indicated below or the Client's last known address, if different, such service being hereby acknowledged by Client to be effective and binding service in every respect. Nothing herein shall affect the right-to-serve process in any other manner permitted by law.

18. Pryme Security License # B3200109

Client Name: _____ PS Name: _____

Signature: _____ Signature: _____

Date: _____ Date: _____

We look forward to being your Security provider.

Derek Ringley
Pryme Security, Chief Executive Officer
Florida Office: (813) 540-2430
operations@prymesecurity.com
Florida Licensing Division # B 3200109



About US



PRYME Security of Florida was formed to provide the businesses and residents of Florida a new alternative in Guard, Protection, and Investigation Services.

Our team's goal is to provide you 100% satisfaction.

Our primary clients are comprised of private schools, Home Owner's Associations, home builders, retail and industrial facilities, bars and restaurants, and correctional facilities. We offer armed or unarmed licensed officers based on the client's current security needs.

Our services are customizable, and budget conscious.



What to Expect



- ① **Clean-cut Appearance**
 - ② **Exceptional Work Ethic**
 - ③ **Punctual & Reliable**
 - ④ **Friendly but Firm Attitude**
 - ⑤ **Honest & Trustworthy**
 - ⑥ **Passed Background Check**
 - ⑦ **First Aid / CPR / AED Trained**
- Able to stand for long periods w/o a break
 - Able to pass random drug & alcohol testing
 - No vaping or smoking
 - No use of vulgar language
 - No discussions with your staff or residents regarding politics, religion, or off-color conversations.
 - No confidential discussions relating to direct security issues with persons other than management staff or owners.

Preference is given to Prior Law Enforcement, Military, or extensive high-threat security.



Equipment & Uniforms



➤ Patrol Vehicles

We will plan to allocate a Security Vehicle On-site. The vehicle will have emergency lights, our company logo, emergency equipment, and more, and will provide a strong deterrent. If a dedicated vehicle is not in place, officers will have lights, vehicle security magnets, etc. on their vehicles.

➤ Uniforms

The photo is of Security Officer Katherine W.

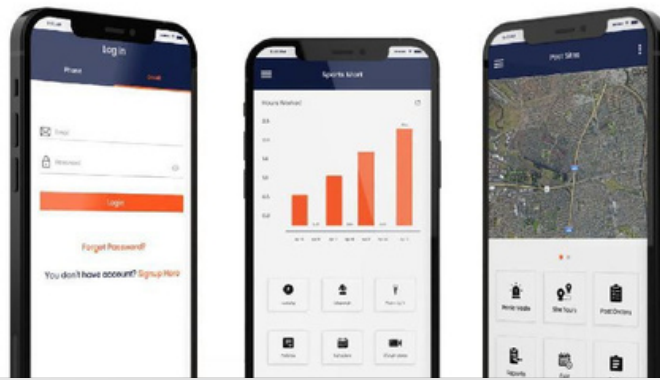
She is in our classic Class-A Uniform.

Other options include a Hi-Visibility Yellow and Black shirt.



Technology and Accountability

GuardsPro Mobile App



With our Guard App, guards can easily submit reports using the report template, which will provide you with the information that you want. We can also create mobile patrols, automated guard tours, and distribute shifts to enable our security guards to provide optimal security service for you.

Guard scan RF ID tags strategically placed throughout the facility.

Key Tag System

Chat & Communication

Used If a security officer has an immediate emergency, they can signal dispatch through the panic button feature.

Panic Button Feature

Geo Fence

To record when officers pass over virtual, preset, digital fences on a map.

Online and shareable reports customized for each location.

Reporting

Time Clocks

Task Management

Visitor Logs

We can register and share the particulars of visitors and vehicles at each post-site using our mobile app with time-in and time-out details.



Thank you



Contact US:

Derek Ringley

Pryme Security, Chief Executive Officer

Florida Office: (813) 540-2430

operations@prymesecurity.com

prymesecurity.com

Florida Licensing Division # B 3200109

**PROPOSAL FOR SAFETY AND SECURITY SERVICES
PARTNERSHIP BETWEEN PROTEUS PROTECTIVE SERVICES
AND YOUR PROPERTY**





PROPOSAL FOR SECURITY SERVICES

ABOUT PROTEUS PROTECTIVE SERVICES

Proteus Protective Services (PPS) was founded in September of 2022 by Sean Saunders and John Jaeger who wanted to change the professional standard of private security. A collective 45 years in the public safety and security industry, Sean and John wanted to bring a professional and proactive security agency to the industry.

The agency was founded in Jacksonville, Florida on the principles of taking care of its two most important assets, *it's officers* and *its clients*. As a local security agency, we strive to take care of our local community members and meet their safety and security needs.

We believe our business model of providing high quality professional security officers, all of whom are either prior law enforcement, prior military or have extensive security experience—with a combined commitment to customer service—sets us above the rest.

OUR MANAGEMENT TEAM

John Jaeger (Chief) is a 35-year public safety and security professional. Chief Jaeger currently serves as the General Manager and Chief of Service, handling all day-to-day aspects of the business operations of PPS and its parent company, Northeast Protection Agency.

Sean P. Saunders (Deputy Chief of Operations) is a 15-year public safety and security professional. Saunders started his public safety career as an EMT and Firefighter in Maine and New Hampshire. Moving to the City of Boston, Saunders worked in the City of Boston as an EMT, Paramedic, Tactical EMS provider and finally as a law enforcement professional before moving into the private sector in 2015. Saunders has served as an EMS Operations Supervisor, Patrol Supervisor, Operations Manager, Director of Operations, Chief of Service and recently served as the Chief Operating Officer for a previous security agency. Sean Saunders is a graduate of the FBI National Academy with a focus on Homeland Security, Domestic Terrorism and was the 2016 Honor Graduate of the CONTOMS Academy for Tactical EMS Providers.



SCOPE & PHILOSOPHY

Unlike other large security agencies, our company made the determination to specifically specialize in a specific types of security services. Our agency specializes in security for the following type of clients:

Apartment Communities	HOA's and CDD's
Condominium Associations and Properties	Property Management Groups
Educational Facilities	Extended Stay Hotels / Motels

Proteus Protective Services uses a three-tiered system to support day-to-day operations within the agency. Our agency has the following departments:

1. **Field Services:** This division is responsible for all static accounts. Static accounts are those in which a security officer is physically on the property for an agreed amount period of time dedicated to that site specifically.
2. **Patrol Services:** This division is responsible for all patrol accounts. Patrol accounts are those in which our patrol division, comprising of our professionally marked patrol vehicles, constantly move about a specified patrol sector, providing a visual deterrent to those wishing to commit crimes as well as providing rapid response to issues that may arise.
3. **Support Services:** This division is responsible for supporting all accounts and other divisions. The Support Services team is the primary division responsible for visiting all accounts on a regular basis to ensure that the officers and team members assigned have the tools and equipment to do their jobs to the PPS standard.

Our business philosophy involves properly screening, hiring, and training a superior team of officers to be able to provide our clients with a superior solution for their safety and security needs. This involves training on a regular basis to stay proficient in security procedures and tactics as well as the ever-changing State Statues.

OFFICER TRAINING

All of our officers hold a minimum of a state required "D" unarmed security license, "G" armed security firearms license (for armed officers), certification on handcuffing, baton, pepper spray and tasers (if they choose to carry this device). On client properties, we randomly send off duty managers and non-employees to test the security of the property in cooperation with property management. Our customized safety and security plans allow our clients to be involved with security procedures ensuring they are adequately protected.



Our in-house training program allows for officers to be trained on the tools they will carry as well as additional continuing education on legal subjects such as the ever-changing State Statutes and *Use of Force* requirements by security officers. As part of the hiring process for all officers and managers, we use the following process:

- Initial Application and Interview
- Criminal and Sex Offender Background Check (Repeated every 8-12 months)
- Drug Testing (We test for all substances)
- Secondary Interview and Licensure Review
- Complete On-Boarding and FTO Schedule

Once on-boarded, the employees spend 6-months on probation during which they are evaluated on multiple different aspects of the job. Following this probationary period, officers are afforded to attend several other training courses provided both in-house and by a 3rd party vendor, *Critical Awareness*. These include but are not limited to:

Non-Lethal Taser Certification	CPR/AED/First Aid
OC "Pepper" Certification	Baton Certification
Officer Development	Supervisor Development

Proteus Protective Services uses the professional software application *Therms* (www.therms.io) for all of its reporting needs (both in the office and in our vehicles. Reports are electronic and are distributed to clients every day between 11am and 1pm. The software is capable of the following:

Daily Activity Reports	Incident Reporting
Parking Violation Notices	Parking Permits
NFC CODE SCANS	Records Searches
Community Rule Violations	Suspicious Persons Notices
Field Interviews	Records Management
Scantrons	Guard Tour Reports
GPS Location Tracking	Supervisor Requests

In addition to these services, we can customize call types, building checks, scantron locations, incident types and many more options to accommodate your needs.

To maintain a strong and steady workforce, our agency provides our officers with the best equipment, training, and homelife / schedule possible while meeting our obligation to our clients. Owing to this, PPS's rates are slightly higher than those of the large national companies. At the end of the day, we like to provide our officers with a paycheck that are satisfied with—as satisfied employees make motivated and great employees.



We strive to be the *SUPERIOR* solution to our client's safety and security needs working hand in hand with all of our client management teams to ensure that our agency is providing the best level of service possible. At the end of the day, it's about being a true partner—not just having a client/vendor relationship.

On behalf of Proteus Protective Services, we thank you for your interest in our services. We look forward to hearing back from you soon and answering any questions you may have. It is our aim to partner with you and provide you with the most superior solution to your security needs.

If you have any questions or concerns about this proposal, you may contact me directly at ssaunders@proteusprotective.com. I can also be reached directly at 480-797-6791.

Thank you,

A handwritten signature in blue ink, appearing to read "Sean P. Saunders".

Sean P. Saunders, Deputy Chief



Your Quote

Services Requested:

- 16 Hours Per Week Static Security

Cost Proposal:

Proteus Protective Services will provide Professional Security Officers at an agreed upon billed rate per hour per officer plus applicable state and federal sales taxes.

Static:

1 Officer x 16 Hours per week x \$28.50 per hour = \$456.00 per week plus state and local sales taxes.

Included in all of these services are the additional items below:

- 24/7 Dispatch Center Access
- 24/7 Access to Management
- 24/7 Complimentary Emergency Response (Patrol, Jacksonville ONLY)
- 24/7 Major Incident Response and Mitigation
- Daily PDF reporting at 11am daily with pictures and timestamps

Proteus Protective Services also charges a 5% per month flat *Support Services Fee*. This fee covers equipment, normal insurance requirements, reporting, technology systems etc.

There are NO OTHER costs to the client.



Photos of Our Agency Vehicles and Officers



At the Start in 2022



**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, June 27, 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	Inframark Regional Director
Jennifer Goldyn	Inframark Regional Director
Jonathan Johnson	District Attorney
Tabitha Blackwelder	Inframark
Zachary Higginbotham	The Greenery
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:

- There were questions concerning the mowing in the Trails Community. Mr. Higginbotham addressed this in the meeting.
- There were questions regarding late fees paid on some of the invoices.
- Mr. Higginbotham addressed the pond mowing schedule for the community.

THIRD ORDER OF BUSINESS

New Business

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Consent Agenda

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

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

FIFTH ORDER OF BUSINESS

Manager’s Report

A. Follow Up Report

Mr. Koncar reviewed his report.

On MOTION by Mr. Hyatt seconded by Mr. Harris with all in favor the pool invoices to update the pool and pool equipment were ratified. 3-0

On MOTION by Mr. Harris seconded by Ms. Cruz with all in favor the Chairman’s signature on the C. Buss contract for pool services was ratified. 3-0

On MOTION by Mr. Hyatt seconded by Ms. Cruz with all in favor the contract with Hardwick Fence in the amount of \$5,967.40 to retrofit the two pool gates was approved. 3-0

On MOTION by Mr. Hyatt seconded by Ms. Cruz with all in favor the Chairman was authorized to execute a contract amendment with Lark for the additional work required by the water management district in an amount not to exceed \$10,000. 3-0

B. Discussion of Goals and Objectives

There was discussion regarding goals and objectives, which are now required due to recently passed legislation.

SIXTH ORDER OF BUSINESS

Attorney’s Report

There being no report, the next item followed.

SEVENTH ORDER OF BUSINESS

Engineer’s Report

- They are working on a Pond survey for Pond 14.
- They discussed the requirements for getting a waterline to the dog park. They are following up to see what it would take to have a waterline extended to the dog park.

EIGHTH ORDER OF BUSINESS

Additional Items

- District Management and District Counsel will develop a contract with Hardwick Fence Company.
- District Management, District Counsel, and the Chairman will work with Lark to develop a contract amendment to increase the Lark contract amount to address water management requirements to the current project.
- District Manager and onsite staff will review past invoices and provide ongoing review to ensure all invoices are in accordance with their specific contract

- requirements. Two errors were found in the Southeastern invoices in the past year and a half. Both charges were sent for a refund to the District for a total amount of \$460.
- District Manager and onsite staff will obtain quotes for security monitoring services, preferably from a local firm that addresses the ability to provide ongoing camera monitoring services.
 - District Manager and onsite staff will utilize maintenance services from Southeastern Utilities for services not covered under the other contracts.
 - Budget mailed notices will be sent to property owners regarding the increase in the proposed Fiscal Year 2025 budget.
 - District Manager will follow up on quotes for property insurance coverage for Fiscal Year 2025.
 - District Manager will follow up on the Terracon contract for the upland buffer zone remediation.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned.

Bob Koncar
District Manager

Keith Hyatt
Chairperson

Grand Oaks Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2024

Prepared by:



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GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of June 30, 2024
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019A	SERIES 2020	SERIES 2021	SERIES 2019A	SERIES 2020	SERIES 2021	GENERAL	GENERAL LONG-	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	TERM DEBT FUND	
ASSETS										
Cash - Operating Account	\$ 155,801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 155,801
Cash In Bank	150	-	-	-	-	-	-	-	-	150
Cash in Transit	-	20,697	12,657	-	-	-	-	-	-	33,354
Due From Developer	118,934	-	-	-	-	-	-	-	-	118,934
Due From Other Funds	-	90,653	63,150	16,667	-	-	-	-	-	170,470
Investments:										
Acquisition & Construction Account	-	-	-	-	40,398	55,127	17,915	-	-	113,440
Interest Account	-	-	12	-	-	-	-	-	-	12
Prepayment Account	-	279	4,735	-	-	-	-	-	-	5,014
Reserve Fund	-	676,697	931,321	300,024	-	-	-	-	-	1,908,042
Revenue Fund	-	434,807	131,338	773	-	-	-	-	-	566,918
State Road 16 Subaccount	-	-	-	-	-	-	2,524	-	-	2,524
Deposits	1,560	-	-	-	-	-	-	-	-	1,560
Fixed Assets										
Construction Work In Process	-	-	-	-	-	-	-	25,866,101	-	25,866,101
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	1,557,457	1,557,457
Amount To Be Provided	-	-	-	-	-	-	-	-	28,968,823	28,968,823
TOTAL ASSETS	\$ 276,445	\$ 1,223,133	\$ 1,143,213	\$ 317,464	\$ 40,398	\$ 55,127	\$ 20,439	\$ 25,866,101	\$ 30,526,280	\$ 59,468,600

LIABILITIES										
Accounts Payable	\$ 80,421	\$ 20,697	\$ 12,657	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113,775
Accrued Expenses	11,637	-	-	-	-	-	-	-	-	11,637
Insurance Financing Payable	1,558	-	-	-	-	-	-	-	-	1,558
Accounts Payable - Other	-	-	-	-	-	504,540	-	-	-	504,540
Deferred Revenue	32,382	-	-	-	-	-	-	-	-	32,382
Bonds Payable	-	-	-	-	-	-	-	-	30,526,280	30,526,280
Due To Other Funds	67,549	-	-	-	36,014	49,651	17,256	-	-	170,470
TOTAL LIABILITIES	193,547	20,697	12,657	-	36,014	554,191	17,256	-	30,526,280	31,360,642

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of June 30, 2024
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019A DEBT SERVICE FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2019A CAPITAL PROJECTS FUND	SERIES 2020 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG- TERM DEBT FUND	TOTAL
FUND BALANCES										
Restricted for:										
Debt Service	-	1,202,436	1,130,556	317,464	-	-	-	-	-	2,650,456
Capital Projects	-	-	-	-	4,384	-	3,183	-	-	7,567
Unassigned:	82,898	-	-	-	-	(499,064)	-	25,866,101	-	25,449,935
TOTAL FUND BALANCES	82,898	1,202,436	1,130,556	317,464	4,384	(499,064)	3,183	25,866,101	-	28,107,958
TOTAL LIABILITIES & FUND BALANCES	\$ 276,445	\$ 1,223,133	\$ 1,143,213	\$ 317,464	\$ 40,398	\$ 55,127	\$ 20,439	\$ 25,866,101	\$ 30,526,280	\$ 59,468,600

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 20	\$ 20	0.00%
Rental Income	-	2,350	2,350	0.00%
Special Assmnts- Tax Collector	504,382	505,587	1,205	100.24%
Special Assmnts- CDD Collected	556,638	285,136	(271,502)	51.22%
HOA Contributions	-	32,480	32,480	0.00%
Other Miscellaneous Revenues	-	1,160	1,160	0.00%
TOTAL REVENUES	1,061,020	826,733	(234,287)	77.92%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	1,000	11,000	8.33%
ProfServ-Dissemination Agent	9,000	6,500	2,500	72.22%
ProfServ-Trustee Fees	11,000	15,768	(4,768)	143.35%
District Counsel	12,000	15,162	(3,162)	126.35%
District Engineer	5,000	17,375	(12,375)	347.50%
District Manager	54,075	62,037	(7,962)	114.72%
Accounting Services	9,270	6,885	2,385	74.27%
Auditing Services	5,000	-	5,000	0.00%
Website Compliance	4,000	1,553	2,447	38.83%
Postage, Phone, Faxes, Copies	300	1,648	(1,348)	549.33%
Public Officials Insurance	2,800	2,788	12	99.57%
Legal Advertising	2,000	1,873	127	93.65%
Bank Fees	150	-	150	0.00%
Website Administration	1,500	2,113	(613)	140.87%
Office Supplies	250	397	(147)	158.80%
Dues, Licenses, Subscriptions	175	1,496	(1,321)	854.86%
Total Administration	128,520	136,595	(8,075)	106.28%
<u>Electric Utility Services</u>				
Utility - Electric	160,000	67,254	92,746	42.03%
Total Electric Utility Services	160,000	67,254	92,746	42.03%
<u>Utility Services</u>				
Utility - Water	-	700	(700)	0.00%
Total Utility Services	-	700	(700)	0.00%

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Water-Sewer Comb Services</u>				
Utility - Water	9,000	4,878	4,122	54.20%
Total Water-Sewer Comb Services	9,000	4,878	4,122	54.20%
<u>Other Physical Environment</u>				
Waterway Management	38,000	14,475	23,525	38.09%
Insurance -Property & Casualty	22,000	55,915	(33,915)	254.16%
R&M-General	2,500	1,141	1,359	45.64%
Landscape Maintenance	340,000	209,030	130,970	61.48%
R&M-Hardscape Cleaning	14,000	-	14,000	0.00%
Plant Replacement Program	10,000	12,348	(2,348)	123.48%
Miscellaneous Maintenance	14,000	18,789	(4,789)	134.21%
Irrigation Maintenance	8,500	6,397	2,103	75.26%
Total Other Physical Environment	449,000	318,095	130,905	70.85%
<u>Road and Street Facilities</u>				
Sidewalk & Pavement Repair	5,000	-	5,000	0.00%
Total Road and Street Facilities	5,000	-	5,000	0.00%
<u>Parks and Recreations</u>				
Personnel Services	195,000	90,818	104,182	46.57%
R&M-Pools	24,500	21,340	3,160	87.10%
Recreation / Park Facility Maintenance	35,000	25,466	9,534	72.76%
Recreation Equip. Maint.	5,000	22,596	(17,596)	451.92%
Miscellaneous Maintenance	5,000	-	5,000	0.00%
Total Parks and Recreations	264,500	160,220	104,280	60.57%
<u>Parks and Recreation</u>				
R&M-Pools	-	2,972	(2,972)	0.00%
Recreation / Park Facility Maintenance	-	4,191	(4,191)	0.00%
Recreation Equip. Maint.	-	3,413	(3,413)	0.00%
Miscellaneous Maintenance	-	700	(700)	0.00%
Total Parks and Recreation	-	11,276	(11,276)	0.00%
<u>Reserves</u>				
Capital Reserve	45,000	-	45,000	0.00%
Total Reserves	45,000	-	45,000	0.00%
TOTAL EXPENDITURES & RESERVES	1,061,020	699,018	362,002	65.88%

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
General Fund (001)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
Excess (deficiency) of revenues Over (under) expenditures	-	127,715	127,715	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(44,817)		
FUND BALANCE, ENDING		<u>\$ 82,898</u>		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
Series 2019A Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 41,071	\$ 41,071	0.00%
Special Assmnts- Tax Collector	571,534	538,524	(33,010)	94.22%
Special Assmnts- CDD Collected	101,504	291,514	190,010	287.19%
TOTAL REVENUES	673,038	871,109	198,071	129.43%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	190,000	190,000	-	100.00%
Interest Expense	483,038	482,788	250	99.95%
Total Debt Service	673,038	672,788	250	99.96%
TOTAL EXPENDITURES	673,038	672,788	250	99.96%
Excess (deficiency) of revenues Over (under) expenditures	-	198,321	198,321	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(2,912)	(2,912)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(2,912)	(2,912)	0.00%
Net change in fund balance	\$ -	\$ 195,409	\$ 195,409	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,007,027		
FUND BALANCE, ENDING		\$ 1,202,436		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
Series 2020 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 51,212	\$ 51,212	0.00%
Special Assmnts- Tax Collector	349,501	329,315	(20,186)	94.22%
Special Assmnts- CDD Collected	584,287	766,525	182,238	131.19%
TOTAL REVENUES	933,788	1,147,052	213,264	122.84%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	275,000	275,000	-	100.00%
Principal Prepayments	-	30,000	(30,000)	0.00%
Interest Expense	658,788	658,788	-	100.00%
Total Debt Service	933,788	963,788	(30,000)	103.21%
TOTAL EXPENDITURES	933,788	963,788	(30,000)	103.21%
Excess (deficiency) of revenues Over (under) expenditures	-	183,264	183,264	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(4,016)	(4,016)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(4,016)	(4,016)	0.00%
Net change in fund balance	\$ -	\$ 179,248	\$ 179,248	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		951,308		
FUND BALANCE, ENDING		\$ 1,130,556		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
Series 2021 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 14,168	\$ 14,168	0.00%
Special Assmnts- CDD Collected	297,900	294,921	(2,979)	99.00%
TOTAL REVENUES	297,900	309,089	11,189	103.76%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	110,000	110,000	-	100.00%
Interest Expense	187,900	186,456	1,444	99.23%
Total Debt Service	297,900	296,456	1,444	99.52%
TOTAL EXPENDITURES	297,900	296,456	1,444	99.52%
Excess (deficiency) of revenues				
Over (under) expenditures	-	12,633	12,633	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		304,831		
FUND BALANCE, ENDING		\$ 317,464		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
Series 2019A Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 977	\$ 977	0.00%
TOTAL REVENUES	-	977	977	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	977	977	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	2,912	2,912	0.00%
TOTAL FINANCING SOURCES (USES)	-	2,912	2,912	0.00%
Net change in fund balance	\$ -	\$ 3,889	\$ 3,889	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		495		
FUND BALANCE, ENDING		\$ 4,384		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
Series 2020 Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 1,325	\$ 1,325	0.00%
TOTAL REVENUES	-	1,325	1,325	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,325	1,325	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	4,016	4,016	0.00%
TOTAL FINANCING SOURCES (USES)	-	4,016	4,016	0.00%
Net change in fund balance	\$ -	\$ 5,341	\$ 5,341	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(504,405)		
FUND BALANCE, ENDING		\$ (499,064)		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
Series 2021 Capital Projects Fund (303)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 8,276	\$ 8,276	0.00%
TOTAL REVENUES	-	8,276	8,276	0.00%
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	499,008	(499,008)	0.00%
Total Construction In Progress	-	499,008	(499,008)	0.00%
TOTAL EXPENDITURES	-	499,008	(499,008)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(490,732)	(490,732)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		493,915		
FUND BALANCE, ENDING		\$ 3,183		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		25,866,101		
FUND BALANCE, ENDING		<u>\$ 25,866,101</u>		

Bank Account Statement

Grand Oaks CDD

Bank Account No. 9049
Statement No. 06-24
Statement Date 06/30/2024

GL Balance (LCY)	155,801.18	Statement Balance	165,666.70
GL Balance	155,801.18	Outstanding Deposits	-1,841.03
Positive Adjustments	0.00		
	<hr/>	Subtotal	163,825.67
Subtotal	155,801.18	Outstanding Checks	-8,024.49
Negative Adjustments	0.00		
	<hr/>	Ending Balance	155,801.18
Ending G/L Balance	155,801.18		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
06/07/2024	Payment	DEP00007	Deposit No. DEP00007	375.00	375.00	0.00
06/28/2024		JE000829	DS payment tax collector	52,765.73	52,765.73	0.00
06/28/2024		JE000830	R&M-Pools Adjustment of online payment	-0.35	-0.35	0.00
						0.00
Total Deposits				53,140.38	53,140.38	0.00
Checks						
						0.00
05/22/2024	Payment	1648	Check for Vendor V00085	-200.00	-200.00	0.00
05/30/2024	Payment	1649	Check for Vendor V00004	-4.08	-4.08	0.00
06/06/2024	Payment	1652	Check for Vendor V00082	-2,919.70	-2,919.70	0.00
06/27/2024	Payment	DD015	Payment of Invoice 001330	-350.00	-350.00	0.00
06/10/2024	Payment	DD016	Payment of Invoice 001321	-1,494.00	-1,494.00	0.00
Total Checks				-4,967.78	-4,967.78	0.00
Outstanding Checks						
04/26/2024	Payment	1616	Check for Vendor V00075			-650.63
05/30/2024	Payment	1650	Check for Vendor V00042			-52.42
05/30/2024	Payment	1651	Check for Vendor V00085			-200.00
06/28/2024	Payment	1653	Check for Vendor V00032			-4,656.13
06/28/2024	Payment	1654	Check for Vendor V00033			-1,993.12
06/28/2024	Payment	1655	Check for Vendor V00034			-96.91
06/28/2024	Payment	1656	Check for Vendor V00070			-375.28
Total Outstanding Checks						-8,024.49
Outstanding Deposits						
07/01/2023		JE000429	Reverse VOID CK#1223##### Grand			-1,841.03
Total Outstanding Deposits						-1,841.03