

**GRAND OAKS
COMMUNITY DEVELOPMENT
DISTRICT**

AUGUST 22, 2024

AGENDA PACKAGE

**CALL IN INFORMATION:
+1 646-838-1601
ID: 725 130 55#**



313 CAMPUS STREET
CELEBRATION, FL 34747

Grand Oaks Community Development District

Board of Supervisors

Keith Hyatt, Chairperson
Dennis Smith, Vice Chairperson
Marc Harris, Assistant Secretary
Linda Cruz, Assistant Secretary
John Dodson, Assistant Secretary

Staff:

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

Meeting Agenda

Thursday, August 22, 2024 – 2:00 p.m.

Audience Participation

Call-in Number: 646-838-1601

ID: 725 130 55#

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. **Special Business Items**
 - A. Administration of Oath of Office..... Page 3
4. **Staff Reports**
 - A. Landscape Update
 1. Discussion regarding Landscape Contract..... Page 4
 2. Consideration of Landscape Proposals
 - a. Replacement for Agapanthus Page 27
 - b. Blue Daze Install at Park Page 32
 - c. Tree Work – 179 Myrtle Oak Court..... Page 36
 - d. Tree Work – 410 Lone Cypress Way..... Page 40
 - e. Tree Work – 618 Natureland Circle Page 44
 - f. July 2024 Annual Install..... Page 48
 - g. Pine Bark Install 2024 Page 51
 - h. Red Barn Swale Clean Up..... Page 54
 - B. Manager’s Report
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
 1. Discussion regarding Goals and Objectives..... Page 57
 - a. Consideration of Resolution 2024-05, Adopting Goals and Objectives Page 61
5. **Business Items**
 - A. Public Hearing on FY 24-25 Budget Page 64
 1. Consideration of Resolution 2024-06, Adopting FY 24-25 Final Budget..... Page 88
 - B. Public Hearing on Levying O&M Assessments
 1. Consideration of Resolution 2024-07, Levying O&M Assessments Page 91
 - C. Consideration of Resolution 2024-08, Approving FY 24-25 Meeting Schedule..... Page 94
 - D. Consideration of Resolution 2024-09, Designating Officers..... Page 96
 - E. Consideration of Pest Control Proposals Page 97
 - F. Consideration of Holiday Lighting Proposal Page 101
6. **Business Administration**
 - A. Consideration of Regular Meeting Minutes from July 26, 2024 Page 111
 - B. Review of July 2024 Financial Statements..... Page 115
7. **Supervisor Requests or Comments**
8. **Adjournment**

The next meeting is scheduled for Thursday, September 26, 2024, at 2:00 p.m.

OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of _____

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

(Name of Office)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]

Signature

(Affix Seal Below)

Sworn to and subscribed before me by means of ____ physical presence
Or ____ online notarization this ____ day of _____, 20____.

Signature of Officer Administering Oath or of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known or Produced Identification

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home Office

Street or Post Office Box

Print Name

City, State, Zip Code

Signature

**AGREEMENT BETWEEN THE GRAND OAKS COMMUNITY
DEVELOPMENT DISTRICT AND THE GREENERY FOR LANDSCAPE
SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this ___ day of _____, 2023, by and between:

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

The Greenery, Inc., a South Carolina corporation, with a mailing address of P.O. Box 6569, Hilton Head, South Carolina 29938 (“Contractor”. together with District, “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* (“Act”), and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain in independent contractor to provide lands maintenance services for lands within the District as further identified in this Agreement; and

WHEREAS Contractor submitted a proposal and represents that it is qualified to provide landscape maintenance services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein (“Services”); 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.

A. The District desires that the Contractor provide professional landscape maintenance services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

B. 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.

C. The Contractor shall provide the Services as shown in **Section 3** of this Agreement. Contractor shall solely be responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF LANDSCAPE MAINTENANCE SERVICES. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill, and labor necessary for the Services attached as **Exhibit A**. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper

provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret, and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager to act as its representative.

(2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. 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 5. TERM; COMPENSATION.

A. Term. The term of this Agreement shall be from November 1, 2023, to October 31, 2025, unless terminated earlier in accordance with the terms of this Agreement.

B. Compensation. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor **Two Hundred Twenty-Nine Thousand and Eight Dollars and Zero Cents (\$229,008.00)** per year, in twelve (12) equal monthly payments of \$19,084.

C. This Agreement shall automatically renew for two (2) additional one (1)-year terms. Such renewals shall be contingent upon satisfactory performance evaluations by the District and subject to the availability of

funds.

- D.** If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- E.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- F.** The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may require the Contractor to provide.

SECTION 4. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:

 - (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.

- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

- B. The District, its staff, consultants, and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 5. INDEMNIFICATION.

- A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments

against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

- B.** 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, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 9. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 6. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, 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 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 with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; 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 work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

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 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. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

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 ("Notice" or "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
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
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: The Greenery, Inc.
Post Office Box 6569

Hilton Head, South Carolina 29938

Attn: _____

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. COMPLIANCE WITH PUBLIC RECORDS LAWS. 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 acknowledges that the designated public records custodian for the District is **Bob Koncar** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the 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 the 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 the Contractor, the 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 THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607, (813) 873-7300, BOB.KONCAR@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 Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same

instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g., via PDF) of an original signature, or signatures created in a digital format.

SECTION 27. E-VERIFY. 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 448.09(1), *Florida Statutes*. 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 to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 29. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.

[CONTINUED ON FOLLOWING PAGE]

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

**GRAND OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

ATTEST:


THE GREENERY, INC.


By: Melissa Brock
Its: Director of Business Development

- Exhibit A:** Proposal Pricing from The Greenery, Inc.
- Exhibit B:** Fee Schedule
- Exhibit C:** Scope of Services and Maps
- Exhibit D:** Storm Recovery Services Plan Authorization

Exhibit A: Proposal Pricing from The Greenery, Inc.

EXHIBIT "A"



Landscape Maintenance Proposal

RE-BID SUBMITTED AUGUST 4, 2023

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

1055 Turnbull Creek Rd, St. Augustine, FL 32092

CONTACT: Bob Koncar | General Manager | (904) 626-0593 | bob.koncar@inframark.com

I have no objection to reducing the amount of mulch to 250 cubic yards as opposed to 443. However, it should be understood that if more mulch is requested we can get it at the same price.

Base Maintenance Package	Monthly Fee	Annual Fee
Landscape Management Program	\$19,084.00	\$229,008.00

The Greenery Inc. agrees to perform the following conditions:

SPECIFIC CONDITIONS:

- The Greenery will hold contract pricing for year (2) and increase contract by 2% year (3)
- Pricing is valid up to 90 days.
- Bid forms provided by the client are included in proposal.
- Landscape Specifications and RFP provided by the client.
- Aerial map is provided in proposal to define service areas, along with client provided Pond Map.
- **All Addendums have been received and acknowledged**

LANDSCAPE DETAILS:

- Lagoon banks will be mowed 26x per year, per RFP.
- Perimeter woodlines and native buffers are not included.
- Saturated wet areas will not be maintained until area is dried out to avoid damage.
- Mulch, Seasonal Color and Palm Tree pruning is not included. Pricing has been provided below to be selected, along with payment option.
- ***Our recommended Mulch count is much lower than the 443 cubic yards we are quoting as requested by Bob Koncar, GM on Fri 7/21/2021 call. We recommend 250 cubic yards based on what we currently service for Grand Oaks CDD. Note the pricing would drop to \$13,500 if you went with our recommendation – a savings of \$10,422.**

Landscape Service	Billing Fee Per Service	Billing Fee Per Month	Total Annual Fee	Payment Selection		
				Client Approves Invoice Issued at Time of Service	Client Approves Fee Included in Monthly Recurring Invoice	Client Declines Service Pricing Provided Upon Request at Current Rates
Mulch Applications *SEE ABOVE <small>1 Application/Service Year 343 Cubic Yards Application</small>	\$23,922.00	\$1,993.50	\$23,922.00	Initials _____	Initials _____	Initials _____
Seasonal Color <small>4 Rotators 1 425 yards per rotator 6 712 4.5x8.0 Drums</small>	\$3,586.25	\$1,188.75	\$14,265.00	Initials _____	Initials _____	Initials _____
Palm Tree Pruning <small>20 Palm Trees, 20" to 16" to 20" to 16" Tall</small>	\$1,656.00	\$138.00	\$1,656.00	Initials _____	Initials _____	Initials _____
Emergency Storm Recovery Service <small>Priority Status for Clients and Members Only *Additional Fee for 24/7 Service is \$1,000</small>	No Charge - Must Enroll			Initials _____	Initials _____	Initials _____
Fee for Additional Services:		\$3,320.25	\$39,843.00	Please place your initials above to indicate your preferences.		

Monthly Fee for Base Contract:	\$19,084.00	Initials _____
+ Additional Options Invoiced Monthly:	\$3,320.25	
Invoice Monthly:	\$22,404.25	

Proposal Bid Sheet
Grand Oaks Landscape Contract

Base Bid: **The Greenery | Martex Services**

Annual Figure for Base Services (FY 23-24): \$229,008

(FY 24-25): \$229,008

(FY 25-26): \$233,588

Additional Services: (FY 23-24): \$39,843 (incl: Mulch, Flowers & Palm Trimming)

(FY 24-25): \$39,843 (incl: Mulch, Flowers & Palm Trimming)

(FY 25-26): \$40,640 (incl: Mulch, Flowers & Palm Trimming)

[Mulch: show frequency & quantities]: 1 Rotation Per Year of 443 Cubic Yards is Quoted

[Flower Rotation: show frequency]: 4 Rotations Per Year of 1,428 Flowers Per

Rotation / 5,712 Flowers Per Year

Flowers Pricing as
shown on Exhibit A:
\$3,566.25 per rotation
\$14,265.00 per year

[Hourly Rate for Sprinkler Repairs]: \$75 per hour

Options: (Use this section to outline any alternatives that you believe would benefit the District in the type of services or how they are delivered).

Please describe the services in detail with annual cost impacts.

MULCH:

Our recommended Mulch count is much lower than the 443 cubic yards we are quoting as requested by Bob Koncar, GM on Fri 7/21/2021 call. We recommend 250 cubic yards based on what we currently service for Grand Oaks CDD. Note the pricing would drop to \$13,500 if you went with our recommendation – which would be at minimum, a savings of \$10,422 off of the mulch price provided.



Exhibit B: Fee Schedule

EXHIBIT B

The Greenery	Base Costs Annually	Total Annual Ancillary Costs	Mulch	Flower Rotation	Irrigation Repair Rate	Grand Totals
FY 24	\$ 229,008	\$ 39,843	443 cubic yards	4 times a year	\$75 per hour	
FY 25	\$ 229,008	\$ 39,843	once a year	5,712 flowers		
FY 26	\$ 233,588	\$ 40,640		annually		
Three Year Totals	\$ 691,604	\$ 120,326		\$14,265.00	\$75 per hour	\$ 811,930

Flowers as shown on Exhibit A: \$3,566.25 per installation
\$14,265.00 annually

Exhibit C: Scope of Services

EXHIBIT "C"

SERVICE DESCRIPTION AND SPECIFICATIONS

SERVICE SPECIFICATIONS (Base Maintenance)

1. Mowing (42 Times Per Year) (See attached turf mowing map)

Mowing of all grass areas will be performed every fourteen (14) days during the slow growth season (November 1st through March 31st), subject to scheduling adjustments due to inclement weather and/or rate of growth.

All St. Augustine and Bahia turf areas will be mowed to result in a height of all grass to be no more than four inches or less than 3 inches, based on established industry standards and type of grass.

Various mowing patterns will be employed to ensure even distribution of clippings and to prevent ruts in the grass caused by mowers.

2. Pond Mowing Grand Oaks CCD (See attached pond mowing schedule)

- Mowing a total of sixteen ponds
- 435,600 Square Feet of Mowing sixteen ponds Per Month
- 26 Mows on these ponds per year

3. Edging (20 Times Per Year)

Edging of all curbs and sidewalk shall be performed on every mowing visit.

Edging of all flower and hedge beds, tree rings and parking areas will be performed on every mowing visit to the property.

4. Trimming (40 Times Per Year)

Turn areas not accessible by power mower and areas along walls, fences, building obstacles and inanimate objects shall be maintained by string trimmer (weed eater) to a height no greater than the height of the adjoining grass areas.

Shrubs and ground cover will be trimmed on an as needed basis throughout the length of the contract.

5. Weeding (52 Times Per Year)

- Plant beds or other areas where weeds appear shall be maintained to eliminate growth of weeds or unwanted vegetation.
- Weeding shall be accomplished by hand pulling and/or application of herbicide and shall be performed at each scheduled mowing as inspection may require.
- Weeds or grass that may appear in paved areas of walkway, patios, driveways, or parking areas shall be treated by herbicides spraying every 30 days or as many applications as necessary to control or eliminate such growth.

6. Shrub Pruning (10 Times Per Year) (See the attached pruning map)

- All hedges and shrubbery shall be pruned on a regular basis to maintain a neat and uniform appearance and as is appropriate for this specific species of plant.
- Pruning of trees shall be performed once a year to remove deadwood, suckers, shoots or low hanging limbs over sidewalks or parking areas.

7. Tree and Palm Pruning (1 Time Per Year)

- Trees over **(10)** feet shall be pruned at an additional cost. Additional tree pruning costs are subject to onsite inspection

followed by a proposal based on the work asked to pc-dom. Boom lift would be included in the cost for pruning trees over ten feet.

General Maintenance

8. **Trash (52 Times Per Year)**
 - All trash in grass areas island/beds will be removed upon each visit.
9. **Blowing (52 Times Per Year)**
 - Blowing of all paved areas. patios, and entire complex upon each visit.
10. **Leaf Removal (10 Times Per Year)**
 - All leaves shall be maintained by mulching mowers year-round.

Additional Services

I. **Mulching (One Time Per Year – 443 cubic yards of mulch)**

(Not Included in annual maintenance price of \$229,008)

All mulch beds should be mulched once (1) annually. The goal is to maintain a level barrier of mulch throughout all landscape bed space to bring a uniform appearance. Work to avoid any mounding and excessive amounts of mulch from building up. All pine bark, and pine straw will be applied at a 2" layer.

2. **Seasonal Annuals: (Not Included in annual maintenance price of**

\$229,008) Contractor will perform four (4) seasonal color change-outs a year (5,712 flowers). These change outs will occur in Spring, Summer, and Fall. and timing of planting will be based on climate. Flowers will be fertilized with a polymer coated slow release granular at the time of install. Spot treatment of insecticides and fungicides will be applied if deemed necessary based on routine scouting. Proper pruning and deadheading will occur as needed during routine maintenance visits. Contractor will not warranty seasonal color changes without a working irrigation system.

3. **Fertilization, Insect, and Disease. (Included in annual maintenance price of \$229,008)**

Fertilization is included. Fertilization, herbicide, and pesticide treatments will be performed through (12) visits. Use IPM standards (Integrated Pest Management) and practice BMP (Best Management Practices). Make timely and necessary fertilization herbicide, and pesticide applications to the turfgrass, shrubs+ and trees. Fertilization is calculated by the variety and species using the per 1000112 recommendations provided by the University of Florida and their IRS' extension agency. All applications should be recorded for EPA standards and are readily available for viewing. MSDS sheets should also be

available with the application on site for the purposes of everyone's "Right to Know".

4. **Pest and Weed Control: (Included in annual maintenance price of \$229,008)** Pest, and Weed Control- Monthly

5. **Irrigation: (Monthly Inspections Included in annual maintenance price of \$229,008 / Repairs Billed Separately, as required)** This agreement provides for monthly (12x) inspections of the irrigation system performed by a qualified irrigation technician. Includes seasonal settings and clean out zones, as needed. The owner will receive a written report outlining the results of the inspections accompanied by an estimate for repairs irony arc determined to be needed. Irrigation Proposals will be detailed and include itemized pricing for each repair that needs to be made. Any part of the irrigation system damaged by the contractor shall be replaced immediately at the contractor's expense, regardless of the cost. The cost per hour for irrigation repairs is \$75.00 per hour.

6. **Storm Clean Up (Not Included in annual maintenance price of \$229,008 / Only billed as required, must enroll – See Exhibit D)**

In the event of a severe Storm all small debris will be clean-up and removed from the property. Any additional tree work and large debris clean-up will be billed separately and charged as an hourly rate, mutually agreed upon with the District.

Item	Times Maintained/Inspected
Mowing	42x
Pond Mowing Grand Oaks CDD	26x
Edging	20x
String Trimming	40x
Weeding	52x
Shrub Pruning	10x
Trash	52x
Blowing	52x
Leaf Removal	10x
Mulching	1x (443 cubic yards of mulch)
Seasonal Annuals	4x (5,712 flowers annually)
Fertilization. Insect. Disease	12x
Irrigation	12x
Storm Clean Up	TBD



Grand Oaks Pond
Mowing Map.pdf



Grand Oaks Turf
Mowing Map.pdf



Grand Oaks Pruning
Map.pdf

Exhibit D: Storm Recovery Services Plan Authorization

EXHIBIT "D"



**EMERGENCY STORM
RECOVERY SERVICES**

Authorization Option

Property Name: Grand Oaks CDD

The authorization to perform emergency storm recovery services is valid for the term of the current landscape maintenance contract between the client and the Greenery. This authorization shall automatically renew each year under the same terms and conditions provided the recurring landscape maintenance contract remains in effect between the client and the Greenery unless the client or the Greenery provides 45 days written notice.

SPECIFIC CONDITIONS:

- This authorization does not affect the rates or scope of services set forth in the existing landscape maintenance contract between the client and the Greenery.
- Damage and litter from extreme weather conditions involving lightning, winds in excess of 40 MPH, any named storm, or snow and ice, are outside the scope of the existing landscape maintenance contract between the client and the Greenery. In the event that an emergency storm response is required, the Greenery is hereby authorized to begin performance of emergency storm recovery services for an amount not to exceed 20% of the annual base price of the existing landscape maintenance agreement.
- This authorization designates the client as a "Preferred Client" for emergency storm recovery services and hereby provides the client eligibility to receive the preferred client rates as detailed in the preferred rates section of this authorization.
- This authorization is intended to facilitate rapid response to an emergency situation outside the scope of the existing contract. The authorization does not guarantee the entire property can be completely recovered within the budget of the pre-authorized amount.
- Any additional recovery work that requires payment beyond the financial limit set forth in this authorization will be communicated to the client for approval prior to additional services being performed at an additional cost.

FEE: A finance charge of 1 1/2% per month (18% per annum) may be charged to any delinquent account in excess of 90 days from date of billing. If it is necessary to institute suit to collect on the account, attorneys' fees and costs will be recoverable in addition to the then account balance.

PREFERRED CLIENT RATES:

	Preferred Client Rate	Standard Emergency Full Rate		Preferred Client Rate	Standard Emergency Full Rate		Preferred Client Rate	Standard Emergency Full Rate
LABOR (per hour)			EQUIPMENT (includes operator per hour)			SNOW REMOVAL		
Supervisor Labor Rate	\$170	\$180	Chain Saw	\$120	\$135	Clear Work (min. 2" snow before deployed)	\$100	\$200
General Labor Rate	\$65	\$115	Chippers	\$105	\$190	Load Work (Shredding per hour)	\$10	\$75
			Chopper	\$120	\$135	Ice Melt per bag (available)	\$15	\$18
			Mulch Loader	\$205	\$190			
			Wheel Loader	\$110	\$200			
			Bucket / Mulch Spreader	\$195	\$250			
DISPOSAL			SUBCONTRACTOR FEES (Cost Plus)	75%	87%			
Dumpster Rental (Cost plus)	25%	35%						
Dumpster Service Fee (Cost Plus)	\$700	\$1200						

Client Name: _____

Client Address: _____

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: Rebekah Scroggins rebekah.scroggins@inframark.com
Client Phone #: 904-489-0648

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.
11. Access to Jobsite. Client/Owner is to provide all utilities to perform the work. Client/Owner will furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for the performance of the work.
12. Invoicing. Client/Owner will make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event that the completion of work requires more than thirty (30) days, a progress bill will be presented by month end and will be paid within fifteen (15) days upon receipt of invoice.
13. Disclaimer. This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time the proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering and/or certified landscape architectural design services are not included in this agreement and are not provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

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

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

Property Name: Grand Oaks CDD
Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Rebekah Scroggins rebekah.scroggins@inframark.com
Client Phone #: 904-489-0648

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: 8/16/2024
Proposal Work Order #: 69879
Prepared By: ZACHARY HIGGINBOTHAM

Property Name: Grand Oaks CDD
Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Rebekah Scroggins rebekah.scroggins@inframark.com
Client Phone #: 904-489-0648

Blue Daze Install at Park

Proposal to install 130 Blue Daze (1 gallon) under the crepe myrtles at the mailbox park

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Planting					\$2,195.70
Blue Daze - 1 Gal	130.00	1 Gallon	\$16.89	\$2,195.70	
Total for Work Order #69879					\$2,195.70



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4. Exclusions. Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.
5. Deer. Damage to or loss of plants due to deer is not covered by any guarantee, expressed or implied. The Greenery, Inc. makes every effort to use deer resistant material; however, due to the increase in their population and their changing habits, the Greenery, Inc. is not responsible for any resultant damage.
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Property Name: Grand Oaks CDD
Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Rebekah Scroggins rebekah.scroggins@inframark.com
Client Phone #: 904-489-0648

Proposal Date: 8/16/2024
Proposal Work Order #: 69879
Prepared By: ZACHARY HIGGINBOTHAM

Total: \$2,195.70

By ZACHARY HIGGINBOTHAM

Date ZACHARY HIGGINBOTHAM
8/16/2024

The Greenery, Inc.

By _____
Date _____

Work Order Proposal



Proposal Date: 8/6/2024
Proposal Work Order #: 69547
Prepared By: ZACHARY HIGGINBOTHAM

Property Name: Grand Oaks CDD
Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Rebekah Scroggins rebekah.scroggins@inframark.com
Client Phone #: 904-489-0648

Tree Work - 179 Myrtle Oak Ct

Tree Removal

Drop pine into preserve and leave wood and debris behind 179 Myrtle

Cut stump near ground level

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Arbor Work					\$2,126.25
Pine Tree Falling				\$2,126.25	
Total for Work Order #69547					\$2,126.25



TERMS & CONDITIONS

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Property Name: Grand Oaks CDD
Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Rebekah Scroggins rebekah.scroggins@inframark.com
Client Phone #: 904-489-0648

Proposal Date: 8/6/2024
Proposal Work Order #: 69547
Prepared By: ZACHARY HIGGINBOTHAM

Total: \$2,126.25

By ZACHARY HIGGINBOTHAM

Date ZACHARY HIGGINBOTHAM
8/6/2024

The Greenery, Inc.

By _____
Date _____

Work Order Proposal



Proposal Date: 8/6/2024
Proposal Work Order #: 69548
Prepared By: ZACHARY HIGGINBOTHAM

Property Name: Grand Oaks CDD
Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Rebekah Scroggins rebekah.scroggins@inframark.com
Client Phone #: 904-489-0648

Tree Work - 410 Lone Cypress Way

Tree Removal

Removal of dead pine tree located behind the home of 410 Lone Cypress deep in the preserve. Drop pine and leave wood and debris.

**major snake hazard, crew please be aware

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Arbor Work					\$3,611.25
Pine Tree Falling				\$3,611.25	
Total for Work Order #69548					\$3,611.25



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Property Name: Grand Oaks CDD
Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Rebekah Scroggins rebekah.scroggins@inframark.com
Client Phone #: 904-489-0648

Proposal Date: 8/6/2024
Proposal Work Order #: 69548
Prepared By: ZACHARY HIGGINBOTHAM

Total: \$3,611.25

By ZACHARY HIGGINBOTHAM

Date ZACHARY HIGGINBOTHAM
8/6/2024

The Greenery, Inc.

By _____
Date _____

Work Order Proposal



Proposal Date: 8/6/2024
Proposal Work Order #: 69549
Prepared By: ZACHARY HIGGINBOTHAM

Property Name: Grand Oaks CDD
Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Rebekah Scroggins rebekah.scroggins@inframark.com
Client Phone #: 904-489-0648

Tree Work - 618 Natureland Cir

Trim dead branches, and declining limbs that extend toward the rear end of the property toward the home.

Haul organic debris from job site.

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Arbor Work					\$2,531.25
Oak Tree Trimming				\$2,531.25	
Total for Work Order #69549					\$2,531.25



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Client Phone #: 904-489-0648

Proposal Date: 8/6/2024
Proposal Work Order #: 69549
Prepared By: ZACHARY HIGGINBOTHAM

Total: \$2,531.25

By ZACHARY HIGGINBOTHAM

Date ZACHARY HIGGINBOTHAM
8/6/2024

The Greenery, Inc.

By _____
Date _____

Work Order Proposal



Proposal Date: 7/16/2024
Proposal Work Order #: 68880
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

Annual Install July 2024

Proposal is to install pentas and coleus as the summer annual options

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Planting					\$3,562.50
Seasonal Color Install	1,425.00	EA	\$2.50	\$3,562.50	
Total for Work Order #68880					\$3,562.50

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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 #: 68880
Prepared By: ZACHARY HIGGINBOTHAM

Total: \$3,562.50

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 #: 68881
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

Pine Bark Install 2024

443 cu yds of mini pine bark mulch was installed via truck and hose.

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Pinestraw & Mulch					\$23,922.00
Mulch - Pine Bark Install	443.00	CY	\$54.00	\$23,922.00	
Total for Work Order #68881					\$23,922.00

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Client Phone #: 904-626-0593

Proposal Date: 7/16/2024
Proposal Work Order #: 68881
Prepared By: ZACHARY HIGGINBOTHAM

Total: \$23,922.00

By ZACHARY HIGGINBOTHAM
Date ZACHARY HIGGINBOTHAM
7/16/2024
The Greenery, Inc.

By _____
Date _____

Work Order Proposal



Proposal Date: 7/30/2024
Proposal Work Order #: 69357
Prepared By: ZACHARY HIGGINBOTHAM

Property Name: Grand Oaks CDD
Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Rebekah Scroggins rebekah.scroggins@inframark.com
Client Phone #: 904-489-0648

Red Barn Swale Clean Up

Proposal to weedeat the side of the swale closest to the property lines. This area is inaccessible by mower and will have to be walked. This will be a one time fee for the first cut back

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Site Clean Up					\$1,340.00
Labor for Cutbacks	20.00	HR	\$67.00	\$1,340.00	
Total for Work Order #69357					\$1,340.00

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Client Contact: Rebekah Scroggins rebekah.scroggins@inframark.com
Client Phone #: 904-489-0648

Proposal Date: 7/30/2024
Proposal Work Order #: 69357
Prepared By: ZACHARY HIGGINBOTHAM

Total: \$1,340.00

By ZACHARY HIGGINBOTHAM

Date ZACHARY HIGGINBOTHAM
7/30/2024

The Greenery, Inc.

By _____
Date _____

Memorandum

To: Board of Supervisors

From: District Management

Date: August 5, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Grand Oaks Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least ten regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of ten Board meetings were held during the fiscal year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District’s website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District’s website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the District’s website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years’ budgets, and financials are accessible to the public as evidenced by corresponding documents on the District’s website.

Standard: District’s website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District’s website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District’s website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District’s website and transmitted to the State of Florida.

Achieved: Yes No

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Grand Oaks Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Grand Oaks Community Development District

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the 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, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 22nd day of August, 2024.

ATTEST:

**GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Grand Oaks

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Approved Tentative Budget
(Approved May 23, 2024)

Prepared by:



Grand Oaks

Community Development District

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Grand Oaks

Community Development District

Operating Budget

Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund
Fiscal Year 2025 Budget

<i>ACCOUNT DESCRIPTION</i>	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2024	THRU 2/29/24	March- 10/1/2024	PROJECTED FY 2024		BUDGET FY 2025
REVENUES						
Interest - Investments	\$ -	\$ 20	\$ -	\$ 20	0%	\$ -
Operations & Maintenance Assmts - On Roll	536,577	478,721	57,856	536,577.0	0%	625,789
Developer Contributions	524,443	207,888	316,555	524,443.0	0%	649,186
Developer Contributions	-	-	-	-	0%	-
Discounts	-	-	-	-	0%	(25,032)
Other Miscellaneous Revenues	-	1,395	-	1,395.0	0%	-
TOTAL REVENUES	\$ 1,061,020	\$ 688,024	\$ 374,411	\$ 1,062,435		\$ 1,249,944
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	\$ 12,000	\$ 400	\$ 6,000	\$ 6,400	-47%	\$ 12,000
Onsite Staff	195,000	58,007	136,993	195,000	0%	195,000
District Management	54,075	22,138	31,937	54,075	0%	55,697
Accounting Services	9,270	3,795	5,475	9,270	0%	9,548
Dissemination Agent/Reporting	9,000	3,500	5,500	9,000	0%	9,270
Website Admin Services	1,500	588	912	1,500	0%	1,545
District Engineer	5,000	11,498	16,295	27,793	456%	13,200
District Counsel	12,000	16,525	23,420	39,945	233%	20,000
Trustees Fees	11,000	8,081	2,919	11,000	0%	9,500
Auditing Services	5,000	-	5,000	5,000	0%	6,600
Postage, Phone, Faxes, Copies	300	1,147	-	1,147	282%	1,200
Legal Advertising	2,000	1,873	127	2,000	0%	2,200
Bank Fees	150	-	150	150	0%	150
Dues, Licenses & Fees	175	175	-	175	0%	175
Misc-Assessmnt Collection Cost						12,516
Onsite Office Supplies	250	338	-	338	35%	600
Website ADA Compliance	4,000	1,553	2,447	4,000	0%	4,200
Total Financial and Administrative	\$ 320,720	\$ 129,618	\$ 237,175	\$ 366,793		\$ 353,401
Insurance						
Public Officials Insurance	2,800	2,788	-	2,788	0%	3,500
Property & Casualty Insurance	22,000	56,931	-	56,931	159%	58,000
Deductible	-	-	-	-	0%	25,000
Total Insurance	\$ 24,800	\$ 59,719	\$ -	\$ 59,719		\$ 86,500
Utility Services						
Electric Utility Services	\$ 160,000	\$ 34,490	\$ 65,510	\$ 100,000	-38%	\$ 110,000
Water/Waste	9,000	2,468	3,498	5,966	-34%	12,000
Gas	-	-	-	-	0%	2,000
Total Utility Services	\$ 169,000	\$ 36,958	\$ 69,008	\$ 105,966		\$ 124,000

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund
Fiscal Year 2025 Budget

<i>ACCOUNT DESCRIPTION</i>	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) <i>Budget</i>	ANNUAL
	BUDGET <i>FY 2024</i>	THRU <i>2/29/24</i>	March- <i>10/1/2024</i>	PROJECTED <i>FY 2024</i>		BUDGET <i>FY 2025</i>
Amenity						
Janitorial - Contract	-	-	-	-	0%	11,820
Janitorial - Supplies/Other	-	-	-	-	0%	1,500
Garbage Dumpster - Rental/Collection	-	-	-	-	0%	1,800
Dog Waste Station Service and Supplies	-	-	-	-	0%	650
Sidewalk, Pavement, Signage R&M	5,000	-	5,000	5,000	0%	5,000
Pool Treatments & Other R&M	24,500	11,080	13,420	24,500	0%	27,000
Security Monitoring Services	-	-	-	-	0%	50,000
Miscellaneous Maintenance	5,000	-	5,000	5,000	0%	5,000
Special Events	-	-	-	-	0%	7,000
Holiday Decorations	-	-	-	-	0%	2,000
Recreation / Park Facility Maintenance	35,000	12,399	17,572	29,971	-14%	15,000
Recreation Equipment Maintenance	5,000	14,615	3,385	18,000	260%	22,000
Total Amenity	\$ 74,500	\$ 38,094	\$ 44,377	\$ 82,471		\$ 148,770
Landscape and Pond Maintenance						
Landscape Maintenance - Contract	\$ 340,000	\$ 96,242	\$ 243,758	\$ 340,000	0%	\$ 229,008
Landscaping - Mulch	-	-	-	-	0%	40,000
Landscaping - Annuals	-	-	-	-	0%	14,265
Landscaping - Plant Replacement Program	10,000	12,348	2,652	15,000	50%	18,000
Irrigation Maintenance	8,500	5,649	2,851	8,500	0%	10,000
Pond Maintenance	38,000	5,400	9,600	15,000	-61%	16,000
R&M - General	2,500	1,141	1,359	2,500	0%	5,000
R&M - Hardscape Cleaning	14,000	-	14,000	14,000	0%	14,000
Miscellaneous Maintenance	14,000	38,368	-	38,368	174%	70,000
Community Improvements	-	-	-	-	0%	21,000
Total Landscape and Pond Maintenance	\$ 427,000	\$ 159,148	\$ 274,220	\$ 433,368		\$ 437,273
Reserves						
Reserves	45,000	-	45,000	45,000	0%	100,000
Total Reserve	\$ 45,000	\$ -	\$ 45,000	\$ 45,000		\$ 100,000
TOTAL EXPENDITURES	\$ 1,061,020	\$ 423,537	\$ 669,780	\$ 1,093,317		\$ 1,249,944
Excess (deficiency) of revenues	\$ -	\$ 264,487	\$ (295,369)	\$ (30,882)		\$ -
Net change in fund balance	\$ -	\$ 264,487	\$ (295,369)	\$ (30,882)		\$ -
FUND BALANCE, BEGINNING	\$ (47,768)	\$ (47,768)	\$ 216,719	\$ (47,768)		\$ (78,650)
FUND BALANCE, ENDING	\$ (47,768)	\$ 216,719	\$ (78,650)	\$ (78,650)		\$ (78,650)

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

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

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

EXPENDITURES

Budget Narrative
Fiscal Year 2025**Financial and Administrative** (continued)**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Budget Narrative
Fiscal Year 2025

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Budget Narrative
Fiscal Year 2025

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Grand Oaks

Community Development District

Debt Service Budgets

Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances
 Series 2019 Bonds
 Fiscal Year 2025

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2024	THRU 2/29/2024	March- 10/1/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES					
Interest - Investments	\$ -	\$ 12,051	\$ -	\$ 12,051	\$ -
Special Assmnts- Tax Collector	571,534	509,908	-	509,908	537,242
Special Assmnts- CDD Collected	101,504	368,762	-	368,762	142,678
TOTAL REVENUES	\$ 673,038	\$ 890,721	\$ -	\$ 890,721	\$ 679,920
EXPENDITURES					
<i>Debt Service</i>					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Debt Retirement	190,000	190,000	-	190,000	195,000
Interest Expense	483,038	243,175	239,863	483,038	475,819
TOTAL EXPENDITURES	\$ 673,038	\$ 433,175	\$ 239,863	\$ 673,038	\$ 670,819
Excess (deficiency) of revenues Over (under) expenditures	-	457,546	(239,863)	217,683	9,102
Net change in fund balance	\$ -	\$ 457,546	\$ (239,863)	\$ 217,683	\$ 9,102
FUND BALANCE, BEGINNING	\$ 1,001,471	\$ 1,001,471	\$ 1,459,017	\$ 1,001,471	\$ 1,219,154
FUND BALANCE, ENDING	\$ 1,001,471	\$ 1,459,017	\$ 1,219,154	\$ 1,219,154	\$ 1,228,256
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2024			11/1/2025	
Series 2019 Bonds:	\$ 9,600,000			\$ 9,400,000	

**Grand Oaks Community Development District
Special Assessment Revenue Bonds, Series 2019A**

Date	Outstanding Balance	Principal	Rate	Interest	Total
11/1/2024	\$ 9,795,000	\$ 195,000	3.750%	\$ 239,737.50	\$ 434,737.50
5/1/2025	\$ 9,600,000			\$ 236,081.25	\$ 236,081.25
11/1/2025	\$ 9,600,000	\$ 200,000	4.125%	\$ 236,081.25	\$ 436,081.25
5/1/2026	\$ 9,400,000			\$ 231,956.25	\$ 231,956.25
11/1/2026	\$ 9,400,000	\$ 210,000	4.125%	\$ 231,956.25	\$ 441,956.25
5/1/2027	\$ 9,190,000			\$ 227,625.00	\$ 227,625.00
11/1/2027	\$ 9,190,000	\$ 220,000	4.125%	\$ 227,625.00	\$ 447,625.00
5/1/2028	\$ 8,970,000			\$ 223,087.50	\$ 223,087.50
11/1/2028	\$ 8,970,000	\$ 230,000	4.125%	\$ 223,087.50	\$ 453,087.50
5/1/2029	\$ 8,740,000			\$ 218,343.75	\$ 218,343.75
11/1/2029	\$ 8,740,000	\$ 240,000	4.125%	\$ 218,343.75	\$ 458,343.75
5/1/2030	\$ 8,500,000			\$ 213,393.75	\$ 213,393.75
11/1/2030	\$ 8,500,000	\$ 250,000	4.750%	\$ 213,393.75	\$ 463,393.75
5/1/2031	\$ 8,250,000			\$ 207,456.25	\$ 207,456.25
11/1/2031	\$ 8,250,000	\$ 260,000	4.750%	\$ 207,456.25	\$ 467,456.25
5/1/2032	\$ 7,990,000			\$ 201,281.25	\$ 201,281.25
11/1/2032	\$ 7,990,000	\$ 270,000	4.750%	\$ 201,281.25	\$ 471,281.25
5/1/2033	\$ 7,720,000			\$ 194,868.75	\$ 194,868.75
11/1/2033	\$ 7,720,000	\$ 285,000	4.750%	\$ 194,868.75	\$ 479,868.75
5/1/2034	\$ 7,435,000			\$ 188,100.00	\$ 188,100.00
11/1/2034	\$ 7,435,000	\$ 300,000	4.750%	\$ 188,100.00	\$ 488,100.00
5/1/2035	\$ 7,135,000			\$ 180,975.00	\$ 180,975.00
11/1/2035	\$ 7,135,000	\$ 315,000	4.750%	\$ 180,975.00	\$ 495,975.00
5/1/2036	\$ 6,820,000			\$ 173,493.75	\$ 173,493.75
11/1/2036	\$ 6,820,000	\$ 325,000	4.750%	\$ 173,493.75	\$ 498,493.75
5/1/2037	\$ 6,495,000			\$ 165,775.00	\$ 165,775.00
11/1/2037	\$ 6,495,000	\$ 345,000	4.750%	\$ 165,775.00	\$ 510,775.00
5/1/2038	\$ 6,150,000			\$ 157,581.25	\$ 157,581.25
11/1/2038	\$ 6,150,000	\$ 360,000	4.750%	\$ 157,581.25	\$ 517,581.25
5/1/2039	\$ 5,790,000			\$ 149,031.25	\$ 149,031.25
11/1/2039	\$ 5,790,000	\$ 375,000	4.750%	\$ 149,031.25	\$ 524,031.25
5/1/2040	\$ 5,415,000			\$ 140,125.00	\$ 140,125.00
11/1/2040	\$ 5,415,000	\$ 395,000	5.000%	\$ 140,125.00	\$ 535,125.00
5/1/2041	\$ 5,020,000			\$ 130,250.00	\$ 130,250.00
11/1/2041	\$ 5,020,000	\$ 415,000	5.000%	\$ 130,250.00	\$ 545,250.00
5/1/2042	\$ 4,605,000			\$ 119,875.00	\$ 119,875.00
11/1/2042	\$ 4,605,000	\$ 435,000	5.000%	\$ 119,875.00	\$ 554,875.00
5/1/2043	\$ 4,170,000			\$ 109,000.00	\$ 109,000.00
11/1/2043	\$ 4,170,000	\$ 455,000	5.000%	\$ 109,000.00	\$ 564,000.00
5/1/2044	\$ 3,715,000			\$ 97,625.00	\$ 97,625.00
11/1/2044	\$ 3,715,000	\$ 480,000	5.000%	\$ 97,625.00	\$ 577,625.00
5/1/2045	\$ 3,235,000			\$ 85,625.00	\$ 85,625.00
11/1/2045	\$ 3,235,000	\$ 505,000	5.000%	\$ 85,625.00	\$ 590,625.00
5/1/2046	\$ 2,730,000			\$ 73,000.00	\$ 73,000.00
11/1/2046	\$ 2,730,000	\$ 530,000	5.000%	\$ 73,000.00	\$ 603,000.00
5/1/2047	\$ 2,200,000			\$ 59,750.00	\$ 59,750.00
11/1/2047	\$ 2,200,000	\$ 555,000	5.000%	\$ 59,750.00	\$ 614,750.00
5/1/2048	\$ 1,645,000			\$ 45,875.00	\$ 45,875.00
11/1/2048	\$ 1,645,000	\$ 585,000	5.000%	\$ 45,875.00	\$ 630,875.00
5/1/2049	\$ 1,060,000			\$ 31,250.00	\$ 31,250.00
11/1/2049	\$ 1,060,000	\$ 610,000	5.000%	\$ 31,250.00	\$ 641,250.00
5/1/2050	\$ 450,000			\$ 16,000.00	\$ 16,000.00
11/1/2050	\$ 450,000	\$ 640,000	5.000%	\$ 16,000.00	\$ 656,000.00
		\$ 9,985,000		\$ 7,994,588	\$ 17,979,588

Summary of Revenues, Expenditures and Changes in Fund Balances
 Series 2020 Bonds
 Fiscal Year 2025

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2024	THRU 2/29/2024	March- 10/1/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES					
Interest - Investments	\$ -	\$ 25,634	\$ -	\$ 25,634	\$ -
Special Assmnts- Tax Collector	349,501	311,816	-	311,816	328,531
Special Assmnts- CDD Collected	584,287	733,653	-	733,653	604,659
TOTAL REVENUES	\$ 933,788	\$ 1,071,103	\$ -	\$ 1,071,103	\$ 933,190
EXPENDITURES					
<i>Debt Service</i>					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Debt Retirement	275,000	-	275,000	275,000	285,000
Interest Expense	658,788	329,394	329,394	658,788	649,850
TOTAL EXPENDITURES	\$ 933,788	\$ 329,394	\$ 604,394	\$ 933,788	\$ 934,850
Excess (deficiency) of revenues Over (under) expenditures	-	741,709	(604,394)	137,315	(1,660)
TOTAL OTHER SOURCES (USES)	\$ -	\$ -	\$ -	\$ -	\$ -
Net change in fund balance	\$ -	\$ 741,709	\$ (604,394)	\$ 137,315	\$ (1,660)
FUND BALANCE, BEGINNING	\$ 951,308	\$ 951,308	\$ 1,693,017	\$ 951,308	\$ 1,088,623
FUND BALANCE, ENDING	\$ 951,308	\$ 1,693,017	\$ 1,088,623	\$ 1,088,623	\$ 1,086,963
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2024		11/1/2025		
Series 2020 Bonds:	\$ 14,400,000			\$ 14,115,000	

**Grand Oaks Community Development District
Special Assessment Revenue Bonds, Series 2020 (Assessment Area 2)**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2024	\$ 14,400,000			\$ 324,925.00	\$ 324,925.00
5/1/2025	\$ 14,400,000	\$ 285,000	3.25%	\$ 324,925.00	\$ 609,925.00
11/1/2025	\$ 14,115,000			\$ 320,293.75	\$ 320,293.75
5/1/2026	\$ 14,115,000	\$ 295,000	4.00%	\$ 320,293.75	\$ 615,293.75
11/1/2026	\$ 13,820,000			\$ 314,393.75	\$ 314,393.75
5/1/2027	\$ 13,820,000	\$ 310,000	4.00%	\$ 314,393.75	\$ 624,393.75
11/1/2027	\$ 13,510,000			\$ 308,193.75	\$ 308,193.75
5/1/2028	\$ 13,510,000	\$ 320,000	4.00%	\$ 308,193.75	\$ 628,193.75
11/1/2028	\$ 13,190,000			\$ 301,793.75	\$ 301,793.75
5/1/2029	\$ 13,190,000	\$ 335,000	4.00%	\$ 301,793.75	\$ 636,793.75
11/1/2029	\$ 12,855,000			\$ 295,093.75	\$ 295,093.75
5/1/2030	\$ 12,855,000	\$ 350,000	4.00%	\$ 295,093.75	\$ 645,093.75
11/1/2030	\$ 12,505,000			\$ 288,093.75	\$ 288,093.75
5/1/2031	\$ 12,505,000	\$ 360,000	4.25%	\$ 288,093.75	\$ 648,093.75
11/1/2031	\$ 12,145,000			\$ 280,443.75	\$ 280,443.75
5/1/2032	\$ 12,145,000	\$ 380,000	4.25%	\$ 280,443.75	\$ 660,443.75
11/1/2032	\$ 11,765,000			\$ 272,368.75	\$ 272,368.75
5/1/2033	\$ 11,765,000	\$ 395,000	4.25%	\$ 272,368.75	\$ 667,368.75
11/1/2033	\$ 11,370,000			\$ 263,975.00	\$ 263,975.00
5/1/2034	\$ 11,370,000	\$ 410,000	4.25%	\$ 263,975.00	\$ 673,975.00
11/1/2034	\$ 10,960,000			\$ 255,262.50	\$ 255,262.50
5/1/2035	\$ 10,960,000	\$ 430,000	4.25%	\$ 255,262.50	\$ 685,262.50
11/1/2035	\$ 10,530,000			\$ 246,125.00	\$ 246,125.00
5/1/2036	\$ 10,530,000	\$ 450,000	4.25%	\$ 246,125.00	\$ 696,125.00
11/1/2036	\$ 10,080,000			\$ 236,562.50	\$ 236,562.50
5/1/2037	\$ 10,080,000	\$ 470,000	4.25%	\$ 236,562.50	\$ 706,562.50
11/1/2037	\$ 9,610,000			\$ 226,575.00	\$ 226,575.00
5/1/2038	\$ 9,610,000	\$ 490,000	4.25%	\$ 226,575.00	\$ 716,575.00
11/1/2038	\$ 9,120,000			\$ 216,162.50	\$ 216,162.50
5/1/2039	\$ 9,120,000	\$ 510,000	4.25%	\$ 216,162.50	\$ 726,162.50
11/1/2039	\$ 8,610,000			\$ 205,325.00	\$ 205,325.00
5/1/2040	\$ 8,610,000	\$ 530,000	4.25%	\$ 205,325.00	\$ 735,325.00
11/1/2040	\$ 8,080,000			\$ 194,062.50	\$ 194,062.50
5/1/2041	\$ 8,080,000	\$ 555,000	4.50%	\$ 194,062.50	\$ 749,062.50
11/1/2041	\$ 7,525,000			\$ 181,575.00	\$ 181,575.00
5/1/2042	\$ 7,525,000	\$ 580,000	4.50%	\$ 181,575.00	\$ 761,575.00
11/1/2042	\$ 6,945,000			\$ 168,525.00	\$ 168,525.00
5/1/2043	\$ 6,945,000	\$ 605,000	4.50%	\$ 168,525.00	\$ 773,525.00
11/1/2043	\$ 6,340,000			\$ 154,912.50	\$ 154,912.50
5/1/2044	\$ 6,340,000	\$ 635,000	4.50%	\$ 154,912.50	\$ 789,912.50
11/1/2044	\$ 5,705,000			\$ 140,625.00	\$ 140,625.00
5/1/2045	\$ 5,705,000	\$ 665,000	4.50%	\$ 140,625.00	\$ 805,625.00
11/1/2045	\$ 5,040,000			\$ 125,662.50	\$ 125,662.50
5/1/2046	\$ 5,040,000	\$ 695,000	4.50%	\$ 125,662.50	\$ 820,662.50
11/1/2046	\$ 4,345,000			\$ 110,025.00	\$ 110,025.00
5/1/2047	\$ 4,345,000	\$ 725,000	4.50%	\$ 110,025.00	\$ 835,025.00
11/1/2047	\$ 3,620,000			\$ 93,712.50	\$ 93,712.50
5/1/2048	\$ 3,620,000	\$ 760,000	4.50%	\$ 93,712.50	\$ 853,712.50
11/1/2048	\$ 2,860,000			\$ 76,612.50	\$ 76,612.50
5/1/2049	\$ 2,860,000	\$ 795,000	4.50%	\$ 76,612.50	\$ 871,612.50
11/1/2049	\$ 2,065,000			\$ 58,725.00	\$ 58,725.00
5/1/2050	\$ 2,065,000	\$ 830,000	4.50%	\$ 58,725.00	\$ 888,725.00
11/1/2050	\$ 1,235,000			\$ 40,050.00	\$ 40,050.00
5/1/2051	\$ 1,235,000	\$ 870,000	4.50%	\$ 40,050.00	\$ 910,050.00

Grand Oaks

Community Development District

Series 2020 Debt Service Fund

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2051	\$ 365,000			\$ 20,475.00	\$ 20,475.00
5/1/2052	\$ 365,000	\$ 910,000	4.50%	\$ 20,475.00	\$ 930,475.00
11/1/2052	\$ (545,000)				
		\$ 14,945,000		\$ 11,441,100	\$ 26,386,100

Summary of Revenues, Expenditures and Changes in Fund Balances
 Series 2021 Bonds
 Fiscal Year 2025

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2024	THRU 2/29/2024	March- 10/1/2024	PROJECTED FY 2024	BUDGET FY 2025
REVENUES					
Interest - Investments	\$ -	\$ 7,823	\$ 23,469	\$ 31,292	\$ -
Special Assmnts- Tax Collector	-	-	-	-	-
Special Assmnts- CDD Collected	297,200	290,067	-	290,067	300,025
TOTAL REVENUES	\$ 297,200	\$ 297,890	\$ 23,469	\$ 321,359	\$ 300,025
EXPENDITURES					
<i>Debt Service</i>					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Debt Retirement	110,000	110,000	-	110,000	115,000
Interest Expense	187,900	93,950	93,950	187,900	183,503
TOTAL EXPENDITURES	\$ 297,900	\$ 203,950	\$ 93,950	\$ 297,900	\$ 298,503
Excess (deficiency) of revenues Over (under) expenditures	(700)	93,940	(70,481)	23,459	1,522
Net change in fund balance	\$ -	\$ 93,940	\$ (70,481)	\$ 23,459	\$ 1,522
FUND BALANCE, BEGINNING	\$ 304,831	\$ 304,831	\$ 398,771	\$ 304,831	\$ 328,290
FUND BALANCE, ENDING	\$ 304,831	\$ 398,771	\$ 328,290	\$ 328,290	\$ 329,812
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2024		11/1/2025		
Series 2021 Bonds:	\$ 4,760,000			\$ 4,645,000	

**Grand Oaks Community Development District
Special Assessment Revenue Bonds, Series 2021 (Assessment Area 3)**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2022	\$ 5,085,000			\$ 86,794.72	\$ 86,794.72
11/1/2022	\$ 5,085,000	\$ 100,000	2.63%	\$ 95,262.50	\$ 195,262.50
5/1/2023	\$ 4,985,000			\$ 93,950.00	\$ 93,950.00
11/1/2023	\$ 4,985,000	\$ 110,000	2.63%	\$ 93,950.00	\$ 203,950.00
5/1/2024	\$ 4,875,000			\$ 92,506.25	\$ 92,506.25
11/1/2024	\$ 4,875,000	\$ 115,000	2.63%	\$ 92,506.25	\$ 207,506.25
5/1/2025	\$ 4,760,000			\$ 90,996.88	\$ 90,996.88
11/1/2025	\$ 4,760,000	\$ 115,000	2.63%	\$ 90,996.88	\$ 205,996.88
5/1/2026	\$ 4,645,000			\$ 89,487.50	\$ 89,487.50
11/1/2026	\$ 4,645,000	\$ 120,000	2.63%	\$ 89,487.50	\$ 209,487.50
5/1/2027	\$ 4,525,000			\$ 87,912.50	\$ 87,912.50
11/1/2027	\$ 4,525,000	\$ 120,000	3.20%	\$ 87,912.50	\$ 207,912.50
5/1/2028	\$ 4,405,000			\$ 85,992.50	\$ 85,992.50
11/1/2028	\$ 4,405,000	\$ 125,000	3.20%	\$ 85,992.50	\$ 210,992.50
5/1/2029	\$ 4,280,000			\$ 83,992.50	\$ 83,992.50
11/1/2029	\$ 4,280,000	\$ 130,000	3.20%	\$ 83,992.50	\$ 213,992.50
5/1/2030	\$ 4,150,000			\$ 81,912.50	\$ 81,912.50
11/1/2030	\$ 4,150,000	\$ 135,000	3.20%	\$ 81,912.50	\$ 216,912.50
5/1/2031	\$ 4,015,000			\$ 79,752.50	\$ 79,752.50
11/1/2031	\$ 4,015,000	\$ 140,000	3.20%	\$ 79,752.50	\$ 219,752.50
5/1/2032	\$ 3,875,000			\$ 77,512.50	\$ 77,512.50
11/1/2032	\$ 3,875,000	\$ 145,000	3.50%	\$ 77,512.50	\$ 222,512.50
5/1/2033	\$ 3,730,000			\$ 74,975.00	\$ 74,975.00
11/1/2033	\$ 3,730,000	\$ 145,000	3.50%	\$ 74,975.00	\$ 219,975.00
5/1/2034	\$ 3,585,000			\$ 72,437.50	\$ 72,437.50
11/1/2034	\$ 3,585,000	\$ 155,000	3.50%	\$ 72,437.50	\$ 227,437.50
5/1/2035	\$ 3,430,000			\$ 69,725.00	\$ 69,725.00
11/1/2035	\$ 3,430,000	\$ 160,000	3.50%	\$ 69,725.00	\$ 229,725.00
5/1/2036	\$ 3,270,000			\$ 66,925.00	\$ 66,925.00
11/1/2036	\$ 3,270,000	\$ 165,000	3.50%	\$ 66,925.00	\$ 231,925.00
5/1/2037	\$ 3,105,000			\$ 64,037.50	\$ 64,037.50
11/1/2037	\$ 3,105,000	\$ 170,000	3.50%	\$ 64,037.50	\$ 234,037.50
5/1/2038	\$ 2,935,000			\$ 61,062.50	\$ 61,062.50
11/1/2038	\$ 2,935,000	\$ 175,000	3.50%	\$ 61,062.50	\$ 236,062.50
5/1/2039	\$ 2,760,000			\$ 58,000.00	\$ 58,000.00
11/1/2039	\$ 2,760,000	\$ 180,000	3.50%	\$ 58,000.00	\$ 238,000.00
5/1/2040	\$ 2,580,000			\$ 54,850.00	\$ 54,850.00
11/1/2040	\$ 2,580,000	\$ 185,000	3.50%	\$ 54,850.00	\$ 239,850.00
5/1/2041	\$ 2,395,000			\$ 51,612.50	\$ 51,612.50
11/1/2041	\$ 2,395,000	\$ 195,000	3.50%	\$ 51,612.50	\$ 246,612.50
5/1/2042	\$ 2,200,000			\$ 48,200.00	\$ 48,200.00
11/1/2042	\$ 2,200,000	\$ 200,000	4.00%	\$ 48,200.00	\$ 248,200.00
5/1/2043	\$ 2,000,000			\$ 44,200.00	\$ 44,200.00
11/1/2043	\$ 2,000,000	\$ 210,000	4.00%	\$ 44,200.00	\$ 254,200.00
5/1/2044	\$ 1,790,000			\$ 40,000.00	\$ 40,000.00
11/1/2044	\$ 1,790,000	\$ 215,000	4.00%	\$ 40,000.00	\$ 255,000.00
5/1/2045	\$ 1,575,000			\$ 35,700.00	\$ 35,700.00
11/1/2045	\$ 1,575,000	\$ 225,000	4.00%	\$ 35,700.00	\$ 260,700.00
5/1/2046	\$ 1,350,000			\$ 31,200.00	\$ 31,200.00
11/1/2046	\$ 1,350,000	\$ 235,000	4.00%	\$ 31,200.00	\$ 266,200.00
5/1/2047	\$ 1,115,000			\$ 26,500.00	\$ 26,500.00
11/1/2047	\$ 1,115,000	\$ 245,000	4.00%	\$ 26,500.00	\$ 271,500.00
5/1/2048	\$ 870,000			\$ 21,600.00	\$ 21,600.00
11/1/2048	\$ 870,000	\$ 255,000	4.00%	\$ 21,600.00	\$ 276,600.00
5/1/2049	\$ 615,000			\$ 16,500.00	\$ 16,500.00

Grand Oaks

Community Development District

Series 2021 Debt Service

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2049	\$ 615,000	\$ 265,000	4.00%	\$ 16,500.00	\$ 281,500.00
5/1/2050	\$ 350,000			\$ 11,200.00	\$ 11,200.00
11/1/2050	\$ 350,000	\$ 275,000	4.00%	\$ 11,200.00	\$ 286,200.00
5/1/2051	\$ 75,000			\$ 5,700.00	\$ 5,700.00
11/1/2051	\$ 75,000	\$ 285,000	4.00%	\$ 5,700.00	\$ 290,700.00
		\$ 5,085,000		\$ 3,156,475	\$ 8,241,475

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Grand Oaks

Community Development District

Supporting Budget Schedules

Fiscal Year 2025

**Assessment Summary
Fiscal Year 2025 vs. Fiscal Year 2024**

ASSESSMENT ALLOCATION													
Assessment Area One- Series 2019													
Product	Units	O&M Assessment				Debt Service Series 2019				Total Assessments per Unit			
		FY 2025	FY 2024	Dollar Change	Percent Change	FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Dollar Change	Percent Change	
SF 50'	40	\$ 1,409.44	\$ 1,208.51	\$ 200.93	17%	\$ 2,232.14	\$ 2,232.14	\$ -	0%	\$ 3,641.58	\$ 3,440.65	\$ 200.93	6%
SF 50' Prepaid	131	\$ 1,409.44	\$ 1,208.51	\$ 200.93	17%	\$ 1,806.97	\$ 1,806.97	\$ -	0%	\$ 3,216.41	\$ 3,015.48	\$ 200.93	7%
SF 60'	178	\$ 1,409.44	\$ 1,208.51	\$ 200.93	17%	\$ 2,232.14	\$ 2,232.14	\$ -	0%	\$ 3,641.58	\$ 3,440.65	\$ 200.93	6%
	349												
Assessment Area Two- Series 2020													
Product	Units	O&M Assessment				Debt Service Series 2020				Total Assessments per Unit			
		FY 2025	FY 2024	Dollar Change	Percent Change	FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Dollar Change	Percent Change	
SF 40'	235	\$ 1,409.44	\$ 1,208.51	\$ 200.93	17%	\$ 2,144.18	\$ 2,144.18	\$ -	0%	\$ 3,553.62	\$ 3,352.69	\$ 200.93	6%
SF 50'	158	\$ 1,409.44	\$ 1,208.51	\$ 200.93	17%	\$ 2,144.18	\$ 2,144.18	\$ -	0%	\$ 3,553.62	\$ 3,352.69	\$ 200.93	6%
SF 60'	70	\$ 1,409.44	\$ 1,208.51	\$ 200.93	17%	\$ 2,144.18	\$ 2,144.18	\$ -	0%	\$ 3,553.62	\$ 3,352.69	\$ 200.93	6%
	463												
Assessment Area Two- Series 2021													
Product	Units	O&M Assessment				Debt Service Series 2021				Total Assessments per Unit			
		FY 2025	FY 2024	Dollar Change	Percent Change	FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Dollar Change	Percent Change	
SF 50' Prepaid	50	\$ 1,409.44	\$ 1,208.51	\$ 200.93	17%	\$ 2,682.40	\$ 2,682.40	\$ -	0%	\$ 4,091.84	\$ 3,890.91	\$ 200.93	5%
SF 60' Prepaid	34	\$ 1,409.44	\$ 1,208.51	\$ 200.93	17%	\$ 2,350.87	\$ 2,350.87	\$ -	0%	\$ 3,760.31	\$ 3,559.38	\$ 200.93	6%
SF 70' Prepaid	38	\$ 1,409.44	\$ 1,208.51	\$ 200.93	17%	\$ 2,766.48	\$ 2,766.48	\$ -	0%	\$ 4,175.92	\$ 3,974.99	\$ 200.93	5%
	122												

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Grand Oaks Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2023-2024 and/or revised projections for fiscal year 2024-2025.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Grand

Oaks Community Development District for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$ _____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 22, 2024.

Attested By:

**Grand Oaks Community
Development District**

Print Name: _____

Print Name: _____

Secretary/ Assistant Secretary

Chair/ Vice Chair of the Board of Supervisors

Exhibit A: FY 2024-2025 Adopted Budget

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2024-2025 attached hereto as **Exhibit A (“FY 2024-2025 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2024-2025 Budget;

WHEREAS, the provision of the activities described in the FY 2024-2025 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2024-2025 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2024-2025 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2024-2025 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2024-2025 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2024-2025 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

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

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 22, 2024.

Attested By:

**Grand Oaks Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2024-2025 Budget

RESOLUTION 2024-08

**A RESOLUTION OF THE GRAND OAKS COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2024/2025**

WHEREAS, the Grand Oaks Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within St. Johns County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2024/2025 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2024/2025 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 22nd DAY OF AUGUST, 2024.

ATTEST:

**GRAND OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Asst. Secretary

Chair / Vice Chair

EXHIBIT "A"

**BOARD OF SUPERVISORS MEETING DATES
GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**

FISCAL YEAR 2024/2025

October 24, 2024
November 21, 2024
December 19, 2024
January 23, 2025
February 27, 2025
March 27, 2025
April 24, 2025
May 22, 2025
June 26, 2025
July 24, 2025
August 28, 2025
September 25, 2025

All meetings will convene at 2:00 p.m. at the Grand Oaks Amenity Center located at 1055 Turnbull Creek Road, St. Augustine, FL 32092.

RESOLUTION 2024-09

**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
<u>Angel Montagna</u>	Assistant Treasurer
<u>Leah Popelka</u>	Assistant Treasurer
<u>Linda Cruz</u>	Assistant Secretary
<u>Marc Harris</u>	Assistant Secretary
<u>John Dodson</u>	Assistant Secretary
<u>Michael Perez</u>	Assistant Secretary

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

PASSED AND ADOPTED this 22nd day of August, 2024.

ATTEST:

**GRAND OAKS
COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Secretary / Assistant Secretary

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



Pest Services, Inc.

"A Company You Can Trust"

July 2nd, 2024

Grand Oaks CDD
1055 Turnbull Creek Rd
St. Augustine, FL 32092

Grand Oaks in St. Augustine

Structures included in quote: Clubhouse, Pool concession + bathrooms, Mailbox area, Park bathrooms adjacent to mailbox area

1. Pest Control Program

Includes exterior treatments of liquid barrier spray around the perimeter of building, granular insecticide in shrubs beds, and sweeping of eaves around the perimeter for wasps, mud daubers, spider webs, etc. Interior treatments are included for the initial treatment and will be performed as-needed upon request thereafter.

Service excludes: fleas, ticks, rodents, bedbugs (these are an additional charge)

Monthly Program: Initial Service = \$175 and \$175/month thereafter

2. Fire Ant Control Program

Includes spot-treating fire ant mounds in areas listed above. This service will be completed in conjunction with the pest control program.

Monthly Program: Initial Service = \$53 and \$53/month thereafter

Total = \$228/month

If you have any question, or require any additional information please call me @ (904) 886-2847.

Sincerely,

Jordan Harrington
President



Since 1971

BAKER PEST CONTROL, INC.

205 South Ponce de Leon Blvd., St. Augustine, FL 32084
Phone: (904) 824-8188 • Fax: (904) 824-8187
Palm Coast (386) 448-8112 TDD

"The Peace of Mind Guarantee"

If, during the regular contracted periodic treatments you are not completely satisfied with the results, we will return to treat the target area again at no extra charge. Should the problem persist, we will continue to work to solve it to your satisfaction, or we will refund the cost of your last periodic service.

STRUCTURAL DESCRIPTION

Type of Dwelling _____
Square Feet _____
Lead Source _____

Pests to Be Treated For On Initial Intensive Service:

- Cockroaches
- German
- American
- Oriental
- Brown-Banded
- Australian
- Ants
- Silverfish
- Spiders
- Stored Food Pest
- Rodents
- Fleas
- Ticks
- Earwigs
- Prevalentive

Termites and other wood destroying insects, carpenter ants, white-footed ants, rodent proofing are structure problems and are not included in your general households pest control service. If you have any problems with any of these, we will be happy to give an estimate for service.

SERVICES TO BE PERFORMED ACCORDING TO THE FOLLOWING SCHEDULE:

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT.	OCT	NOV	DEC
X	X	X	X	X	X	X	X	X	X	X	X
						Int	X	X	X	X	X

When a BAKER PEST CONTROL technician makes a regular service call and cannot gain admittance to the interior of the above premises; they shall treat the exterior of the premises and such service shall constitute a regular service call. If you need inside service, please call our office for an appointment. No allowances or reductions will be allowed on outside services.

THIS SURVEY INSIDE PEST CONTROL WAS DONE FOR:

JOB LOCATION
NAME: Grand Oaks
LAST FIRST INITIAL
1055 Turnbull Rd
STREET(S) Or Pl. etc.
APT #

DATE: 7/3/24
NO. 6 Grand Oaks/116
CITY: St. Augustine, FL 32092
STATE: ZIP

SUBDIVISION/AREA: CITY: 904-501-2473
HOME PHONE BUSINESS PHONE FAX CELL

SERVICE DAY SEQ# BILL TO: Same
ROUTE # 1

ROUTE & TECH APPROVED BY: NAME LAST FIRST INITIAL

NO. STREET/ST. Or Pl. etc. APT #

CITY STATE ZIP

HOME PHONE BUSINESS PHONE FAX CELL

CELL



Since 1971

Instructions: _____

This account to be a key account Yes No. There will be an additional _____ for flea call backs.

TARGET PEST PROTECTION - monthly SERVICE

TERMS: Initial service: \$ 250.00

Periodic service: 250.00 x 11 = \$ 2750.00

First years cost: \$ 3000.00



*THIS AGREEMENT is made for a minimum period to be set by 2 months beginning with automatic annual renewal unless cancelled by either party on 30 days written notice. Upon renewal, reasonable adjustments to be required or change may be necessary. PAYMENT DUE WHEN SERVICE RENDERED. I HEREBY AUTHORIZE BAKER PEST CONTROL, INC. TO USE THE TYPE OF CHEMICALS AND/OR COMPOUNDS WHICH IT MAY DETERMINE NECESSARY TO CONTROL INFESTATION

OWNER (Authorized Agent) DATE CONSULTANT

Print Name: Scott Radloff Date: 7/3/24

APPROVED BY MANAGER

You, the Buyer, may cancel this transaction at any time prior to midnight of the third business day after the day of this transaction.



PEST PREVENTION AGREEMENT

WeCare@MasseyServices.com
MasseyServices.com • 1-888-2MASSEY (262-7739)

904-501-2473

First Name MI Last Name MI Email Address _____
 Address of Treated Structure 1055 Turnbull Creek Rd Billing Address (if different) _____
 City 21 Augustine Fl State 32092 Zip _____ County _____
 City _____ State _____ Zip _____ County _____ Massey Services Phone _____
 Massey Services Address Attn: Bebe Kah Serdginas

I. SCOPE OF SERVICE

MASSEY'S Pest Prevention Program is a cooperative effort between MASSEY SERVICES, INC. and the CUSTOMER

A. PEST PREVENTION SERVICES WILL BE PROVIDED FOR:

Roaches, Ants, Spiders, Silverfish, Rats, Mice, Interior Fleas and Ticks, Other _____

B. MASSEY AGREES:

1. Initial Service.

- a. To eliminate any existing pest problems inside your home within 30 days from our first service, and/or,
- b. To provide pest prevention services to correct conditions, avenues and sources of potential pest infestation.

2. Regular Scheduled Service:

- a. To direct subsequent service OUTSIDE YOUR HOME for the purpose of preventing pest re-entry and infestation.
- b. When pest sightings occur inside your home (*an occasional pest sighting is to be expected*), and MASSEY is contacted, MASSEY will immediately schedule additional service, and guarantees to provide that service, at your convenience within 24 hours, *at no additional cost to you*.

C. CUSTOMER AGREES:

- 1. To make the premises available for inspection and service in order to maintain the effectiveness of our Pest Prevention Program and the integrity of our guarantee.
- 2. To assist in identifying and correcting existing and potential conditions, avenues and sources of pest re-entry and infestation by contacting MASSEY when such issues present themselves.
- 3. To contact MASSEY for additional service when pest sightings occur inside the home. This service will be provided at no additional cost to you.

II. TERMS OF AGREEMENT

- A. This Agreement will be in effect for an original period of twelve months and shall renew itself on a month-to-month basis thereafter, unless written notice is given by either party thirty (30) days prior to the anniversary date of the Agreement.
- B. If customer becomes dissatisfied with MASSEY'S service, or relocates during the initial one year period, the CUSTOMER may cancel this Agreement by giving thirty (30) days written notice.
- C. MASSEY reserves the right to adjust the service charge anytime after the second year.

III. ALLERGIES AND SENSITIVITIES: If you or any occupants are prone to allergic reactions or sensitivities to dust, pollen, odors, chemicals, solvents, etc., or suffer from any respiratory illness, you should consult your physician before any service is performed on your property.

IV. SPECIAL TERMS AND CONDITIONS: This Agreement is subject to the Special Terms and Conditions outlined on the reverse side hereof.

SPECIAL INSTRUCTIONS/COMMENTS: _____

CUSTOMER SERVICE PREFERENCES:

Choice of Service Schedule: Day _____ /Time _____ Day _____ /Time _____
1st Choice 2nd Choice

Permission to Provide Outside Service When Not At Home: Customer Initials YES NO Email to address listed above

Location to Leave Service Report/Invoice After Each Service: _____

1st Year Guaranteed Rate:	
Total Annual Amount	\$ <u>1735.00</u>
5% Discount for Annual Payment in Advance	\$ (<u>87.00</u>)
Discounted Annual Amount	\$ <u>1648.00</u>
Monthly Service Charge	\$ <u>135.00</u>
Initial Service Charge	\$ <u>250.00</u>
2nd Year Guaranteed Rate:	
Total Annual Amount	\$ <u>1620.00</u>
5% Discount for Annual Payment in Advance	\$ (<u>81.00</u>)
Discounted Annual Amount	\$ <u>1539.00</u>
Monthly Service Charge	\$ <u>135.00</u>

Credit Card, ACH/Electronic Funds Transfer, and Autopay Authorization* (Details on back)

Account Type: Checking Savings Credit Card _____

Financial Institution/City/St: _____

Name on Card/Acct: _____

CC#: _____ Exp Date: _____

ABA/Transit#: _____ Acct#: _____

Use for: Regular Services Renewals Initial Only

Customer Approval to Debit Account and/or Charge Card as indicated above & for the amounts shown in Service Charges.

(initials) You, the Buyer, can cancel this transaction at any time prior to midnight of the third business day after the date of this transaction, by giving written notice of cancellation by registered mail to MASSEY SERVICES, INC. FOR CC/ACH: Customer agrees to notify Massey Services in writing if any change occurs with the credit card or bank account or at least 30 days prior to the intent to cancel and/or revoke this authorization. Notifications need to be sent to Massey Services, Inc., Attn: Accounts Receivable, 315 Groveland Street, Orlando, FL 32804. For additional information, please call 1.888.262.7739 (M-F, 8am-8pm EST) or email us at WeCare@MasseyServices.com.

Customer Signature/Date _____ Massey Services Representative/Date _____ GM Approval/Date _____

MS-103 (4/23)

Inspection Graph



NAME Amarty, Paul, Gustav & Lb ADDRESS 105 Tankhill Creek Rd 22 DATE 7/3

HOME PHONE 904489 0644 BUSINESS PHONE _____ EMAIL _____

<p><i>Handwritten notes on grid:</i></p> <ul style="list-style-type: none"> Top left: "Wasp nest" (circled), "on board", "ants", "wasps", "Wasp nest" Top right: "7/3/24" Middle: "Cup house", "wasps", "wasps nest in kitchen", "wasps" Bottom left: "Wasp nest", "Wasp nest" Bottom right: "Wasp nest", "Wasp nest" 											
--	--	--	--	--	--	--	--	--	--	--	--

IMPORTANT NOTICE FOR ALL SERVICE TYPES

INSPECTOR: Tim H GM: _____ CUSTOMER SIGNATURE: _____
 The following areas of your property have damages that pre-existed at the time of this inspection. If the damaged areas are not repaired, these areas will be excluded from the repair or replacement guarantees outlined in the corresponding service agreements.

Massey cannot guarantee that the wood destroying organism damage disclosed by visual inspection represents the entirety of the damage which may exist on the date of this inspection. Therefore, Massey will not be responsible for the repair of any damage which exists in areas or in structural members which are concealed or inaccessible by visual inspection on the date of this inspection.
 MS-051 (6/20)

Holiday Decoration Proposal for Grand Oaks CDD

Provided By M&G Holiday Lighting

8/5/2024

Grand Oaks Main Monument Lit Entire Length With 36" Wreaths



Entry Median Monument With 36" Wreath And Lit Cap



Community Exit Side Monument With 36" Wreaths



Neighborhood Monuments With Two Pre-lit 36" wreaths On Each Side, Pre-lit Garland and Lights on Monument Caps



Community Center Entry Monument with 2 24' Pre-lit Wreaths, Garland and 24" Bow



Front of Community Center With Two 36" Wreaths and Complimentary Mistletoe Ball. Entire Perimeter of Community Center is Lit.



Rear Of Amenity Center with New 36" Wreaths for 2024



36" Wreath with Bow On Pool Gate



Project Summary

- C9 lighting the length of the two monuments on each side of Trumbull Creek at SR 16. 2 pre-lit 36" wreaths with bows on each monument
- C7 lighting cap of monument in median of Trumbull Creek at SR 16. 1 pre-lit 36" wreath with bow
- Pre-lit garland, 4 pre-lit 36" wreaths with bows (2 each side) and C7 lighting on caps of neighborhood monuments
- Pre-lit garland, 2 pre-lit 24" wreaths with bows and 1 24" bow centered on community center entry monument
- Reinstall C7 lighting on gutter line and peaks of community center
- Reinstall 2 36" pre-lit wreaths with bows to front of community center, new install of 2, 36" pre-lit wreaths with bows on rear of building
- New install of 1 36" unlit wreath with bow installed on pool gate
- Complimentary 12' Rustic Mistletoe Kissing Ball installed at location of your choosing
- Total cost for all décor items, labor (install, maintenance, takedown) and storage \$5,415.20

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, July 26, 2024, and called to order at 2:17 p.m., at the Grand Oaks Amenity Center, located at 1055 Turnbull Creek Road, St. Augustine, FL 32092.

Present and constituting a quorum were:

Keith Hyatt	Chairperson
Dennis Smith	Vice Chairperson (via teleconference)
Marc Harris	Assistant Secretary
Linda Cruz	Assistant Secretary

Also present were:

Jennifer Goldyn	Inframark Regional Director
Michael Perez	Inframark District Manager
Jonathan Johnson	District Attorney (via teleconference)
Josh Benolken	District Engineer
Residents	

FIRST ORDER OF BUSINESS Call to Order and Roll Call

The meeting was called to order at 2:17 p.m., and a quorum was established.

SECOND ORDER OF BUSINESS Audience Comments

A resident asked if the clubhouse rental capacity could exceed 40 people and if alcohol is permitted. Ms. Goldyn responded that insurance would need to be verified.

A resident requested permission to hold a weekly game night from 7:00 to 10:00 pm.

Questions were raised about the cleanup of a preserve area, with observations of machinery clearing the grounds.

There was a request for the removal of reeds in Lake 14 on Summer Bay, noting regrowth after previous treatment. It was mentioned that Lake 16 had been treated twice.

Concerns were expressed about Pond 5 not being mowed.

A discussion ensued regarding potential charges for items that should be covered by the Developer.

42 There was an inquiry about the completion of road patches, indicating it was the
43 builder's responsibility and appeared to be finished.

44 A resident wants to verify the plant amount count.

45 Inquiries were made about the pool hours.

46 It was mentioned that the fans around the clubhouse are not functioning.

47 Questions were raised about a new trash service for the county and the removal of
48 certain areas in the preserve.

49

On MOTION by Mr. Smith, seconded by Mr. Hyatt, with all in favor, John Dodson was added to the Board.

50
51 A discussion followed, with the community questioning whether the addition of John
52 Dodson to the Board could be voted on since it was not on the agenda. District Counsel
53 confirmed that the Board could proceed with the vote. The seat will be temporary until
54 November 2024.

55 A representative from CrossCreek Environmental provided information about
56 preserves and buffers. A discussion ensued.

57

58 **THIRD ORDER OF BUSINESS** **Staff Reports**

59 **A. Landscape Update**

60 District Management will follow up with Mr. Benolken to confirm what has been
61 completed, as proposal 68885 may have already been done. Regarding proposal 68884,
62 the number of plants should be less than the proposed amount, and for proposal 68882,
63 ensure that the plants chosen will not be eaten by deer. Mr. Benolken confirmed that
64 society garlic is not preferred by deer, based on test areas. Ms. Goldyn requested that
65 photos of the proposed areas be included in future proposals. A discussion about various
66 landscaping items ensued.

67 There will be a future discussion about the sports field, specifically regarding the
68 use of rye seed or an alternative grass substitute. The decision will be made at a later date.

69

70 **B. Manager's Report**

71 The exercise bar in the Fitness Center has been repaired. Keycard access and
72 cameras will be addressed next week. Ms. Cruz inquired about the cleaning company, and it
73 was confirmed that the gym is now included in the contract. However, there are concerns
74 about the mirrors. Mr. Perez will explore options for new cleaning companies.

75

76 **C. District Counsel**

77 The only item is to confirm the Goals and Objectives by October 1, 2024.

78
79 **D. District Engineer**

80 Mr. Benolken mentioned plans to install running water at the dog park and work on
81 drainage. The initial budget was set at \$10,000, but with additional district expenses, the
82 total cost is now approximately \$6,000 over budget.

On MOTION by Mr. Hyatt, seconded by Mr. Harris, with all in favor, the budget was increased from \$10,000 to \$17,000.

84
85 **E. District Manager**

86 Ms. Goldyn updated the Board on District Management's findings. The barrier on
87 Smith Rd. was approved to move forward.

88 The Insurance Property Schedule was reviewed, and the Board agreed to remove
89 line 19, which pertains to Lakeview Gates.

90 Communication with the community and the project board was addressed.

91 Terracon will use the easement for the dumpster and other items.

92 A new sign will be installed, and adjustments will be made to the current signs for
93 neighborhood names.

94 The decision was made to opt for a handyman service instead of an onsite
95 maintenance person, agreeing to the budgeted 20 hours.

96 Ms. Goldyn presented a Field Inspection Report. The Board showed significant
97 interest in this service, and Mr. Perez will provide a proposal.

98
99 **FOURTH ORDER OF BUSINESS Business Items**

100 **A. Ratification of Resolution 2024-04, Designating Officers**

On MOTION by Ms. Cruz, seconded by Mr. Harris, with all in favor, Resolution 2024-04, Designating Officers, was ratified.

102
103 **B. Consideration of Revised Pool Contract**

On MOTION by Ms. Cruz, seconded by Mr. Harris, with all in favor, the revised pool contract from Cbuss Enterprises, was approved.

105
106 **C. Consideration of Security Service Proposals**

107 No action was taken at this time. A request was made for possible off-duty security.
108 District Counsel drafted a letter to be sent to District Management.

109

110 **FIFTH ORDER OF BUSINESS** **Business Administration**
111 **A. Consideration of Regular Meeting Minutes from June 27, 2024**
112

On MOTION by Mr. Hyatt, seconded by Mr. Harris, with all in favor, the meeting minutes from the regular meeting held June 27, 2024 were approved.

113
114 **B. Consideration of June 2024 Financial Statements**
115 Mr. Perez informed the Board about the transition from Avid to Strongroom.
116

117 **SIXTH ORDER OF BUSINESS** **Supervisor Requests**
118 A resident commented that Bahia grass should not be considered, while another
119 resident questioned the status of the pool gate, sheriff's involvement, and the cameras.

120
121 **SEVENTH ORDER OF BUSINESS** **Adjournment**
122

On MOTION by Mr. Hyatt, seconded by Mr. Harris, with all in favor, the meeting was adjourned at 4:19 p.m.

123
124
125
126
127 _____ _____
Secretary / Assistant Secretary Chair / Vice Chair

Grand Oaks Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2024

Prepared by:



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

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of July 31, 2024
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019A	SERIES 2020	SERIES 2021	SERIES 2019A	SERIES 2020	SERIES 2021	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
ASSETS										
Cash - Operating Account	\$ 115,821	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,821
Cash In Bank	151	-	-	-	-	-	-	-	-	151
Cash in Transit	-	20,697	12,657	-	-	-	-	-	-	33,354
Due From Developer	118,934	-	-	-	-	-	-	-	-	118,934
Due From Other Funds	-	72,983	54,575	16,667	-	-	-	-	-	144,225
Investments:										
Acquisition & Construction Account	-	-	-	-	43,483	59,375	19,283	-	-	122,141
Interest Account	-	-	12	-	-	-	-	-	-	12
Prepayment Account	-	280	4,735	-	-	-	-	-	-	5,015
Reserve Fund	-	676,697	931,321	301,315	-	-	-	-	-	1,909,333
Revenue Fund	-	436,678	131,903	777	-	-	-	-	-	569,358
State Road 16 Subaccount	-	-	-	-	-	-	2,525	-	-	2,525
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	\$ 236,466	\$ 1,207,335	\$ 1,135,203	\$ 318,759	\$ 43,483	\$ 59,375	\$ 21,808	\$ 25,866,101	\$ 30,526,280	\$ 59,414,810
LIABILITIES										
Accounts Payable	\$ 131,770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131,770
Accrued Expenses	24,722	-	-	-	-	-	-	-	-	24,722
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	34,380	-	-	-	38,926	53,663	17,256	-	-	144,225
TOTAL LIABILITIES	224,812	-	-	-	38,926	558,203	17,256	-	30,526,280	31,365,477
FUND BALANCES										
Restricted for:										
Debt Service	-	1,207,335	1,135,203	318,759	-	-	-	-	-	2,661,297
Capital Projects	-	-	-	-	4,557	-	4,552	-	-	9,109
Unassigned:	11,654	-	-	-	-	(498,828)	-	25,866,101	-	25,378,927
TOTAL FUND BALANCES	11,654	1,207,335	1,135,203	318,759	4,557	(498,828)	4,552	25,866,101	-	28,049,333
TOTAL LIABILITIES & FUND BALANCES	\$ 236,466	\$ 1,207,335	\$ 1,135,203	\$ 318,759	\$ 43,483	\$ 59,375	\$ 21,808	\$ 25,866,101	\$ 30,526,280	\$ 59,414,810

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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
REVENUES				
Interest - Investments	\$ -	\$ 19	\$ 19	0.00%
Rental Income	-	2,350	2,350	0.00%
Special Assmnts- Tax Collector	504,382	505,695	1,313	100.26%
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	826,840	(234,180)	77.93%
EXPENDITURES				
Administration				
Supervisor Fees	12,000	1,000	11,000	8.33%
ProfServ-Dissemination Agent	9,000	7,250	1,750	80.56%
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	24,433	(19,433)	488.66%
District Manager	54,075	62,037	(7,962)	114.72%
Accounting Services	9,270	7,658	1,612	82.61%
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	2,238	(738)	149.20%
Office Supplies	250	397	(147)	158.80%
Dues, Licenses, Subscriptions	175	1,496	(1,321)	854.86%
Total Administration	128,520	145,301	(16,781)	113.06%
Electric Utility Services				
Utility - Electric	160,000	70,928	89,072	44.33%
Total Electric Utility Services	160,000	70,928	89,072	44.33%

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	6,176	2,824	68.62%
Total Water-Sewer Comb Services	9,000	6,176	2,824	68.62%
<u>Other Physical Environment</u>				
Waterway Management	38,000	16,950	21,050	44.61%
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	228,114	111,886	67.09%
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	22,194	(8,194)	158.53%
Irrigation Maintenance	8,500	6,397	2,103	75.26%
Miscellaneous Services	-	250	(250)	0.00%
Total Other Physical Environment	449,000	343,309	105,691	76.46%
<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	101,755	93,245	52.18%
Security	-	4,836	(4,836)	0.00%
R&M-Pools	24,500	21,340	3,160	87.10%
Recreation / Park Facility Maintenance	35,000	26,651	8,349	76.15%
Recreation Equip. Maint.	5,000	22,997	(17,997)	459.94%
Miscellaneous Maintenance	5,000	-	5,000	0.00%
Total Parks and Recreations	264,500	177,579	86,921	67.14%
<u>Parks and Recreation</u>				
R&M-Pools	-	11,011	(11,011)	0.00%
Recreation / Park Facility Maintenance	-	8,441	(8,441)	0.00%
Recreation Equip. Maint.	-	6,924	(6,924)	0.00%
Miscellaneous Maintenance	-	700	(700)	0.00%
Total Parks and Recreation	-	27,076	(27,076)	0.00%

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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>Reserves</u>				
Capital Reserve	45,000	-	45,000	0.00%
Total Reserves	45,000	-	45,000	0.00%
TOTAL EXPENDITURES & RESERVES	1,061,020	770,369	290,651	72.61%
Excess (deficiency) of revenues				
Over (under) expenditures	-	56,471	56,471	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(44,817)		
FUND BALANCE, ENDING		\$ 11,654		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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
REVENUES				
Interest - Investments	\$ -	\$ 45,856	\$ 45,856	0.00%
Special Assmnts- Tax Collector	571,534	538,638	(32,896)	94.24%
Special Assmnts- CDD Collected	101,504	291,514	190,010	287.19%
TOTAL REVENUES	673,038	876,008	202,970	130.16%
EXPENDITURES				
Debt Service				
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	-	203,220	203,220	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(2,912)	(2,912)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(2,912)	(2,912)	0.00%
Net change in fund balance	\$ -	\$ 200,308	\$ 200,308	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,007,027		
FUND BALANCE, ENDING		\$ 1,207,335		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	\$ -	\$ 55,789	\$ 55,789	0.00%
Special Assmnts- Tax Collector	349,501	329,385	(20,116)	94.24%
Special Assmnts- CDD Collected	584,287	766,525	182,238	131.19%
TOTAL REVENUES	933,788	1,151,699	217,911	123.34%
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	-	187,911	187,911	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	\$ -	\$ 183,895	\$ 183,895	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		951,308		
FUND BALANCE, ENDING		\$ 1,135,203		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 15,463	\$ 15,463	0.00%
Special Assmnts- CDD Collected	297,900	294,921	(2,979)	99.00%
TOTAL REVENUES	297,900	310,384	12,484	104.19%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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	-	13,928	13,928	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		304,831		
FUND BALANCE, ENDING		\$ 318,759		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	\$ -	\$ 1,150	\$ 1,150	0.00%
TOTAL REVENUES	-	1,150	1,150	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	1,150	1,150	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	<u>\$ -</u>	<u>\$ 4,062</u>	<u>\$ 4,062</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		495		
FUND BALANCE, ENDING		<u>\$ 4,557</u>		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	\$ -	\$ 1,561	\$ 1,561	0.00%
TOTAL REVENUES	-	1,561	1,561	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	1,561	1,561	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	<u>\$ -</u>	<u>\$ 5,577</u>	<u>\$ 5,577</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		(504,405)		
FUND BALANCE, ENDING		<u>\$ (498,828)</u>		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	\$ -	\$ 9,645	\$ 9,645	0.00%
TOTAL REVENUES	-	9,645	9,645	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	-	(489,363)	(489,363)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		493,915		
FUND BALANCE, ENDING		\$ 4,552		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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. 07-24
Statement Date 07/31/2024

GL Balance (LCY)	115,820.63	Statement Balance	151,718.91
GL Balance	115,820.63	Outstanding Deposits	-1,841.03
Positive Adjustments	0.00		
	<hr/>	Subtotal	149,877.88
Subtotal	115,820.63	Outstanding Checks	-34,057.25
Negative Adjustments	0.00		
	<hr/>	Ending Balance	115,820.63
Ending G/L Balance	115,820.63		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
05/30/2024	Payment	1651	Check for Vendor V00085	-200.00	-200.00	0.00
06/28/2024	Payment	1653	Check for Vendor V00032	-4,656.13	-4,656.13	0.00
06/28/2024	Payment	1654	Check for Vendor V00033	-1,993.12	-1,993.12	0.00
06/28/2024	Payment	1655	Check for Vendor V00034	-96.91	-96.91	0.00
06/28/2024	Payment	1656	Check for Vendor V00070	-375.28	-375.28	0.00
07/15/2024	Payment	1657	Check for Vendor V00004	-699.55	-699.55	0.00
07/15/2024	Payment	1659	Check for Vendor V00071	-1,255.00	-1,255.00	0.00
07/15/2024	Payment	1660	Check for Vendor V00079	-65.00	-65.00	0.00
07/22/2024	Payment	1661	Payment of Invoice 001344	-2,983.70	-2,983.70	0.00
07/01/2024	Payment	DD017	Payment of Invoice 001373	-98.53	-98.53	0.00
07/01/2024	Payment	DD018	Payment of Invoice 001345	-1,494.00	-1,494.00	0.00
Total Checks				-13,917.22	-13,917.22	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
07/15/2024	Payment	1658	Check for Vendor V00026			-33,354.20
Total Outstanding Checks						-34,057.25
Outstanding Deposits						
07/01/2023		JE000429	Reverse VOID CK#1223##### Grand			-1,841.03
Total Outstanding Deposits						-1,841.03

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2024 to 07/31/2024

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1657	07/15/24	ST. JOHNS COUNTY UTILITIE DEPT	579429139988 061924	Invoice 001337	WATER	543018-53150	\$93.53
001	1657	07/15/24	ST. JOHNS COUNTY UTILITIE DEPT	579429144104 061924	Invoice 001338	WATER	543018-53150	\$606.02
001	1659	07/15/24	SOUTHEAST UTILITIES SERVICES, INC.	487450	Invoice 001327	MISC. MAINT.	546922-53908	\$1,255.00
001	1660	07/15/24	DOODYCALLS OF JACKSONVILLE	JAC-0150019	Invoice 001329	PET STATIONS	546414-57201	\$65.00
001	1661	07/22/24	HARDWICK FENCE, LLC	154963	Invoice 001344	GATE RPLCMT	546922-53908	\$2,983.70
001	DD017	07/01/24	ST. JOHNS COUNTY UTILITIE DEPT	9988 061924 ACH	WATER	Utility - Water	543018-53150	\$98.53
001	DD018	07/01/24	MACROLEASE	5030873 80824	Invoice 001345	FITNESS EQUIPMENT	546484-57201	\$1,494.00
Fund Total								\$6,595.78
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SERIES 2019A DEBT SERVICE FUND - 201								
201	1658	07/15/24	GRAND OAKS CDD	06272024-01	Invoice 001340	SERIES 2019 FY24 TAX DIST ID 10	103200	\$20,697.44
Fund Total								\$20,697.44
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SERIES 2020 DEBT SERVICE FUND - 202								
202	1658	07/15/24	GRAND OAKS CDD	06272024-02	Invoice 001339	SERIES 2020 FY24 TAX DIST ID #10	103200	\$12,656.76
Fund Total								\$12,656.76
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Total Checks Paid								\$39,949.98

GRAND OAKS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Regular Services						
C BUSS ENTERPRISES, INC.	6/13/2024	1927	\$1,200.00			POOL JUNE 2024
Regular Services Subtotal			\$1,200.00			
Additional Services						
HARDWICK FENCE, LLC	7/3/2024	154963	\$2,983.70			GATE RPLCMT
MHD COMMUNICATIONS	7/10/2024	34862	\$3,275.62			SECURITY PATROL SERVICES - DOWNPAYMENT INVOICE - DOORS ACCESS RPRS
RICK ARSENAULT CERTIFIED POOL	6/25/2024	GOCDD624	\$640.84			POOL CHEMICALS
Additional Services Subtotal			\$6,900.16			
TOTAL			\$8,100.16			