

**GRAND OAKS
COMMUNITY DEVELOPMENT
DISTRICT**

AGENDA PACKAGE

Wednesday, December 4, 2024

**DIAL IN:
+1 646-838-1601, 688580877#**



313 CAMPUS STREET
CELEBRATION, FL 34747

Grand Oaks Community Development District

Board of Supervisors

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

Wednesday, December 4, 2024 – 2:00 p.m.

- 1. **Call to Order and Roll Call**
- 2. **Oath of Office**..... P. 3
- 3. **Adopting the Agenda**
- 4. **Audience Comments on Agenda Items - Three – (3) Minute Time Limit**
- 5. **Staff Reports**
 - A. Onsite Manager’s Report P. 4
 - B. District Counsel
 - i. Discussion of National Stormwater Trust Agreement
 - C. District Engineer
 - D. District Manager
- 6. **Business Items**
 - A. Consideration of Resolution 2025-01 Declaring a Vacant Seat P. 6
 - B. Consideration of Resolution 2025-02 Designating Officers of the District..... P. 8
- 7. **Business Administration**
 - A. Consideration of Regular Meeting Minutes from October 24, 2024, P. 9
 - B. Review of the Financial Statements September 2024..... P. 14
 - C. Review of the Financial Statements October 2024..... P. 29
 - D. Acceptance of the Check Register September 2024..... P. 45
 - E. Acceptance of the Check Register October 2024 P. 46
- 8. **Audience Comments on Agenda Items - Three – (3) Minute Time Limit**
- 9. **Supervisor Requests or Comments**
- 10. **Adjournment**

The next meeting is scheduled for Thursday January 23, 2025, at 2:00 p.m.

District Office:

Inframark
313 Campus Street,
Celebration Florida 34747
407-566-1935

Meeting Location:

Grand Oaks Amenity Center
1055 Turnbull Creek Road,
St. Augustine, FL 32092
Call in: +1 646-838-1601, 688580877#

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

Monthly On-Site Manager's Report – Grand Oaks CDD 12/04/2024



**Grand Oaks CDD
St Augustine
1055 Turnbull Creek Rd
St Augustine FL, 32092
904-501-2473**

- Assisted 8 residents with access cards for Amenities.
- Assisted 5 residents with booking the clubhouse event space.
- Completed community drive through weekly.
- C Buss Enterprises has been providing weekly pool service.
- The Greenery has been providing weekly landscaping services.
- Reattached board to slide at the treehouse.
- Trash cans are being check/changed daily.
- Performed regular maintenance duties daily.
- Reorganized pool furniture daily.
- Cleaned pool furniture.
- Removed snake from treehouse area.
- Removed trash from pond banks.
- Had repairs in event space completed.
- Repaired pedal on bike in the gym.
- Scheduled a walk through with The Greenery, the board chairman and GMS representatives.
- Worked with The Greenery to turn off/on the irrigation system so that repairs could be done by contractor.
- Gave 5 tours of the amenities center to prospective buyers.
- Secured schedule for holiday decoration install.

Vendors on site

- **The Lake Doctors**
- **The Greenery**
- **C Buss Enterprises Pool Serves**

- **Vanguard Cleaning**
- **Ace Handyman Service**
- **M&G Holiday Lighting**

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT 3 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, in November of 2024, two (2) members of the Board of Supervisors (“Board”) were to be elected by the “Qualified Electors” of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period there were no Qualified Electors qualified to run for one (1) of the seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the remaining seat vacant, effective the second Tuesday following the general election; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for election as vacant.

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

1. DECLARATION OF VACANT BOARD SUPERVISOR SEAT. The following seat is hereby declared vacant effective as of November 19, 2024:

Seat # 3 (currently held by Marc Harris)

2. 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.

3. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 4th day of December, 2024.

ATTEST:

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

RESOLUTION 2025-02

**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:

_____	Chair
_____	Vice-Chair
<u>Jennifer Goldyn</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>Leah Popelka</u>	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

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

PASSED AND ADOPTED this 4th day of December 2024.

ATTEST:

**GRAND OAKS
COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Secretary / Assistant Secretary

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

**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, October 24, 2024 at 2:10 p.m. at the Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida.

Present and constituting a quorum were:

Keith Hyatt	Chairman
Dennis Smith	Vice Chair (<i>Via Phone</i>)
Marc Harris	Assistant Secretary
Linda Cruz	Assistant Secretary
John Dodson	Assistant Secretary

Also present were:

Jennifer Goldyn	Regional Director, Inframark
Michael Perez	District Manager, Inframark
Tabitha Blackwelder	Onsite Manager, Inframark
Bill Schafer	District Engineer, Dominion Group
Wes Haber	District Counsel, Kutak Rock
Residents	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Goldyn called the meeting to order at 2:10 p.m. and a quorum was established. Mr. Dodson made a motion to amend the agenda to include the following items:

- Reassigning officers
- Terminating the Inframark Management Contract
- Accepting the GMS contract, which has now been presented under special cover.

Mr. Dodson made a motion to adjust the officer positions as follows: Mr. Dodson as Chair, Mr. Smith as Vice Chair, and all other members as Secretaries.

On MOTION by Mr. Dodson seconded by Mr. Smith with votes in favor from Mr. Dodson, Mr. Smith, and Ms. Cruz, with votes against from Mr. Hyatt and Mr. Harris, the motion to Reassign the Officers of the District was approved. (3-2)

Mr. Dodson made a motion to terminate the Inframark Management Contract.

On MOTION by Mr. Dodson seconded by Mr. Smith with votes in favor from Mr. Dodson, Mr. Smith, and Ms. Cruz, with a vote against from Mr. Hyatt and Mr. Harris, the motion to terminate the Inframark Management contract was approved. (3-2)

Mr. Dodson made a motion to accept the GMS Management Contract.

On MOTION by Mr. Dodson seconded by Mr. Smith with votes in favor from Mr. Dodson, Mr. Smith, and Ms. Cruz, with a vote against from Mr. Harris, the motion to accept the GMS Management Contract was approved. (3-2)

SECOND ORDER OF BUSINESS **Public Comments**

A resident, expressed concerns regarding recent vandalism in the Spring Park area and the killing of a deer. The resident suggested installing barriers to prevent unauthorized access to the area.

A resident, noted that the manner in which changes to Board seats and management companies were presented was disruptive to the structure and flow of the meetings.

A resident, inquired whether it was permissible to record or livestream the meetings. Counsel and the Mr. Smith advised that any recording must commence at the call to order and conclude at the announcement of adjournment.

A resident, raised concerns about the maintenance of the ponds in the Summer Bay area.

A resident, stated that her public records request from February had not yet been fulfilled.

A resident, highlighted issues related to drainage problems in the buffer zone.

THIRD ORDER OF BUSINESS **Special Business Items**

A. Consideration of the Term Sheet from Valley Bank

Mr. Lamb provided information explaining why the loan for the district was recommended. A discussion followed, during which GMS also addressed the topic and suggested delegating authority to Mr. Dodson to negotiate and sign the loan agreement outside of a formal meeting, provided the terms are equal to or better than those discussed, with the loan amount not exceeding \$300,000.

On MOTION by Ms. Cruz seconded by Mr. Dodson with all in favor, delegating authority to Mr. Dodson to negotiate and sign the loan agreement outside of a formal meeting with these terms or better and for the loan not to exceed \$300,000, was approved. 5-0

FOURTH ORDER OF BUSINESS **Staff Reports**

A. Onsite Manager’s Report

- i. Consideration of The Greenery Inc Proposal #69547**
- ii. Consideration of The Greenery Inc Proposal #69548**
- iii. Consideration of The Greenery Inc Proposal #68880**

- iv. **Consideration of The Greenery Inc Proposal #68881**
- v. **Consideration of The Greenery Inc Proposal #69357**
- vi. **Consideration of The Greenery Inc Proposal #71037**

Mr. Dodson tabled items i through vi for consideration at a future date

B. Manager’s Report

Ms. Blackwelder reviewed items from the onsite manager’s report.

C. District Counsel

No additional updates were provided at this time.

D. District Engineer

The drainage system throughout the district was addressed, along with the upcoming project planned for the next three weeks.

E. District Manager

Mr. Perez reviewed the third-quarter website audit and raised additional items for discussion related to the district.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Terracon Change Order

The item was tabled as the Board wished to confirm the warranty on the subject.

On MOTION by Ms. Cruz seconded by Mr. Dodson with all in favor, to grant the chair authority to approve the matter outside of the meeting was approved. 5-0

B. Consideration of Trinity Painting & Maintenance Proposal #70938

C. Consideration of Trinity Painting & Maintenance Proposal #70939

D. Consideration of Trinity Painting & Maintenance Proposal #9631

E. Discussion on Fence at Lake View

Items B through E were tabled for further discussion at a later date.

SIXTH ORDER OF BUSINESS

Business Administration Items

A. Consideration of Regular Meeting Minutes from August 22, 2024

The format of the notes was questioned, and counsel provided guidance on the appropriate formatting and standard practice.

On MOTION by Mr. Dodson seconded by Ms. Cruz with all in favor, the Regular Meeting Minutes from August 22, 2024, approved. 5-0

B. Review of August 2024 Financial Statements

On MOTION by Mr. Smith and seconded by Mr. Dodson, with all in favor, the August 2024 Financial Statements, were approved. 5-0

SEVENTH ORDER OF BUSINESS Audience Comments on the Agenda

A resident inquired about changing the meeting time, which was denied, and also asked about the possibility of a video call. The district confirmed that a Zoom call would be activated for meetings.

A resident asked about the board seats and the timeline for when residents can be elected.

A resident raised concerns about access to Pond 5.

A resident discussed the potential for building on lots, as well as the reasoning behind the loan and the payment schedule.

A resident inquired about the requirements for the Fiscal Year.

A resident asked about funding from undeveloped lots.

A resident expressed concerns about damage caused by vandalism and the deceased deer left on the road.

A resident asked about the process for elections of board seats.

EIGHTH ORDER OF BUSINESS Supervisor Requests or Comments

Mr. Dodson addressed the need to focus on approving and funding only necessary items moving forward.

On MOTION by Mr. Dodson and seconded by Ms. Cruz, with all in favor, grant the Chair to control expenses, was approved. 5-0

Mr. Dodson waived his fee for meetings.

Ms. Cruz made a motion to allow the amenity center to remain open from 9 AM to 7 PM, Monday through Friday.

On MOTION by Ms. Cruz seconded by Mr. Dodson with votes in favor from Mr. Dodson, Mr. Smith, and Ms. Cruz, with votes against from Mr. Hyatt and Mr. Harris, the motion to allow the amenity center to remain open from 9 AM to 7 PM, Monday through Friday was approved. (3-2)

Ms. Cruz also raised a question regarding the payment for the cattails, which amounted to \$30,000.

NINTH ORDER OF BUSINESS

Adjournment

There being none, the next item followed.

On MOTION by Ms. Cruz and seconded by Mr. Dodson, with all in favor, the meeting adjourned at 3:45 p.m. 5-0

Michael Perez
District Manager

John Dodson
Chairperson

Grand Oaks Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 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 September 30, 2024
 (In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019A	SERIES 2020	SERIES 2021	SERIES 2019A	SERIES 2020	SERIES 2021	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS										
Cash - Operating Account	\$ 39,386	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,386
Cash In Bank	1,184	-	-	-	-	-	-	-	-	1,184
Cash in Transit	-	20,697	12,657	-	-	-	-	-	-	33,354
Due From Developer	118,934	-	-	-	-	-	-	-	-	118,934
Due From Other Funds	-	78,998	62,854	20,625	-	-	-	-	-	162,477
Investments:										
Acquisition & Construction Account	-	-	-	-	7	-	1,400	-	-	1,407
Interest Account	-	-	12	-	-	-	-	-	-	12
Prepayment Account	-	283	4,735	-	-	-	-	-	-	5,018
Reserve Fund	-	676,697	931,321	300,024	-	-	-	-	-	1,908,042
Revenue Fund	-	473,984	133,078	784	-	-	-	-	-	607,846
State Road 16 Subaccount	-	-	-	-	-	-	2,527	-	-	2,527
Deposits	1,560	-	-	-	-	-	-	-	-	1,560
Fixed Assets										
Construction Work In Process	-	-	-	-	-	-	9,220	25,866,101	-	25,875,321
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	1,557,457	1,557,457
Amount To Be Provided	-	-	-	-	-	-	-	-	28,968,823	28,968,823
TOTAL ASSETS	\$ 161,064	\$ 1,250,659	\$ 1,144,657	\$ 321,433	\$ 7	\$ -	\$ 13,147	\$ 25,866,101	\$ 30,526,280	\$ 59,283,348
LIABILITIES										
Accounts Payable	\$ 69,814	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,814
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	34,381	-	-	-	44,941	61,941	21,214	-	-	162,477
TOTAL LIABILITIES	162,857	-	-	-	44,941	566,481	21,214	-	30,526,280	31,321,773

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019A	SERIES 2020	SERIES 2021	SERIES 2019A	SERIES 2020	SERIES 2021	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
FUND BALANCES										
Restricted for:										
Debt Service	-	1,250,659	1,144,657	321,433	-	-	-	-	-	2,716,749
Unassigned:	(1,793)	-	-	-	(44,934)	(566,481)	(8,067)	25,866,101	-	25,244,826
TOTAL FUND BALANCES	(1,793)	1,250,659	1,144,657	321,433	(44,934)	(566,481)	(8,067)	25,866,101	-	27,961,575
TOTAL LIABILITIES & FUND BALANCES	\$ 161,064	\$ 1,250,659	\$ 1,144,657	\$ 321,433	\$ 7	\$ -	\$ 13,147	\$ 25,866,101	\$ 30,526,280	\$ 59,283,348

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 26	\$ 26	0.00%
Rental Income	-	3,125	3,125	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%
Developer Contribution	-	140,000	140,000	0.00%
HOA Contributions	-	32,480	32,480	0.00%
Other Miscellaneous Revenues	-	1,410	1,410	0.00%
TOTAL REVENUES	1,061,020	967,872	(93,148)	91.22%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	1,400	10,600	11.67%
ProfServ-Dissemination Agent	9,000	9,500	(500)	105.56%
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	28,063	(23,063)	561.26%
District Manager	54,075	108,367	(54,292)	200.40%
Accounting Services	9,270	9,975	(705)	107.61%
Auditing Services	5,000	500	4,500	10.00%
Website Compliance	4,000	1,553	2,447	38.83%
Postage, Phone, Faxes, Copies	300	2,521	(2,221)	840.33%
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	2,613	(1,113)	174.20%
Office Supplies	250	1,843	(1,593)	737.20%
Dues, Licenses, Subscriptions	175	4,571	(4,396)	2612.00%
Total Administration	128,520	206,497	(77,977)	160.67%
<u>Electric Utility Services</u>				
Utility - Electric	160,000	73,865	86,135	46.17%
Total Electric Utility Services	160,000	73,865	86,135	46.17%
<u>Utility Services</u>				
Utility - Water	-	784	(784)	0.00%
Total Utility Services	-	784	(784)	0.00%
<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%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	38,000	19,625	18,375	51.64%
Insurance -Property & Casualty	22,000	55,915	(33,915)	254.16%
R&M-General	2,500	2,173	327	86.92%
Landscape Maintenance	340,000	268,555	71,445	78.99%
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	51,767	(37,767)	369.76%
Irrigation Maintenance	8,500	7,589	911	89.28%
Miscellaneous Services	-	500	(500)	0.00%
Total Other Physical Environment	449,000	418,472	30,528	93.20%
<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	-	7,779	(7,779)	0.00%
R&M-Pools	24,500	39,015	(14,515)	159.24%
Recreation / Park Facility Maintenance	35,000	43,619	(8,619)	124.63%
Recreation Equip. Maint.	5,000	26,186	(21,186)	523.72%
Miscellaneous Maintenance	5,000	700	4,300	14.00%
Total Parks and Recreations	264,500	219,054	45,446	82.82%
<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	924,848	136,172	87.17%


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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Excess (deficiency) of revenues				
Over (under) expenditures	-	43,024	43,024	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(44,817)		
FUND BALANCE, ENDING		<u>\$ (1,793)</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 55,826	\$ 55,826	0.00%
Special Assmnts- Tax Collector	571,534	538,638	(32,896)	94.24%
Special Assmnts- Prepayment	-	33,354	33,354	0.00%
Special Assmnts- CDD Collected	101,504	291,514	190,010	287.19%
TOTAL REVENUES	673,038	919,332	246,294	136.59%
EXPENDITURES				
<u>Debt Service</u>				
Principal Debt Retirement	190,000	190,000	-	100.00%
Interest Expense	483,038	482,788	250	99.95%
Total Debt Service	673,038	672,788	250	99.96%
TOTAL EXPENDITURES	673,038	672,788	250	99.96%
Excess (deficiency) of revenues Over (under) expenditures	-	246,544	246,544	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(2,912)	(2,912)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(2,912)	(2,912)	0.00%
Net change in fund balance	\$ -	\$ 243,632	\$ 243,632	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,007,027		
FUND BALANCE, ENDING		\$ 1,250,659		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 65,243	\$ 65,243	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	1,161,153	227,365	124.35%
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	-	197,365	197,365	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	\$ -	\$ 193,349	\$ 193,349	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		951,308		
FUND BALANCE, ENDING		\$ 1,144,657		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 18,137	\$ 18,137	0.00%
Special Assmnts- CDD Collected	297,900	294,921	(2,979)	99.00%
TOTAL REVENUES	297,900	313,058	15,158	105.09%
EXPENDITURES				
<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	-	16,602	16,602	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		304,831		
FUND BALANCE, ENDING		\$ 321,433		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 1,549	\$ 1,549	0.00%
TOTAL REVENUES	-	1,549	1,549	0.00%
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	49,890	(49,890)	0.00%
Total Construction In Progress	-	49,890	(49,890)	0.00%
TOTAL EXPENDITURES	-	49,890	(49,890)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(48,341)	(48,341)	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	\$ -	\$ (45,429)	\$ (45,429)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		495		
FUND BALANCE, ENDING		\$ (44,934)		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 2,108	\$ 2,108	0.00%
TOTAL REVENUES	-	2,108	2,108	0.00%
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	68,200	(68,200)	0.00%
Total Construction In Progress	-	68,200	(68,200)	0.00%
TOTAL EXPENDITURES	-	68,200	(68,200)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(66,092)	(66,092)	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	\$ -	\$ (62,076)	\$ (62,076)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(504,405)		
FUND BALANCE, ENDING		\$ (566,481)		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 8,507	\$ 8,507	0.00%
TOTAL REVENUES	-	8,507	8,507	0.00%
EXPENDITURES				
<u>Capital Expenditures & Projects</u>				
Land	-	11,481	(11,481)	0.00%
Total Capital Expenditures & Projects	-	11,481	(11,481)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	499,008	(499,008)	0.00%
Total Construction In Progress	-	499,008	(499,008)	0.00%
TOTAL EXPENDITURES	-	510,489	(510,489)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(501,982)	(501,982)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		493,915		
FUND BALANCE, ENDING		\$ (8,067)		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
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		\$ 25,866,101		

Bank Account Statement

Grand Oaks CDD

Bank Account No. 9049
Statement No. 09_24
Statement Date 09/30/2024

GL Balance (LCY)	39,386.34	Statement Balance	44,731.99
GL Balance	39,386.34	Outstanding Deposits	322.06
Positive Adjustments	0.00		
	<hr/>	Subtotal	45,054.05
Subtotal	39,386.34	Outstanding Checks	-5,667.71
Negative Adjustments	0.00		
	<hr/>	Ending Balance	39,386.34
Ending G/L Balance	39,386.34		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
09/11/2024	Payment	DEP00012	Deposit No. DEP00012	140,000.00	140,000.00	0.00
Total Deposits				140,000.00	140,000.00	0.00
Checks						
09/05/2024	Payment	1688	Check for Vendor V00095	-250.00	-250.00	0.00
09/05/2024	Payment	1689	Check for Vendor V00094	-1,375.00	-1,375.00	0.00
09/05/2024	Payment	1690	Check for Vendor V00096	-350.00	-350.00	0.00
09/06/2024	Payment	1708	Check for Vendor V00087	-5,431.74	-5,431.74	0.00
09/06/2024	Payment	1709	Check for Vendor V00092	-2,273.14	-2,273.14	0.00
09/06/2024	Payment	1710	Check for Vendor V00079	-52.00	-52.00	0.00
09/06/2024	Payment	1711	Check for Vendor V00040	-6.92	-6.92	0.00
09/06/2024	Payment	1712	Check for Vendor V00033	-2,855.50	-2,855.50	0.00
09/06/2024	Payment	1714	Check for Vendor V00029	-1,206.45	-1,206.45	0.00
09/06/2024	Payment	1715	Check for Vendor V00052	-3,275.62	-3,275.62	0.00
09/06/2024	Payment	1716	Check for Vendor V00063	-1,350.00	-1,350.00	0.00
09/06/2024	Payment	1718	Check for Vendor V00071	-3,130.00	-3,130.00	0.00
09/06/2024	Payment	1719	Check for Vendor V00034	-74.43	-74.43	0.00
09/06/2024	Payment	1720	Check for Vendor V00057	-19,084.00	-19,084.00	0.00
09/06/2024	Payment	1721	Check for Vendor V00018	-5,150.00	-5,150.00	0.00
09/06/2024	Payment	1722	Check for Vendor V00054	-658.62	-658.62	0.00
09/06/2024	Payment	1723	Check for Vendor V00070	-202.49	-202.49	0.00
09/06/2024	Payment	1724	Check for Vendor V00004	-290.14	-290.14	0.00
09/20/2024	Payment	1725	Check for Vendor V00029	-91,730.45	-91,730.45	0.00
09/20/2024	Payment	1726	Check for Vendor V00057	-39,360.08	-39,360.08	0.00
09/30/2024		JE000892	Loan Pymnt	-1,494.00	-1,494.00	0.00
Total Checks				-179,600.58	-179,600.58	0.00

Adjustments

Bank Account Statement

Grand Oaks CDD

Bank Account No. 9049
Statement No. 09_24
Statement Date 09/30/2024

Total Adjustments

Outstanding Checks

07/01/2023	JE000429	Reverse VOID CK#1223##### Grand	-1,841.03
04/26/2024	Payment 1616	Check for Vendor V00075	-650.63
05/30/2024	Payment 1650	Check for Vendor V00042	-52.42
08/08/2024	Payment DD019	Payment of Invoice 001376	-2,016.90
09/06/2024	Payment 1713	Check for Vendor V00022	-500.00
09/06/2024	Payment 1717	Check for Vendor V00091	-606.73

Total Outstanding Checks -5,667.71

Outstanding Deposits

08/01/2024	JE000850	To rev JE 000849	322.06
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Total Outstanding Deposits 322.06

Grand Oaks Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2024

Prepared by:

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GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

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

ACCOUNT DESCRIPTION	GENERAL	SERIES 2019A	SERIES 2020	SERIES 2021	SERIES 2019A	SERIES 2020	SERIES 2021	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS										
Cash - Operating Account	\$ 33,328	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,328
Cash In Bank	16,412	-	-	-	-	-	-	-	-	16,412
Cash in Transit	-	20,697	12,657	-	-	-	-	-	-	33,354
Due From Developer	118,934	-	-	-	-	-	-	-	-	118,934
Due From Other Funds	431,641	81,797	66,706	21,866	-	-	-	-	-	602,010
Investments:										
Acquisition & Construction Account	-	-	-	-	2,919	3,915	2,650	-	-	9,484
Interest Account	-	-	12	-	-	-	-	-	-	12
Prepayment Account	-	284	4,735	-	-	-	-	-	-	5,019
Reserve Fund	-	676,697	931,321	300,024	-	-	-	-	-	1,908,042
Revenue Fund	-	475,943	133,628	787	-	-	-	-	-	610,358
State Road 16 Subaccount	-	-	-	-	-	-	2,528	-	-	2,528
Deposits	1,560	-	-	-	-	-	-	-	-	1,560
Fixed Assets										
Construction Work In Process	-	-	-	-	-	-	9,220	25,866,101	-	25,875,321
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	1,557,457	1,557,457
Amount To Be Provided	-	-	-	-	-	-	-	-	28,968,823	28,968,823
TOTAL ASSETS	\$ 601,875	\$ 1,255,418	\$ 1,149,059	\$ 322,677	\$ 2,919	\$ 3,915	\$ 14,398	\$ 25,866,101	\$ 30,526,280	\$ 59,742,642
LIABILITIES										
Accounts Payable	\$ 666,797	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 666,797
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	-	-	-	-	47,740	531,815	22,455	-	-	602,010
TOTAL LIABILITIES	725,459	-	-	-	47,740	1,036,355	22,455	-	30,526,280	32,358,289

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

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

ACCOUNT DESCRIPTION	GENERAL	SERIES 2019A	SERIES 2020	SERIES 2021	SERIES 2019A	SERIES 2020	SERIES 2021	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
FUND BALANCES										
Restricted for:										
Debt Service	-	1,255,418	1,149,059	322,677	-	-	-	-	-	2,727,154
Unassigned:	(123,584)	-	-	-	(44,821)	(1,032,440)	(8,057)	25,866,101	-	24,657,199
TOTAL FUND BALANCES	(123,584)	1,255,418	1,149,059	322,677	(44,821)	(1,032,440)	(8,057)	25,866,101	-	27,384,353
TOTAL LIABILITIES & FUND BALANCES	\$ 601,875	\$ 1,255,418	\$ 1,149,059	\$ 322,677	\$ 2,919	\$ 3,915	\$ 14,398	\$ 25,866,101	\$ 30,526,280	\$ 59,742,642

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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>REVENUES</u>				
Interest - Investments	\$ -	\$ 11	\$ 11	0.00%
Rental Income	-	575	575	0.00%
Special Assmnts- Tax Collector	600,758	15,133	(585,625)	2.52%
Special Assmnts- CDD Collected	649,186	-	(649,186)	0.00%
Other Miscellaneous Revenues	-	220	220	0.00%
TOTAL REVENUES	1,249,944	15,939	(1,234,005)	1.28%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	200	11,800	1.67%
ProfServ-Dissemination Agent	9,270	773	8,497	8.34%
ProfServ-Trustee Fees	9,500	-	9,500	0.00%
District Counsel	20,000	-	20,000	0.00%
District Engineer	13,200	1,710	11,490	12.95%
District Manager	55,697	20,891	34,806	37.51%
Accounting Services	9,548	796	8,752	8.34%
Auditing Services	6,600	-	6,600	0.00%
Website Compliance	4,200	1,553	2,647	36.98%
Postage, Phone, Faxes, Copies	1,200	12	1,188	1.00%
Public Officials Insurance	3,500	3,500	-	100.00%
Insurance Deductible	25,000	-	25,000	0.00%
Legal Advertising	2,200	-	2,200	0.00%
Misc-Assessment Collection Cost	12,516	-	12,516	0.00%
Bank Fees	150	-	150	0.00%
Website Administration	1,545	350	1,195	22.65%
Office Supplies	600	-	600	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	186,901	29,960	156,941	16.03%
<u>Electric Utility Services</u>				
Utility - Electric	110,000	7,956	102,044	7.23%
Total Electric Utility Services	110,000	7,956	102,044	7.23%
<u>Water Utility Services</u>				
Security Monitoring Services	50,000	-	50,000	0.00%
Total Water Utility Services	50,000	-	50,000	0.00%

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	12,000	-	12,000	0.00%
Utility - Gas	2,000	-	2,000	0.00%
Total Water-Sewer Comb Services	14,000	-	14,000	0.00%
<u>Other Physical Environment</u>				
Waterway Management	16,000	4,950	11,050	30.94%
Insurance -Property & Casualty	58,000	58,253	(253)	100.44%
R&M-General	5,000	362	4,638	7.24%
Landscape - Annuals	14,265	-	14,265	0.00%
Landscape - Mulch	40,000	-	40,000	0.00%
Landscape Maintenance	229,008	19,227	209,781	8.40%
R&M-Hardscape Cleaning	14,000	-	14,000	0.00%
Plant Replacement Program	18,000	-	18,000	0.00%
Miscellaneous Maintenance	70,000	5,554	64,446	7.93%
Irrigation Maintenance	10,000	150	9,850	1.50%
Total Other Physical Environment	474,273	88,496	385,777	18.66%
<u>Capital Expenditures & Projects</u>				
Improvements - Other	21,000	-	21,000	0.00%
Total Capital Expenditures & Projects	21,000	-	21,000	0.00%
<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>				
Contract - Park Facility Janitorial Maintenance	11,820	-	11,820	0.00%
Onsite Staff	195,000	-	195,000	0.00%
Garbage Dumpster Expense	1,800	-	1,800	0.00%
R&M-Pools	27,000	3,795	23,205	14.06%
Recreation Equip. Maint.	22,000	2,225	19,775	10.11%
Miscellaneous Maintenance	5,000	-	5,000	0.00%
Special Events	7,000	-	7,000	0.00%
Holiday Lighting & Decorations	2,000	-	2,000	0.00%
Janitorial Supplies	1,500	-	1,500	0.00%
Dog Waste Station Supplies	650	-	650	0.00%
Total Parks and Recreations	273,770	6,020	267,750	2.20%

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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>Parks and Recreation</u>				
Recreation / Park Facility Maintenance	15,000	3,223	11,777	21.49%
Total Parks and Recreation	15,000	3,223	11,777	21.49%
<u>Reserves</u>				
Capital Reserve	100,000	-	100,000	0.00%
Total Reserves	100,000	-	100,000	0.00%
TOTAL EXPENDITURES & RESERVES	1,249,944	135,655	1,114,289	10.85%
Excess (deficiency) of revenues Over (under) expenditures	-	(119,716)	(119,716)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(3,868)		
FUND BALANCE, ENDING		\$ (123,584)		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,759	\$ 4,759	0.00%
Special Assmnts- Tax Collector	537,242	-	(537,242)	0.00%
Special Assmnts- CDD Collected	142,678	-	(142,678)	0.00%
TOTAL REVENUES	679,920	4,759	(675,161)	0.70%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	195,000	-	195,000	0.00%
Interest Expense	475,819	-	475,819	0.00%
Total Debt Service	670,819	-	670,819	0.00%
TOTAL EXPENDITURES	670,819	-	670,819	0.00%
Excess (deficiency) of revenues Over (under) expenditures	9,101	4,759	(4,342)	52.29%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	9,101	-	(9,101)	0.00%
TOTAL FINANCING SOURCES (USES)	9,101	-	(9,101)	0.00%
Net change in fund balance	<u>\$ 9,101</u>	<u>\$ 4,759</u>	<u>\$ (22,544)</u>	<u>52.29%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,250,659		
FUND BALANCE, ENDING		<u>\$ 1,255,418</u>		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,403	\$ 4,403	0.00%
Special Assmnts- Tax Collector	328,531	-	(328,531)	0.00%
Special Assmnts- CDD Collected	604,659	-	(604,659)	0.00%
TOTAL REVENUES	933,190	4,403	(928,787)	0.47%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	285,000	-	285,000	0.00%
Interest Expense	649,850	-	649,850	0.00%
Total Debt Service	934,850	-	934,850	0.00%
TOTAL EXPENDITURES	934,850	-	934,850	0.00%
Excess (deficiency) of revenues Over (under) expenditures	(1,660)	4,403	6,063	-265.24%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(1,660)	-	1,660	0.00%
TOTAL FINANCING SOURCES (USES)	(1,660)	-	1,660	0.00%
Net change in fund balance	<u>\$ (1,660)</u>	<u>\$ 4,403</u>	<u>\$ 9,383</u>	<u>-265.24%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,144,656		
FUND BALANCE, ENDING		<u>\$ 1,149,059</u>		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 1,245	\$ 1,245	0.00%
Special Assmnts- CDD Collected	300,025	-	(300,025)	0.00%
TOTAL REVENUES	300,025	1,245	(298,780)	0.41%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	115,000	-	115,000	0.00%
Interest Expense	183,503	-	183,503	0.00%
Total Debt Service	298,503	-	298,503	0.00%
TOTAL EXPENDITURES	298,503	-	298,503	0.00%
Excess (deficiency) of revenues Over (under) expenditures	1,522	1,245	(277)	81.80%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	1,522	-	(1,522)	0.00%
TOTAL FINANCING SOURCES (USES)	1,522	-	(1,522)	0.00%
Net change in fund balance	<u>\$ 1,522</u>	<u>\$ 1,245</u>	<u>\$ (3,321)</u>	<u>81.80%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		321,432		
FUND BALANCE, ENDING		<u>\$ 322,677</u>		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 113	\$ 113	0.00%
TOTAL REVENUES	-	113	113	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	113	113	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(44,934)		
FUND BALANCE, ENDING		<u>\$ (44,821)</u>		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 63	\$ 63	0.00%
TOTAL REVENUES	-	63	63	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	466,021	(466,021)	0.00%
Total Construction In Progress	-	466,021	(466,021)	0.00%
TOTAL EXPENDITURES	-	466,021	(466,021)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(465,958)	(465,958)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(566,482)		
FUND BALANCE, ENDING		<u>\$ (1,032,440)</u>		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 10	\$ 10	0.00%
TOTAL REVENUES	-	10	10	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	10	10	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(8,067)		
FUND BALANCE, ENDING		\$ (8,057)		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		25,866,101		
FUND BALANCE, ENDING		<u>\$ 25,866,101</u>		

Bank Account Statement

Grand Oaks CDD

Monday, November 25, 2024

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Z-SPAWAR

Bank Account No. 9049
Statement No. 10-24

Statement Date 10/31/2024

G/L Account No. 101001 Balance	33,328.41	Statement Balance	37,740.58
		Outstanding Deposits	322.06
Positive Adjustments	0.00		
Subtotal	33,328.41	Subtotal	38,062.64
Negative Adjustments	0.00	Outstanding Checks	-4,734.23
Ending G/L Balance	33,328.41	Ending Balance	33,328.41

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
10/18/2024	Payment	DEP00013	Deposit No. DEP00013	625.00	625.00	0.00
10/16/2024		JE000924	Remote Deposit	170.29	170.29	0.00
Total Deposits				795.29	795.29	0.00
Checks						
09/06/2024	Payment	1713	Check for Vendor V00022	-500.00	-500.00	0.00
09/06/2024	Payment	1717	Check for Vendor V00091	-606.73	-606.73	0.00
10/03/2024	Payment	1727	Check for Vendor V00056	-1,067.70	-1,067.70	0.00
10/03/2024	Payment	1728	Check for Vendor V00098	-250.00	-250.00	0.00
10/03/2024	Payment	1729	Check for Vendor V00052	-37.50	-37.50	0.00
10/03/2024	Payment	1731	Check for Vendor V00070	-183.31	-183.31	0.00
10/14/2024	Payment	1732	Check for Vendor V00052	-2,732.23	-2,732.23	0.00
10/15/2024	Payment	1733	Check for Vendor V00066	-294.53	-294.53	0.00
10/16/2024	Payment	1734	Check for Vendor V00098	-135.00	-135.00	0.00
10/16/2024	Payment	1735	Check for Vendor V00066	-442.00	-442.00	0.00
10/16/2024	Payment	1736	Check for Vendor V00070	-43.70	-43.70	0.00
10/09/2024		JE000917	Loan Payment	-1,494.00	-1,494.00	0.00
Total Checks				-7,786.70	-7,786.70	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
07/01/2023		JE000429	Reverse VOID CK#1223##### Grand			-1,841.03
04/26/2024	Payment	1616	Check for Vendor V00075			-650.63
05/30/2024	Payment	1650	Check for Vendor V00042			-52.42
08/08/2024	Payment	DD019	Payment of Invoice 001376			-2,016.90
10/03/2024	Payment	1730	Check for Vendor V00075			-173.25
Total Outstanding Checks						-4,734.23
Outstanding Deposits						

Bank Account Statement

Grand Oaks CDD

Monday, November 25, 2024

Page 2

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Bank Account No. 9049

Statement No. 10-24

Statement Date

10/31/2024

08/01/2024	JE000850	To rev JE 000849	322.06
Total Outstanding Deposits			322.06

Bank Account Statement

Grand Oaks CDD

Monday, November 25, 2024

Page 1
Z-SPAWAR

Bank Account No. 5901
Statement No. 10-24

Statement Date 10/31/2024

G/L Account No. 101002 Balance	16,325.46	Statement Balance	16,325.46
Positive Adjustments	0.00	Outstanding Deposits	0.00
Subtotal	16,325.46	Subtotal	16,325.46
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	16,325.46	Ending Balance	16,325.46

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
10/31/2024		JE000914	Interest Earned	9.01	9.01	0.00
10/30/2024		JE000918	Tax Revenue/Debt Service	15,046.62	15,046.62	0.00
10/04/2024		JE000926	Interest Receivable	86.05	86.05	0.00
Total Deposits				15,141.68	15,141.68	0.00
Checks						
Total Checks						0.00
Adjustments						
Total Adjustments						0.00
Outstanding Deposits						
Total Outstanding Deposits						0.00

GRAND OAKS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
C BUSS ENTERPRISES, INC.	9/25/2024	2389	\$3,134.35	\$3,134.35	POOL OCT 24
INFRAMARK LLC	9/5/2024	132400	\$772.50		SEPT. 2024
INFRAMARK LLC	9/5/2024	132400	\$750.00		SEPT. 2024
INFRAMARK LLC	9/5/2024	132400	\$4,506.25		SEPT. 2024
INFRAMARK LLC	9/5/2024	132400	\$10,937.06		SEPT. 2024
INFRAMARK LLC	9/5/2024	132400	\$125.00	\$17,090.81	SEPT. 2024
INFRAMARK LLC	9/4/2024	132190	\$1,489.95		DISTRICT INVOICE AUG. 2024
INFRAMARK LLC	9/4/2024	132190	\$2.52	\$1,492.47	DISTRICT INVOICE AUG. 2024
NORTHEAST QUALITY SERV LLC	9/1/2024	35789	\$1,350.00	\$1,350.00	CLEANING - SEP 24
WM CORPORATE SERVICES, INC.	8/27/2024	9693293-2224-8	\$183.31	\$183.31	WASTE SEP 2024
Monthly Contract Subtotal			\$23,250.94	\$23,250.94	
Regular Services					
CINTAS FIRE 636525	8/27/2024	0F61180022	\$321.70	\$321.70	CLUBHOUSE OPERATIONS
DOODYCALLS OF JACKSONVILLE	8/30/2024	JAC-0187591	\$65.00	\$65.00	PET STATIONS
MACROLEASE	8/18/2024	5030873 81824-ACH	\$1,494.00	\$1,494.00	FITNESS EQUIPMENT
SOUTHEAST UTILITIES SERVICES, INC.	8/30/2024	487466	\$472.50	\$472.50	MISC. MAINT.
ST. JOHNS COUNTY SHERIFF'S OFFICE	4/26/2024	707198	\$173.25	\$173.25	GENERAL SECURITY 4/26/24
Regular Services Subtotal			\$2,526.45	\$2,526.45	
Additional Services					
DOMINION ENGINEERING GROUP	9/1/2024	2024-6775	\$2,060.00	\$2,060.00	ENGINEERING
HARDWICK FENCE, LLC	9/4/2024	155142	\$2,983.70	\$2,983.70	GATE RPLCMT - FINAL INVOICE
JOHN N DOWL JR	9/6/2024	09062024	\$250.00	\$250.00	EVENT - PULLED PORK
MASSEY SERVICES, INC.	9/3/2024	63172755	\$250.00	\$250.00	PEST INITIAL SERVICE
MHD COMMUNICATIONS	8/31/2024	35381	\$2,732.23	\$2,732.23	SECURITY PATROL SERVICES - 2/2 PAYMENT - DOORS ACCESS RPRS
MTMM ENTERPRISES, LLC	5/17/2024	051724	\$1,375.00	\$1,375.00	CASINO NIGHT
NORTHEAST QUALITY SERV LLC	9/13/2024	35960	\$150.00	\$150.00	TEMPORARY WASTE SERV 8/28-9/6/24
RYAN FOWLER	5/23/2024	38172-000238	\$350.00	\$350.00	CASINO NIGHT EVENT - BAR SERVICE
STEELHEAD PLUMBING LLC	9/17/2024	13596	\$215.50	\$215.50	AMENITY SERVICING
THE GREENERY INC.	8/30/2024	761465	\$1,192.08	\$1,192.08	IRR ENHANCEMENT
ULINE	9/12/2024	182996812	\$373.74	\$373.74	SUPPLIES
Additional Services Subtotal			\$11,932.25	\$11,932.25	
TOTAL			\$37,709.64	\$37,709.64	

October 2024 Meeting

GRAND OAKS CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	10/23/2024	135957	\$795.67		OCT 24
INFRAMARK LLC	10/23/2024	135957	\$772.50		OCT 24
INFRAMARK LLC	10/23/2024	135957	\$4,641.42		OCT 24
INFRAMARK LLC	10/23/2024	135957	\$16,250.00		OCT 24
INFRAMARK LLC	10/23/2024	135957	\$350.00	\$22,809.59	OCT 24
NORTHEAST QUALITY SERV LLC	10/1/2024	36080	\$1,350.00	\$1,350.00	CLEANING - OCT 2024
THE GREENERY INC.	9/3/2024	762654	\$19,084.00	\$19,084.00	LANDSCAPE MAINT. SEP 2024
THE GREENERY INC.	10/2/2024	765138	\$19,084.00	\$19,084.00	LANDSCAPE MAINT. OCT 2024
WM CORPORATE SERVICES, INC.	10/1/2024	9702978-2224-3	\$43.70	\$43.70	WASTE
Monthly Contract Subtotal			\$62,371.29	\$62,371.29	
Variable Contract					
INFRAMARK LLC	10/22/2024	135659	\$12.42	\$12.42	SEP 24 POSTAGE
LINDA CRUZ	10/24/2024	LC 102424	\$200.00	\$200.00	SUPERVISOR FEE
LINDA CRUZ	7/25/2024	LC 072524	\$200.00	\$200.00	SUPERVISOR FEE
LINDA CRUZ	8/22/2024	LC 082224	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$612.42	\$612.42	
Utilities					
FPL	10/7/2024	41929 72349 100724	\$1,452.01	\$1,452.01	SERVICE 9/7-10/7/24
FPL	10/7/2024	85601 33517 100724	\$66.80	\$66.80	SERVICE 9/7-10/7/24
FPL	10/4/2024	97899 7024 100424	\$2,228.83	\$2,228.83	SERVICE 9/6-10/4/24
FPL	10/4/2024	02407 91475 100424	\$4,134.15	\$4,134.15	SERVICE 9/6-10/4/24
TECO	10/7/2024	9785-100724	\$73.73	\$73.73	SERVICES 8/30-10/2/24
Utilities Subtotal			\$7,955.52	\$7,955.52	
Regular Services					
DOODYCALLS OF JACKSONVILLE	9/30/2024	JAC-0201254	\$52.00	\$52.00	PET STATIONS
FLORIDACOMMERCE	10/1/2024	91350	\$175.00	\$175.00	FY 25 SPECIAL DISTRICT FEE

October 2024 Meeting

GRAND OAKS CDD Summary of Operations and Maintenance Invoices
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
INNERSYNC	10/7/2024	INV-SN-264	\$1,552.50	\$1,552.50	WEBSITE / COMPLIANCE SVCS
Regular Services Subtotal			\$1,779.50	\$1,779.50	
Additional Services					
DOMINION ENGINEERING GROUP	10/1/2024	2024-6821	\$1,710.00	\$1,710.00	ENGINEERING
M&G HOLIDAY LIGHTING	10/10/2024	1027	\$2,675.00	\$2,675.00	HOLIDAY LIGHTING
MASSEY SERVICES, INC.	10/1/2024	63172756	\$135.00	\$135.00	PEST PREVENTION
TERRACON CONSULTANTS, INC.	9/9/2024	TM63488	\$22,000.00	\$22,000.00	PLANTS REMOVAL/SIGNAGE INSTALLATION
THE GREENERY INC.	10/10/2024	765647	\$150.00	\$150.00	IRR RPRS
ULINE	10/15/2024	184396254	\$211.81	\$211.81	SUPPLIES
Additional Services Subtotal			\$26,881.81	\$26,881.81	
TOTAL			\$99,600.54	\$99,600.54	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

135957

DATE

10/23/2024

CUSTOMER ID

C2300

NET TERMS

Net 30

BILL TO

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

PO#
DUE DATE

11/22/2024

Services provided for the Month of: **October 2024**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	795.67		795.67
Dissemination Services	1	Ea	772.50		772.50
District Management	1	Ea	4,641.42		4,641.42
Personnel Services	1	Ea	16,250.00		16,250.00
Website Maintenance / Admin	1	Ea	350.00		350.00
Subtotal					22,809.59

Subtotal	\$22,809.59
Tax	\$0.00
Total Due	\$22,809.59

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

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

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

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

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

Invoice

Date	Invoice #
10/1/2024	36080

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

Bill To:

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

Please reference your invoice number(s) upon submitting payment.

P.O. No.	Terms	Due Date	Project
	Net 30	10/31/2024	

Description	Qty	Rate	Amount
October (10/1/2024 - 10/31/2024) Monthly Service - Cleaning 3x per week (Mon./Wed/Fri.)	1	1,350.00	1,350.00T

	Subtotal	\$1,350.00
ADDITIONAL PAYMENT OPTIONS:	Sales Tax (0.0%)	\$0.00
Pay online via e-check at https://bit.ly/2KfeFpW	Total	\$1,350.00
Auto ACH is available. Please email accountingnj@vanguardcleaning.com to enroll.	Payments/Credits	\$0.00
	Balance Due	\$1,350.00



PO Box 6569
Hilton Head Island, SC 29938

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

Invoice 762654	
Date	PO/Contract#
09/03/24	
Account Manager	Terms
ZACHARY HIGGINBOTHAM	Due on Receipt
Total Amount	\$19,084.00
Property Address	
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092	

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

Description	Amount
#50833 - Maintenance Contract Services - Grand Oaks CDD September 2024	\$19,084.00
Total	\$19,084.00

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

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

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

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



PO Box 6569
Hilton Head Island, SC 29938

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

Invoice 765138	
Date	PO/Contract#
10/02/24	
Account Manager	Terms
ZACHARY HIGGINBOTHAM	Due on Receipt
Total Amount	\$19,084.00
Property Address	
Grand Oaks CDD 4185 FL-16	

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

Description	Amount
#50833 - Maintenance Contract Services - Grand Oaks CDD October 2024	\$19,084.00
Total	\$19,084.00

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

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

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

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



INVOICE

Customer ID:
Customer Name:
Service Period:
Invoice Date:
Invoice Number:

28-35356-73002
GRAND OAKS CDD
10/01/24-10/31/24
10/01/2024
9702978-2224-3

How to Contact Us

Visit wm.com/MyWM

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



Customer Service: (904) 260-1592

Your Payment is Due

Oct 31, 2024

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

Your Total Due

\$43.70

If payment is received after 10/31/2024: **\$ 48.70**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
63.74		(202.49)		0.00		182.45		43.70

DETAILS OF SERVICE

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

Description	Date	Ticket	Quantity	Amount
4 Yard Dumpster 1X Week	10/01/24		1.00	145.10
Energy Surcharge				20.15
Administrative Charge				8.50
ST JOHN CM 5% FRANCHISE				8.70
Total Current Charges				182.45

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

WM

WASTE MANAGEMENT INC. OF FLORIDA
WM OF JACKSONVILLE
PO BOX 3020
MONROE, WI 53566-8320
(904) 260-1592
(866) 381-9369

Invoice Date	Invoice Number	Customer ID <i>(Include with your payment)</i>
10/01/2024	9702978-2224-3	28-35356-73002
Payment Terms	Total Due	Amount
Total Due by 10/31/2024	\$43.70	
If Received after 10/31/2024	\$48.70	



2224000283535673002097029780000001824500000004370 0

0040352 01 AB 0.593 **AUTO T9 0 7275 33607-600875 -C04-P40392-11 10290C56

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



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





INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#

135659

DATE

10/22/2024

CUSTOMER ID

C2300

NET TERMS

Net 30

PO#

DUE DATE

11/21/2024

BILL TO

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

Services provided for the Month of: September 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	12.42		12.42
Subtotal					12.42

Subtotal	\$12.42
Tax	\$0.00
Total Due	\$12.42

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

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

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

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Grand Oaks

Board Meeting Date: October 24, 2024

Name	In Attendance Please X	Paid
1 Keith Hyatt	X	No
2 Dennis Smith	X	Yes
3 Marc Harris	X	No
4 Linda Cruz	X	Yes
5 John Dodson	X	No

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

10/28/2024
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Grand Oaks

Board Meeting Date: July 25, 2024

Name	In Attendance Please X	Paid
1 Keith Hyatt	X	No
2 Dennis Smith	X	Yes
3 Marc Harris	X	No
4 Linda Cruz	X	Yes
5		

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

7/29/2024
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Grand Oaks

Board Meeting Date: August 22, 2024

Name	In Attendance Please X	Paid
1 Keith Hyatt	X	No
2 Dennis Smith		Yes
3 Marc Harris		No
4 Linda Cruz	X	Yes
5 John Dodson	X	Yes

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

8/26/2024
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****




Electric Bill Statement
For: Sep 7, 2024 to Oct 7, 2024 (30 days)
Statement Date: Oct 7, 2024
Account Number: 41929-72349
Service Address:
1055 TURNBULL CREEK RD #AMENITY
SAINT AUGUSTINE, FL 32092

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

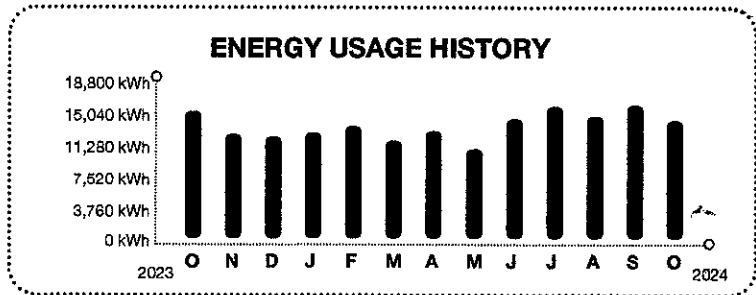
CURRENT BILL

\$3,019.74
TOTAL AMOUNT YOU OWE

Oct 28, 2024
NEW CHARGES DUE BY



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FPL.com/
WaystoPay



BILL SUMMARY

Amount of your last bill	3,026.77
Payments received	-1,459.04
Balance before new charges	1,567.73
Total new charges	1,452.01
Total amount you owe	\$3,019.74

(See page 2 for bill details.)

KEEP IN MIND

- Did you forget? \$1,567.73 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after December 27, 2024 is considered LATE; a late payment charge of 1% will apply.

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

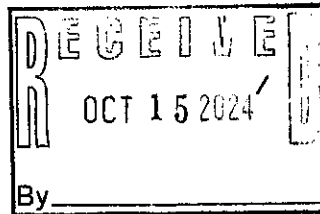
Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

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



Ways to Pay



27

156773 1305419297234904791030000

0001 0004 044592

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2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



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

41929-72349
ACCOUNT NUMBER

\$3,019.74
TOTAL AMOUNT YOU OWE

Oct 28, 2024
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name: GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

Account Number: 41929-72349

FPL.com Page 2 0002 0004 044592 E001

BILL DETAILS

Amount of your last bill	3,026.77
Payment received - Thank you	-1,459.04
Balance before new charges	\$1,567.73
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.21
Non-fuel: (\$0.028120 per kWh)	\$425.68
Fuel: (\$0.029780 per kWh)	\$450.81
Demand: (\$13.02 per KW)	\$507.78
Electric service amount	1,414.48
Gross receipts tax (State tax)	36.30
Taxes and charges	36.30
Regulatory fee (State fee)	1.23
Total new charges	\$1,452.01
Total amount you owe	\$3,019.74

METER SUMMARY

Meter reading - Meter KLL2329. Next meter reading Nov 6, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	40761		25623		15138
Demand KW	39.19				39

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 7, 2024	Sep 7, 2024	Oct 9, 2023
kWh Used	15138	17085	16255
Service days	30	31	31
kWh/day	504	551	524
Amount	\$1,452.01	\$1,567.73	\$1,576.38

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement

For: Sep 7, 2024 to Oct 7, 2024 (30 days)

Statement Date: Oct 7, 2024

Account Number: 85601-33517

Service Address:

114 SMITH RANCH RD #IRR
SAINT AUGUSTINE, FL 32092

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

CURRENT BILL

\$66.80

TOTAL AMOUNT YOU OWE

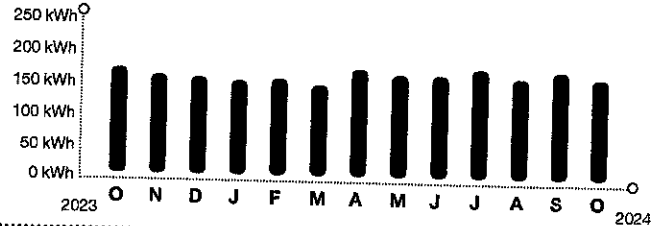
Oct 28, 2024

NEW CHARGES DUE BY



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or visit
FPL.com/
WaystoPay

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	66.41
Payments received	-32.38
Balance before new charges	34.03
Total new charges	32.77
Total amount you owe	\$66.80

(See page 2 for bill details.)

KEEP IN MIND

- Did you forget? \$34.03 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after December 27, 2024 is considered LATE; a late payment charge of 1% will apply.

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711 (Relay Service)



Ways to Pay



/ 27

3403 1305856013351780866000000

0003 0004 044592

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2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

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MIAMI FL 33188-0001



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85601-33517
ACCOUNT NUMBER

\$66.80
TOTAL AMOUNT YOU OWE

Oct 28, 2024
NEW CHARGES DUE BY

\$ _____
AMOUNT ENCLOSED



Customer Name:
GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

Account Number:
85601-33517

BILL DETAILS

Amount of your last bill	66.41
Payment received - Thank you	-32.38
Balance before new charges	\$34.03
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.78
Non-fuel: (\$0.082130 per kWh)	\$14.05
Fuel: (\$0.029780 per kWh)	\$5.09
Electric service amount	31.92
Gross receipts tax (State tax)	0.82
Taxes and charges	0.82
Regulatory fee (State fee)	0.03
Total new charges	\$32.77
Total amount you owe	\$66.80

METER SUMMARY

Meter reading - Meter KN55121. Next meter reading Nov 6, 2024.

Usage Type	Current	- Previous	= Usage
kWh used	04097	03926	171

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
	Oct 7, 2024	Sep 7, 2024	Oct 9, 2023
Service to			
kWh Used	171	182	179
Service days	30	31	31
kWh/day	5	5	5
Amount	\$32.77	\$34.03	\$36.22

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: Sep 6, 2024 to Oct 4, 2024 (28 days)
Statement Date: Oct 4, 2024
Account Number: 97899-67024
Service Address:
28 TURNBULL CREEK RD #ENTRY
SAINT AUGUSTINE, FL 32092

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

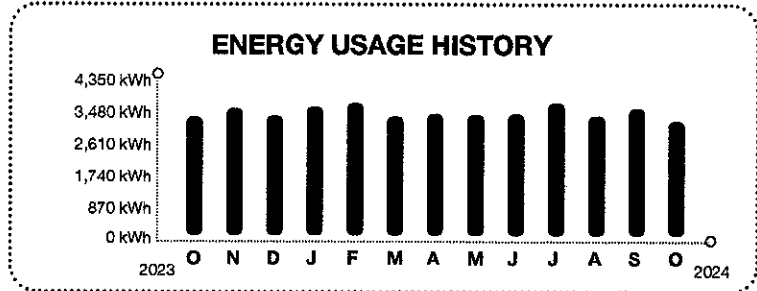
CURRENT BILL

\$2,228.83
TOTAL AMOUNT YOU OWE

Oct 25, 2024
NEW CHARGES DUE BY



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FPL.com/
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BILL SUMMARY

Amount of your last bill	1,821.01
Balance before new charges	1,821.01
Total new charges	407.82
Total amount you owe	\$2,228.83

(See page 2 for bill details.)

KEEP IN MIND

- Did you forget? \$1,821.01 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after December 26, 2024 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.

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Outside Florida: 1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

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

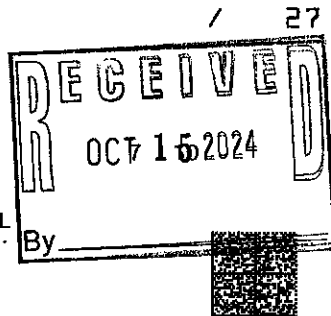


Ways to Pay



0001 0002 054116

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



182101 1304978996702493882220000

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97899-67024

ACCOUNT NUMBER

\$2,228.83

TOTAL AMOUNT YOU OWE

Oct 25, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name: GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

Account Number: 97899-67024

FPL.com Page 2 0002 0002 054116 E001

BILL DETAILS

Amount of your last bill	1,821.01
Balance before new charges	\$1,821.01
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.78
Non-fuel: (\$0.082130 per kWh)	\$278.66
Fuel: (\$0.029780 per kWh)	\$101.04
Electric service amount	392.48
Gross receipts tax (State tax)	10.07
Taxes and charges	10.07
Late payment charge	4.93
Regulatory fee (State fee)	0.34
Total new charges	\$407.82
Total amount you owe	\$2,228.83

METER SUMMARY

Meter reading - Meter KCD9310. Next meter reading Nov 5, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	34338		30945		3393

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 4, 2024	Sep 6, 2024	Oct 6, 2023
kWh Used	3393	3771	3502
Service days	28	31	29
kWh/day	121	121	120
Amount	\$402.89	\$446.34	\$467.11

KEEP IN MIND

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

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Lower your energy bill

Earn monthly bill credits by allowing FPL Business On Call® to cycle off your A/C only when necessary.

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Easy way to save lives

As you set clocks back on Nov. 3 to end daylight saving time, change smoke alarm batteries to save lives.

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



Electric Bill Statement

For: Sep 6, 2024 to Oct 4, 2024 (28 days)

Statement Date: Oct 4, 2024

Account Number: 02407-91475

Service Address:

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

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

CURRENT BILL

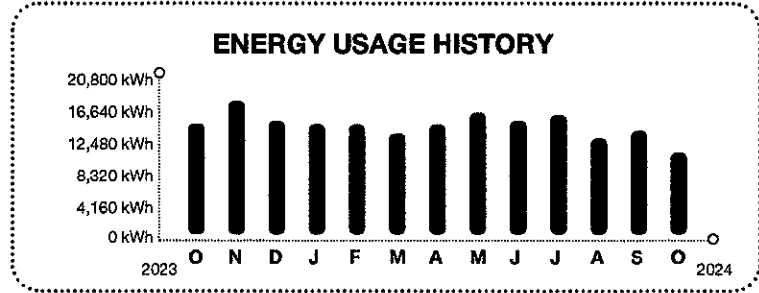
\$4,134.15

TOTAL AMOUNT YOU OWE

Oct 25, 2024

NEW CHARGES DUE BY

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BILL SUMMARY

Amount of your last bill	4,312.10
Payments received	-1,364.08
Balance before new charges	2,948.02
Total new charges	1,186.13
Total amount you owe	\$4,134.15

(See page 2 for bill details.)

KEEP IN MIND

- Did you forget? \$2,948.02 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after December 26, 2024 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.

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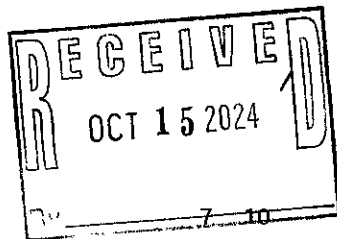
Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

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



Ways to Pay



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294802 1304024079147585143140000

0001 0002 054117

GRAND OAKS CDD
C/O MERITUS COMMUNITIES
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MIAMI FL 33188-0001



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02407-91475

ACCOUNT NUMBER

\$4,134.15

TOTAL AMOUNT YOU OWE

Oct 25, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:
GRAND OAKS CDD

Account Number:
02407-91475

FPL.com Page 2

0002 0002 054117

E001

BILL DETAILS

Amount of your last bill	4,312.10
Payment received - Thank you	-1,364.08
Balance before new charges	\$2,948.02

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.21
Non-fuel: (\$0.028120 per kWh)	\$325.18
Fuel: (\$0.029780 per kWh)	\$344.38
Demand: (\$13.02 per KW)	\$455.70

Electric service amount	1,155.47
-------------------------	----------

Gross receipts tax (State tax)	29.65
--------------------------------	-------

Taxes and charges	29.65
-------------------	-------

Regulatory fee (State fee)	1.01
----------------------------	------

Total new charges	\$1,186.13
-------------------	------------

Total amount you owe	\$4,134.15
-----------------------------	-------------------

METER SUMMARY

Meter reading - Meter KL23642. Next meter reading Nov 5, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	57131		45567		11564
Demand KW	35.06				35

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 4, 2024	Sep 6, 2024	Oct 6, 2023
kWh Used	11564	14681	15683
Service days	28	31	29
kWh/day	413	473	540
Amount	\$1,186.13	\$1,424.85	\$1,576.48

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Lower your energy bill

Earn monthly bill credits by allowing FPL Business On Call® to cycle off your A/C only when necessary.

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

Easy way to save lives

As you set clocks back on Nov. 3 to end daylight saving time, change smoke alarm batteries to save lives.

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



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

Statement Date: October 07, 2024
Amount Due: \$146.07
Due Date: October 28, 2024
Account #: 221008719785

Past Due - Pay Immediately

Account Summary

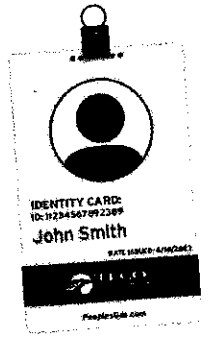
Current Service Period: August 30, 2024 - October 02, 2024	
Previous Amount Due	\$148.17
Payment(s) Received Since Last Statement	-\$74.43
Miscellaneous Credits	-\$1.40
Past Due - Pay Immediately	\$72.34
Current Month's Charges - Pay by October 28, 2024	\$73.73
Amount Due	\$146.07

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

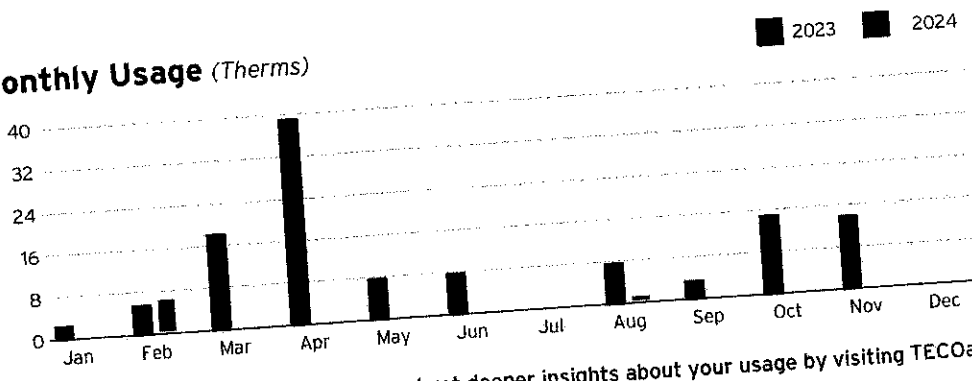


SAFETY TIP:
Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Peoples Gas, ask to see his or her company badge.



Monthly Usage (Therms)

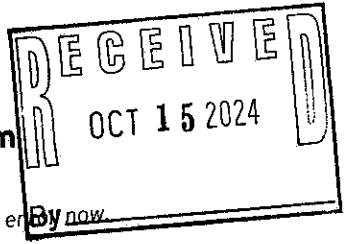


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To ensure prompt credit, please return stub portion of this bill with your payment.



Pay your bill online at PeoplesGas.com
See reverse side of your paystub for more ways to pay.
Go Paperless, Go Green! Visit PeoplesGas.com/Paperless to enroll by now.



Account #: 221008719785
Due Date: October 28, 2024
Amount Due: \$146.07
Payment Amount: \$ _____

632865779052 Past Due - \$72.34
Current - \$73.73

00004453 FTECO110072423524010 00000 03 01100000 18474 002
GRAND OAKS CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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

6328657790522210087197850000000146072

00004453-0010550-Page 1 of 4



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

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

Meter Read

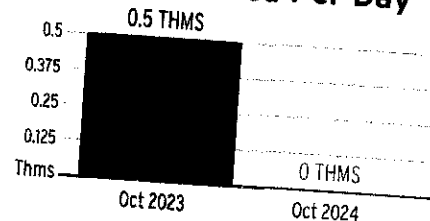
Service Period: Aug 30, 2024 - Oct 02, 2024

Rate Schedule: Small General Service - Transportation

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AIX43880	10/02/2024	120	120	0 CCF	1.054	1.0000	0.0 Therms	34 Days

Charge Details

Avg THMS Used Per Day



Natural Gas Charges	
Customer Charge	
Natural Gas Service Cost	\$43.07
	\$43.07

Other Fees and Charges	
Gas Late Payment Fee	
Total Other Fees and Charges	\$0.66
Miscellaneous Charges	\$0.66
Gas Management	1 X \$30.0000
Total Miscellaneous Charges	\$30.00
	\$30.00

Important Messages

Change in Deposit Interest. This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

Total Current Month's Charges **\$73.73**

Miscellaneous Credits	
Interest for Cash Security Deposit - Gas	
Total Current Month's Credits	-\$1.40
	-\$1.40

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

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- Mail A Check**
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All Other Correspondences:
Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at PeoplesGas.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**

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

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

00004453-0010550-Page 2 of 4

INVOICE# JAC-0201254



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

Please remit payment to: DoodyCalls 3948 3rd St S #442, Jacksonville Beach FL, 32250	
Invoice Balance	\$52.00
Total Due Includes All Unpaid Invoices	\$ 117.00

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

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

CUSTOMER CARE CENTER HOURS OF OPERATION: 800 366-3922 Monday - Friday: 8:30 AM to 9 PM Saturday: 9 AM to 5 PM Sunday: 12:30 PM to 3:30 PM					Invoice #	Invoice Date
					JAC-0201254	Sept. 30, 2024
Description	Date	Qty	U/M	Rate	Discount	Amount
SO-01007 Service : Pet waste station service	Sept. 5, 2024	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Sept. 12, 2024	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Sept. 19, 2024	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Sept. 26, 2024	1		\$ 13.00		\$ 13.00
Invoice Total						\$52.00
Payments/Credits Applied to Invoice						\$0.00
Invoice Balance						\$52.00
A minus sign (-) in the Total Due Field Box indicates a credit balance						
DoodyCalls is going Green - Let us know if you prefer your invoices by email or choose monthly auto pay with your card.						

Fiscal Year 2024 - 2025 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2024				Invoice No: 91350
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2024: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

000688

Grand Oaks Community Development District

Mr. Brian K. Lamb

Meritus

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607



- 2. Telephone:** 813-397-5120 Ext:
- 3. Fax:** 813-837-7070
- 4. Email:** brian.lamb@inframark.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** www.grandoakscdd.com
- 8. County(ies):** St. Johns
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 03/04/2019
- 11. Creation Document on File:** 03/04/2019
- 12. Date Established:** 08/24/2018
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** St. Johns County
- 15. Creation Document(s):** County Ordinance 2018-47
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 10/14/24

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2022 - 2023 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2022 - 2023 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



INVOICE

Grand Oaks CDD
313 Campus Street
Celebration FL 34747
United States

Invoice # INV-SN-264
Invoice Date: 10/7/2024
Due Date: 11/6/2024
PO#:

ITEM	AMOUNT
SchoolNow CDD	\$615.00
SchoolNow CDD ADA-PDF	\$937.50

Subscription start: 10/1/2024
Subscription end: 9/30/2025

Subtotal: \$1,552.50
Tax Total:
Total: \$1,552.50
Amount Paid: \$0.00

Direct Deposit Instruction:
Amount Due: \$1,552.50

Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16782211

Check Remittance:

ar@schoolstatus.com
P.O. Box 771470
St. Louis, MO 63177-9816
United States

***** INVOICE *****



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

Date: October 1, 2024

Invoice Number 2024-6821

Net 15 days

Mr. Keith Hyatt, Chairman
Grand Oaks CDD
 2005 Pan Am Circle, Ste. 300
 Tampa, Florida 33607
inframark@avidbill.com

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

Task 1 CDD District Engineer**(hourly)**

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
CADD Operator	\$90	0	\$0.00
CADD Designer	\$130	0	\$0.00
Engineer	\$135	8	\$1080.00
Professional Engineer	\$155	0	\$0.00
Principal	\$210	3	\$630.00
TOTAL		11	\$1710.00

1. Prepared pond 14 Bank Repair plans
2. Prepared Pond 14 Repair costs.

Amount Due \$1,710.00

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

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

INVOICE

M&G Holiday Lighting
52 Tuscan Way Ste 202-349
Saint Augustine, FL 32092

holidayandeventlights@gmail.com
+1 (904) 679-1150

Bill to

Tabitha Blackwelder
Grand Oaks CDD
1055 Turnbull Creek Road
St. Augustine, FL 32092

Invoice details

Invoice no.: 1027
Terms: Net 30
Invoice date: 10/10/2024
Due date: 11/09/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Holiday Lighting Reinstall	C9 Warm White lighting highlighting full length of Grand Oaks monuments at intersection of Turnbull Creek and SR16	0.5	\$900.00	\$450.00
2.		Holiday Lighting Reinstall	4, 36" pre-lit wreaths with bows applied 2 on each side of Grand Oaks entry monuments	0.5	\$600.00	\$300.00
3.		Holiday Lighting Reinstall	4, 36" pre-lit wreaths with bows and pre-lit garland applied to each of the three neighborhood monuments	0.5	\$1,100.00	\$550.00
4.		New Install	1, 36" unlit wreath with bow installed on monument in median of community entrance	0.5	\$125.00	\$62.50
5.		Holiday Lighting Reinstall	C7 Warm White lighting highlighting entire perimeter of clubhouse roofline	0.5	\$1,400.00	\$700.00
6.		Holiday Lighting Reinstall	4, 36" pre-lit wreaths with bows installed 2 each on front and rear of clubhouse	0.5	\$600.00	\$300.00
7.		New Install	1, 36" unlit wreath with bow installed on pool entry gate	0.5	\$125.00	\$62.50
8.		New Install	1 complimentary Rustic Mistletoe Kissing Ball installed at location of your choosing	1	\$0.00	\$0.00
9.		Services	Take down at end of season and storage until 2025 season	0.5	\$500.00	\$250.00

Total

\$2,675.00

Ways to pay



View and pay

View invoice online

Scan code or go to the link below to view the invoice online

[View invoice](#)





PEST PREVENTION SERVICE REPORT

"Protecting Health, Food and Property"

Massey Services is committed to the health and safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency and have satisfied our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Account # 9304803
 The Amenity Center/Grand
 Oaks_CDD
 Attn: Rebekah Scroggins
 1055 Turnbull Creek Rd
 St. Augustine, FL 32092-

Pest Prevention
 Invoice Number # 63172756
 Amount Due \$135.00

Massey Services - St Augustine
 Service Center License # 174221
 1761 E Dobbs Rd Suites 31 & 32, St Augustine FL
 Phone: 904-808-1828
 WeCare@masseyservices.com

<p><u>Today's Service Included</u></p> <p>Preventative treatment for pests outside</p>	<p><u>Pest Activity Found</u> - Roaches, Ant - Fire</p> <p><u>Technician Comments and Recommendations</u></p> <p>Today's service included a perimeter inspection of the home. The exterior of the home was swept for the removal of accessible wasps and spider webs. I treated the exterior perimeter of the home for the prevention of pest activity. I also inspected the boundary areas of the property and treated any pest activity found.</p> <p>Thank you for choosing Massey Services!</p>
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Conditions, Avenues and Sources Identified as Potential Pest Activity

<u>Materials</u>	<u>EPA #</u>	<u>Active %</u>	<u>Quantity</u>	<u>Target Pests</u>	<u>Location</u>	<u>Application Method</u>
Temprid FX .025% Gal	432-1544	0.025 %	0.5 gal	Roaches	Exterior	Broadcast Liquid
Talstar Xtra (lbs)	279-9552	0.25 %	3 lbs	Ants	Exterior	Broadcast Granular
Advion Fire Ant Bait	100-1481	0.045 %	6 oz	Ant - Fire	Exterior	Granular Spot Treat

<u>Pest Prevention Technician</u>	<u>License #</u>	<u>Date</u>	<u>Time In</u>	<u>Time Out</u>	<u>Customer Signature</u>
Donald Beatty	JE346782	10/01/2024	10:43 AM	11:44 AM	Not Available

Donald Beatty

<p>Payment Coupon</p> <p><u>Payment Options</u> Online at MasseyServices.com Download the MyMassey App By Phone at 1-888-2MASSEY (262-7739)</p> <p>Check # _____</p> <p>WHEN PAYING BY MAIL Please submit to: Massey Services, Inc. P.O. Box 547668 Orlando, FL 32854-7668</p>	<p>Go Green!</p> <p>Enroll today for AutoPay and Paperless Billing Online at MasseyServices.com</p> <p>Account# 9304803 The Amenity Center/Grand Oaks_CDD Attn: Rebekah Scroggins 1055 Turnbull Creek Rd St. Augustine, FL 32092-</p>	<p>Invoice # 63172756 Pest Prevention</p> <table border="0"> <tr> <td>Today's Service Prepaid Amt</td> <td>Discount Amt</td> </tr> <tr> <td>\$135.00</td> <td>0</td> </tr> <tr> <td>Tax Amount</td> <td>Today's Service Total Due</td> </tr> <tr> <td>0</td> <td>\$135.00</td> </tr> </table> <p><u>Balances Prior to Today's Service</u></p> <table border="0"> <tr> <td>Current</td> <td>30 Days</td> <td>60 Days</td> <td>90 Days</td> <td>Total</td> </tr> <tr> <td>\$250.00</td> <td>0</td> <td>0</td> <td>0</td> <td>\$250.00</td> </tr> </table>	Today's Service Prepaid Amt	Discount Amt	\$135.00	0	Tax Amount	Today's Service Total Due	0	\$135.00	Current	30 Days	60 Days	90 Days	Total	\$250.00	0	0	0	\$250.00
Today's Service Prepaid Amt	Discount Amt																			
\$135.00	0																			
Tax Amount	Today's Service Total Due																			
0	\$135.00																			
Current	30 Days	60 Days	90 Days	Total																
\$250.00	0	0	0	\$250.00																

Expect More...and Get It!

Payment Received Today



INVOICE

Jacksonville, FL
904-900-6494

Project Mgr: Cody Sparaco

Project: Grand Oaks 2023
Grand Oaks, Turnbull Creek Road
St. Augustine, FL

To: Inframark LLC
Attn: Michael Perez
313 Campus Street
Celebration, FL 34747

REMIT TO:
Invoice Number: TM63488
Terracon Consultants, Inc.
PO Box 959673
St Louis, MO 63195-9673
Federal E.I.N.: 42-1249917

Project Number:	EQ237503
Contract Amount:	\$59,250.00
Billed to Date:	\$28,550.00
Invoice Date:	9/09/2024
For Period:	2/04/2024 to 9/07/2024

Quantity	Description of Services	Rate	Total
TASK: 02 (Planting) Option			
1.00 Hour(s)	Invasive Species Removal	\$20,000.00	\$20,000.00
1.00 Hour(s)	Signage Installation	\$2,000.00	\$2,000.00
	Task Total		\$22,000.00

Invoice Total	\$22,000.00
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PO Box 6569
Hilton Head Island, SC 29938

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

Invoice 765647	
Date	PO/Contract#
10/10/24	
Account Manager	Terms
ZACHARY HIGGINBOTHAM	Due on Receipt
Total Amount	\$150.00
Property Address	
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092	

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

Description	Amount
#71940 - Irrigation Service Call- JAX Leaking valve repair. <i>Irrigation/Lighting Service & Repair - 10/08/2024</i>	\$150.00
Total	\$150.00

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

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$150.00	\$19,084.00	\$19,084.00	\$0.00	\$0.00

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



1-800-295-5510
 uline.com
 PO Box 88741 • Chicago, IL 60680-1741

INVOICE

ULINE FED ID#: 36-3684738

INVOICE #: 184396254

ORDER #: 27865845

THANK YOU FOR YOUR ORDER. ULINE CUSTOMER SINCE 2023

SOLD TO: GRAND OAKS CDD
 1055 TURNBULL CREEK
 SAINT AUGUSTINE FL 32092

SHIP TO: GRAND OAKS CDD
 1055 TURNBULL CREEK
 SAINT AUGUSTINE FL 32092

CUSTOMER NO.	PURCHASE ORDER NO.	SHIP VIA	ORDER DATE	DATE SHIPPED	TERMS	INVOICE DATE
25224681	10152024	UPS GROUND	10/15/24	10/15/24	NET 30 DAYS	10/15/24
QTY ORDERED	U/M	BACK ORDERED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1	CT		S-17366	2XL ANTIBACTERIAL GYM WIPES	165.00	165.00

ORDER PLACED BY: TABITHA BLACKWELDER
 INTERNET

SUB-TOTAL 165.00	SALES TAX .00	SHIPPING/HANDLING 46.81	AMOUNT DUE \$ 211.81
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PLEASE PAY FROM THIS INVOICE REFER TO THIS INVOICE NUMBER WHEN CONTACTING US REGARDING THIS TRANSACTION

CUSTOMER NAME	CUSTOMER NUMBER	INVOICE NUMBER	INVOICE DATE	AMOUNT DUE
GRAND OAKS CDD	25224681	184396254	10/15/24	211.81

AMOUNT ENCLOSED
 IF DIFFERENT THAN AMOUNT DUE \$ _____
EXPLAIN DIFFERENCES ON REVERSE SIDE

MAKE CHECK PAYABLE AND MAIL TO:

ULINE
 ATTN: ACCOUNTS RECEIVABLE
 PO Box 88741
 Chicago IL 60680-1741

IMPORTANT – PLEASE DETACH AND RETURN THIS PORTION TO ENSURE PROPER CREDIT