

Grand Oaks
Community Development District

APRIL 9, 2025

AGENDA

Grand Oaks Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.GrandOaksCDD.org

April 2, 2025

Board of Supervisors
Grand Oaks Community Development District

Dear Board Members:

The Grand Oaks Community Development District Meeting is scheduled for **Wednesday, April 9, 2025 at 1:30 p.m.** at the Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida 32092.

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments (*regarding agenda items below*)
- III. Consideration of Minutes of the February 12, 2025 Meeting
- IV. Consideration of Proposals:
 - A. Commercial Fitness Products for Preventative Maintenance
 - B. Southeast Fitness Repair for Preventative Maintenance
 - C. Irrigation Pump Station Preventative Maintenance
 - D. Tree Work
- V. Discussion of Fiscal Year 2026 Budget Process
- VI. Appointment of Audit Committee
- VII. Staff Reports
 - A. Attorney
 - B. Engineer

C. Manager

D. Operation Manager - Report

E. Amenity Center Manager - Report

VIII. Supervisor's Request and Public Comments

IX. Financial Reports

A. Financial Statements as of February 28, 2025

B. Summary of Operations and Maintenance Invoices

X. Next Scheduled Meeting – 05/14/25 @ 1:30 p.m. @ Grand Oaks Amenity Center

XI. Adjournment

THIRD ORDER OF BUSINESS

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 Wednesday, February 12, 2025, at 1:30 p.m. at the Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida.

Present and constituting a quorum were:

John Dodson	Chairman
Dennis Smith	Vice Chairman
Linda Cruz	Supervisor
Clair Snyder	Supervisor

Also, present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel
Bill Schaefer <i>by phone</i>	District Engineer
Rich Gray	GMS
Matt Biagetti	GMS
Art Lancaster	GO Management
Allen Flannery	The Greenery
Karen Gardner	The Greenery

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 1:30 p.m. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comments (*Regarding Agenda Items Listed Below*)

Mr. Oliver opened the public comment period and stated that Mr. Art Lancaster with GO Management was there to give an update on the CDD's current development. Mr. Lancaster spoke of what had happened with the community in the past and how they were working to follow through with their plans to rescue the landowners and the CDD. Mr. Lancaster provided an update

about the current state of development in the community, what had happened in the past with the prior developer, and how GO Management was following through with their plans to use their “Rescue Mission” for the landowners and the people of the community.

Mr. Oliver stated that they had two public comment sections. The first one was to discuss or comment to the Board on items related to the agenda. He noted that there would be an opportunity to voice more comments at the end of the meeting.

A Board member asked about the invoices and whether they were in the packet for Inframark invoices from November and December. Ms. Cruz asked about the \$16,150 for personnel services. Mr. Oliver replied that he would address those invoices when they got to the end of the meeting. She commented further that it seemed like a large amount for personnel use. Mr. Oliver stated that their contract was for \$170,000 a year.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the January 8, 2025, Meeting

Mr. Oliver presented the minutes of the January 8, 2025, meeting. The Board approved the minutes with no changes.

On MOTION by Mr. Smith, seconded by Mr. Dodson, all in favor, the Minutes of the January 8, 2025, Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposal for Irrigation Repair

Mr. Oliver stated that Greenery's irrigation repair proposal was approved for \$896. Ms. Cruz expressed concern about the area's appearance. She noted that there were trees with cars around them and that it always looked bad. Her suggestion was to put more grass in and minimize the mulch. She added that mowing grass would be quicker than replacing mulch. Regarding the irrigation, she suggested they put in more grass.

Mr. Oliver stated that making the irrigation repairs by removing the mulch and adding more grass would not be ideal. He noted that, from a cost standpoint, they would continue using the mulch. Mr. Oliver stated that there was a \$1,500 spending limit.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, the Proposal for Irrigation Repair, was approved.

FIFTH ORDER OF BUSINESS**Acceptance of Fiscal Year 2023 Audit Report**

Mr. Oliver provided an overview of the FY23 Audit Report that noted that there was a delay in receiving the audit and they were unable to file it on time. He reviewed the auditor's comments on the deterioration of financial conditions. Mr. Oliver added that the FY24 audit was started and would be completed by the deadline of June 30, 2025.

On MOTION by Mr. Dodson seconded by Ms. Cruz, with all in favor, Accepting the Fiscal Year 2023 Audit Report, was approved.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Haber had nothing additional to report.

B. Engineer

Mr. Schaefer provided an update on the Drainage Project with Lark. He noted that the final punch list had been completed, and the project was complete.

C. Manager

Mr. Oliver stated they were working on the budget for May and June to adopt in August.

D. Operation Manager – Report

Mr. Biagetti stated that he had an updated drainage and had an open Repair Items List.

E. Amenity Center Manager – Report

There being no amenity center manager report, the next item followed.

SEVENTH ORDER OF BUSINESS**Supervisor's Requests and Public Comments**

Mr. Oliver opened the Supervisor's requests and public comments period. He noted an abandoned SUV parked outside the CDD property on undeveloped land. He noted that there was a mold issue in the pool bathrooms. He added that the tree house playground had closed.

EIGHTH ORDER OF BUSINESS**Financial Reports****A. Financial Statements as of December 31, 2024**

Mr. Oliver stated presented the financial statements and noted that they had already spoken about the financial position of the government activities in each major fund of the District. Mr. Oliver said that if you look at the rest of the table of contents, you will see management discussion, analysis, and the basic financial statements for the District. After that, he added that starting on page 14, there were no slips in financial statements. Mr. Oliver noted that a narrative added extra information.

B. Summary of Operations and Maintenance Invoices

Mr. Oliver stated that the product we could see next month with financials is much easier to decipher and deposit. Each month they will see three basic things. The financials were to include the balance sheet, and the income statement would include the assessment receipt summary to show how adjustments would be. Mr. Oliver noted that he would provide check runs for invoices at each meeting and he will go into detail in review of those documents.

NINTH ORDER OF BUSINESS**Next Scheduled Meeting – 03/12/25 @ 1:30 p.m. at Grand Oaks Amenity Center**

Mr. Oliver stated the next meeting is scheduled for March 12, 2025, at 1:30 p.m. at the same location.

TENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Dodson, seconded by Mr. Smith, with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

FOURTH ORDER OF BUSINESS

A.



PREVENTATIVE MAINTENANCE PROPOSAL

5034 N Hiatus Road, Sunrise, FL 33351

Office:

Cell: 904- 562-8318

Email: mark@commfitnessproducts.com

Fax: 239-938-1462

PROPOSAL # F9827309PM

Date: Mar 28, 2025

Expiration Date: 4/28/2025

BILL

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

SHIP

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

ATN Matthew Biagetti
Phone (742) 986-2789
Email mbiagetti@gmsnf.com

ATN Matthew Biagetti
Phone (742) 986-2789
Email mbiagetti@gmsnf.com

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Mark Smilek	Will Advise	Best Way	Origin	100% Prepaid	

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
4	PM-QTY	Preventative Maintenance Service - Quarterly Visits (4X/Year)	\$295.00	\$1,180.00
		<i>EQUIPMENT COVERED</i>		
3	TRM	TREADMILL		
2	EFX	ELLIPTICAL TRAINER		
0	CLM	CLIMBMILL		
2	BKE	BIKE - RECUMBENT OR UPRIGHT		
0	ROW	ROWER		
0	SPIN	SPIN BIKE		
0	STP	STEPPER		
4	SSTK	SINGLE STACK WEIGHT MACHINE		
1	FTS	FUNCTIONAL TRAINER - 2 STACKS		
0	SMT	SMITH MACHINE		
0	MGYM	MULTI-GYM (3+ weight stacks)		
2	BRAK	BENCHES & RACKS		

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
PM FREQUENCY		QUARTERLY	Subtotal	\$1,180.00
		4X PER YEAR	State Tax	\$0.00
Notes		Customer is responsible for removal & disposal of existing equipment unless otherwise noted. CFP does not provide anchoring or wall mounting.	Freight	\$0.00
			Grand Total	\$1,180.00

Lead Times				
Due to global supply chain disruption, lead times may be extended. For current lead times, contact your CFP representative.				

For Delivery Staff				
Date:		Amount Collected:		Check No.:
Received By: (Print Name and Sign)				

Terms and Conditions

Under the following Terms and Conditions, Commercial Fitness Products ("CFP") agrees, for the stated fees, to perform Preventative Maintenance Service for one (1) year from the effective date for **GRAND OAKS CDD** ("CUSTOMER").

The equipment which will receive the maintenance service has been listed by type, model and serial number.

This custom plan has been specifically designed to fit the needs of the Customer. The equipment covered under this agreement will be routinely maintained in accordance with manufacturers' recommendations. The maintenance provided will focus on increasing the life of Customer's equipment, decreasing or eliminating downtime, and maintaining the equipment at peak performance.

Upon the first PM Visit under this Agreement, an initial inspection will be performed. A detailed Estimate of equipment in need of repair will be submitted for Customer's approval. This estimate is provided at no charge. It is the Customer's responsibility for equipment under contract to be brought up to proper working specifications. Customer warrants the listed equipment is in proper working order on the effective date of this Agreement.

Services to be performed under this PM Plan -

Routine PM Service

Each regularly scheduled preventative maintenance call shall include a complete function and safety inspection. Additionally, cleaning, lubrication, and mechanical adjustments determined as due by CFP will be performed. Cost of routine supply items required for preventative maintenance service is included herein. Any necessary repairs will be identified, and an estimate provided to the Customer for approval.

All service covered by this Agreement will be performed during CFP's regular hours of 9:00 AM and 5:00 PM weekdays, excluding holidays. If emergency service is requested outside such regular hours, the CFP's Emergency Rates prevail - \$125.00/Hour/Technician, plus Service Charge of \$125.00.

Repairs

If non-warranty repair is needed, CFP will use its best efforts to make such repairs as quickly as possible. The Customer can call during regular hours to speak to a Service Representative or email CFP at any time or day. The Customer will be given a course of action to resolve the problem or Customer will be scheduled for a service call. All Repairs Services are billed at discounted Labor Rates (as shown below) plus Parts.

Any non-PM related service during regular working hours will be billed at the following Discounted Rate for the term of this Agreement (regular Labor Rates for non-PM Customers @ \$80.00/Hour/Tech):

- o Labor Rate - \$80.00 per hour (1 Hour Minimum)
- o Per Technician o Service Charge - \$80.00 Service (per trip)

In the event a Technician is on site performing routine Preventative Maintenance and a repair service is required, the Discounted Labor Rate (\$80.00/Hour) will apply, but the \$80.00 Service Charge will not be charged. All repairs, including Diagnostic Service Calls, are billed with a (1) one-hour minimum charge. After the initial first hour, labor will be billed in half (1/2) hour increments.

All repair labor, parts and service charges shall be invoiced as Net 30 Days.

Estimate -

A written Estimate will be presented for each billable part, accessory, or supplies, and/or labor. The Estimate must be approved by Customer prior to CFP – a.) ordering the part, b.) scheduling service call.

Service Request -

Service Requests must be made in writing by the individual Property Manager or a staff member authorized to make such a request. Service Requests must include all pertinent information related to the machine and its reported issue. Essential information required for timely repair include – identifying the machine by make/model/serial #, and a description of the problem.

Repairs necessitated by casualty, acts of God (unforeseen, naturally occurring events that were unavoidable), voltage aberrations (high or low spikes in electricity to the product), abuse (misuse of product, vandalism, or any act which harms the product in any way), or negligence, are not covered by this agreement but will be provided at Servicer's hourly rate(s) plus parts.

Repair calls requested as a result of "User Error", in which no actual repair is required, will be billed at the CFP's PM Customer's 1 Hour Labor Rate of \$80.00, plus Service Charge of \$80.00.

Terms and Conditions

Warranty

All Repair Service done by CFP will be warranted for ninety (90) days from service date. Parts used for the repair will be covered under the parts supplier or manufacturer's specific warranty period.

All required Parts not covered by CFP's warranty will be billed at CFP's current Preferred Customer discounted price plus shipping charges.

Governing/Venue

This Agreement shall be construed in accordance with the laws of the State of Florida. In the event of any dispute, the parties shall retain all rights and remedies available to them by law. In the event there shall be any litigation between parties, the prevailing party shall be entitled to recover from the other party its reasonable attorney fees, including any associated fees and court costs.

Payment

Payment Terms are "Net 30 Days". All unpaid balances under this agreement shall bear interest at the rate of 1.5% per month, simple interest, in the event that such invoice is not paid within thirty (30) days from date service is rendered.

If Customer requires an internal Purchase Order, or other such documentation, be generated internally, for any expense, including service labor or parts, Customer must inform CFP of this policy, and the procedure for submitting Invoices, prior to executing this agreement.

Insurance. Indemnification

CFP, at its sole cost and expense, shall provide and keep in force insurance coverages for – Workman's Compensation, Comprehensive General Liability, Comprehensive Automobile Liability.

It is understood and agreed that this is a service & maintenance agreement only, and that under this plan, Servicer will be performing routine Preventative Maintenance procedures. CFP shall have no liability arising out of, or in connection with personal injury or property damage resulting from the use of the equipment by any person on the premises in which the equipment is located. Customer agrees to indemnify and hold CFP, its directors, officers, employees, and agents, harmless from and against any and all claims, lawsuits, costs, damages, liabilities and expenses, including attorney's fees.

This Agreement shall not be construed as an assumption by Servicer of any risk of loss or liability due to the undersigned's failure to routinely inspect, or negligent inspection of, the equipment by its own staff. CFP shall not be responsible to any third party or ultimate user for harm caused by continued use of equipment and/or parts that are deemed unsafe by CFP

Cancellation

Either party may cancel at any time for any reason provided a written notice has been received thirty (30) days prior to the next scheduled call. Customer shall render payment on any outstanding invoices within five (5) business days preceding cancellation of services.

Agreement

This agreement may not be amended except in writing, agreed to and signed by both parties.

Renewal

The agreement will automatically be renewed at the end of each term unless otherwise notified by the Customer. CFP will provide an agreement document with updated contract dates upon request. Invoices will be generated automatically after the first renewal PM service visit.

5034 N. Hiatus Road, Sunrise, FL 33351
P (954) 747-5128 F (954) 747-5131
www.commfitnessproducts.com



PREVENTATIVE MAINTENANCE

SUMMARY -

Agreement Total: \$1,180.00 /Year (\$295.00 /Visit) Plus Sales Tax; Total #of PM Visits: Quarterly (4X) Per Year

Property Name: Grand Oaks CDD

Property Address: 1055 Turnbull Creek Rd
St. Augustine, FL 32092

Contact: Matthew Biagetti

Email: mbiagetti@gmsnf.com

Title: District Manager

Signature: _____

Customer Contact expressly warrants and represents that he/she has the authority and right to enter into this Agreement.

Contact Phone: (742) 986-2789

Fax:

Terms: Prepayment Prior To 1st PM Viist

Effective Date:

Ending Date:

CFP Approval Signature: Mark Smilek

Date: 3/28/2025

Explanation of Services:

During each preventative maintenance visit, all equipment covered under this agreement will be:

- + Inspected for safety & proper function
- + Cleaned
- + Lubricated
- + Adjusted in accordance with manufacturers' specifications

Scheduled Maintenance (Frequency: 4x/Year)

January	February	March	April
May	June	July	August
September	October	November	December

Please initial that you acknowledge and accept the 'Terms and Conditions' of this proposal.

Make payments to the order of:

Commercial Fitness Products, Inc.

Fed-Ex, UPS, USPS etc.

Commercial Fitness Products, Inc.

5034 N Hiatus Rd

Sunrise, FL 33351

***Wire Transfer Bank Information Available
Upon Request.***

Proposal # :

F9827309PM

Proposal Amount:

\$1,180.00

Payment Terms:

100% Prepaid

Deposit Amount:

\$1,180.00

Balance:

\$0.00

Signature _____

Print Name: _____

Facility Name: _____

Date of Acceptance: _____

Thank you for your Business!

STANDARD PREVENTIVE MAINTENANCE PROGRAM

During scheduled maintenance, your equipment will receive a thorough check-up including:

- Regularly scheduled maintenance performed by Matrix Certified Technicians (see Machine-Specific Checkpoints to the right)
- Necessary minor adjustments for optimal equipment performance
- Recommended lubrication and cleaning
- A completed checklist for your records

The CFP Preventive Maintenance Program is not a substitute for routine cleaning and periodic adjustments by your staff. Your staff should still follow the cleaning and adjustment procedures as outlined in the Matrix Cardio and Strength Preventive Maintenance documents. If you have any questions, call CFP Service Dept. (954) 747-5128. Monday - Friday, 9am-5pm EST.

CFP maintains & services most major brands of commercial equipment.



Our Preventive Maintenance plans can be tailored to your facility's needs as well.

MACHINE-SPECIFIC CHECKPOINTS:

Ensuring optimal performance of your Matrix equipment is our goal. The following outlines the key tasks performed by Matrix Certified Technicians as a pledge to protect your investment and keep your facility running smoothly.

TREADMILLS

- Adjust running belt
- Inspect running deck and test amp draw
- Inspect and clean deck shocks
- Test all keypads and buttons
- Vacuum under motor cover
- Lubricate elevation motor screw
- Clean entire machine

CLIMBMILLS/STEPPERS

- Test and adjust all operating components
- Test all keypads and buttons
- Test and inspect Control Zone
- Test heart rate grips
- Vacuum inside of shrouds
- Clean and grease chain
- Clean entire machine

ALL OTHER CARDIO

- Test all operating components
- Test all keypads and buttons
- Test heart rate grips
- Lubricate elevation motor screw
- Inspect pedals/foot pads
- Clean entire machine

INDOOR CYCLES

- Grease and lubricate moving parts/ brake pad
- Test for proper function
- Clean entire machine

STRENGTH

- Grease joints
- Lubricate guide rods
- Tighten and adjust pull pins
- Check and tighten hardware
- Tension cables/belts
- Test for proper function
- Clean entire machine

7 of 7

TECHNOLOGY & ENTERTAINMENT

- Test for proper function
- Clean with microfiber cloth and chemical-free screen cleaner
- Check cabling and fix any broken connections

B.



Southeast Fitness Repair
14476 Duval Place West #208
Jacksonville, FL 32218
(904) 683-1439

Created on: 2/6/2025

Account #101640
Grand Oaks CDD

Estimate

Service Location Information

Account	[101640] Grand Oaks CDD	Service Contact	Susan Ferrero
Service Address	1055 Turnbull Creek Rd St Augustine, FL 32092		

Service Information

Services	Qty	Rate	Price
PM: Quarterly Quarterly scheduled preventative maintenance Cardio- - inspect and adjust running and/or drive belts - vacuum interiors - clean and grease incline motors - inspect all rollers and bearings; grease as needed - check error logs - lubricate chains Strength- - clean and lubricate guide rods - grease fittings as needed - check bushings - tighten any loose nuts and bolts - tighten pop pin handles and test spring strength - check cable/belts for fraying and tensions	1 visit	\$0.00 / visit	\$0.00
— Product: Q-PM: Treadmill	3.00 Ea	\$34.00 / Ea	\$102.00
— Product: Q-PM: Elliptical, Cross-trainer, ARC, AMT	2.00 Ea	\$34.00 / Ea	\$68.00
— Product: Q-PM: Recumbent, Upright Bicycle	2.00 Ea	\$23.00 / Ea	\$46.00
— Product: Q-PM: Multi-Station	3.00 Ea	\$19.00 / Ea	\$57.00
— Product: Q-PM: Single-Station	2.00 Ea	\$14.00 / Ea	\$28.00
— Product: Travel 60-160 miles w/t	1.00 Ea	\$110.00 / Ea	\$110.00

Subtotal:	\$411.00
Tax:	\$0.00
Total:	\$411.00

*Labor hours are estimated and subject to change

To accept this estimate, please reply to the original email with your approval. We look forward to working with you!

Thank you for the opportunity to serve you!

C.



M and M Sales-Service
2100 Dennis Street
Jacksonville, FL 32204 US
+19048258381
mandmpumpsandcontrols@gmail.com

Proposal

ADDRESS

The Grand Oaks
475 West Town Place
St Augustine, FL 32092
United States

PROPOSAL #	DATE	
1669	04/02/2025	

DATE	ACTIVITY	QTY	RATE	AMOUNT
	PM Service Performed PM Service	3	850.00	2,550.00
	PM Service Performed PM Service	1	1,250.00	1,250.00

Location: Irrigation Pump stationLocation:

3 visist for review and testing, system and electrical curcuit.

1 visist will be a review and oil change for the motors.

Full report will be submitted for every visit.

This is a contract for PM service to be payed for the amount per visit.

Visists will be scheduled 1 week in advance.

SUBTOTAL	3,800.00
TAX	0.00
TOTAL	\$3,800.00

Accepted By

Accepted Date

Please remit payment to:
M and M Sales-Service
PO Box 352392
Palm Coast, FL 32135

Florida Pump Service, Inc.192 Industrial Loop
Orange Park, FL 32073

Tel: 904.269.0202

www.floridapumpservice.com

Fax: 904.269.5842

"SERVING NORTH FLORIDA & SOUTH GEORGIA SINCE 1948"Quote Number: 17439Sales Rep: Kim EasterlingDate: 4/3/2025Subject: Irrigation pump maintenanceTo: GMS North Florida
1055 Turnbull Creek Road
St. Augustine, Fla 32092Tel: 724 986-2789Fax:Email: mbiagetti@gmsnf.comCell:Job Location: Same

Attn: Matt

Background and Scope of Work:

This quote is for a maintenance agreement for (2) 15 hp duplex pump stations. We will come every 3 months for this service. It also includes diving into both lakes once a year to check condition of suction strainers. Maintenance to include check for proper voltage, amp checking motors, exercise all valves, look for any leaks, make sure pump alternates with job labor included.

Note: Price includes greasing motors as needed, 4 trips every year, \$2,800.00 per year includes diver to check strainers once a year

☐ Continued on page 2

Contract Terms and Agreements:

1. Delivery: **7 to 10 days Upon Receipt of Signed Quote or P.O. Number**

2. Warranties:

3. Prices subject to applicable state and local sales tax.

4. Additional undiscovered work performed will be billed at time and materials.

5. Terms: Deposit: None Balance: Upon completion6. Quote good for: **10 days**

7. Cancelled quotes are subject to a restocking fee of up to 25%

8. This quote/contract is invalid without the following attachments:



None



Well Waiver



Shallow Well



Rock Well



Fountain Waiver



Artesian Wel



Other _____

Attachments must be signed where applicable and returned with this signed contract.

Submitted by: _____

Customer acceptance _____ Date _____

PO#: _____

"WE MAKE WATER HAPPEN"

D.

ROBERTS TREE SERVICE

5846 COUNTY ROAD 218
JAX, FL 32234
OFFICE: 904-777-4793
JASON: 509-0011

Date	CONTRACT#
4/4/2025	24391

BILLING ADDRESS
TUNRBULL CREEK-STRATTON, PAUL 1055 TURNBULL CREEK RD. ST. AUGUSTINE, FL 32092 315-726-2975 pstratton111@gmail.com

JOB LOCATION

Rep
JRP

Terms
Due on receipt

Description	Total
CUT DOWN 22 PINE TREE'S AND LEAVE IN WOODED AREA. DO NOT HAUL AWAY ANY DEBRIS.	5,200.00
NOT RESPONSIBLE FOR UNDERGROUND UTILITIES	Total \$5,200.00

Signature _____

Phone #	Fax #	E-mail	Web Site
904-509-0011	289-9233	jason2padgett@yahoo.com	www.robertstreeservice.com

Taylor Tree Services, Inc.
4600 Ave B
St. Augustine, FL 32095 US
+19046922008
taylortreeservicesinc@gmail.com

Estimate

ADDRESS
Paul Stratton

ESTIMATE #	DATE	
13382	03/28/2025	

ACTIVITY	QTY	RATE	AMOUNT
Tree Work Summer Bay at Grand Oaks Drop dead trees in wooded natural areas 12 dead pine trees next to the amenity center Lake View Turnbull creek,Tule Rd by mail box area 3 dead pine tree 47 Oak Knoll 2 dead pine trees 17 Total Trees There are 4 more trees for a total of 21 DEAD PINE TREES Priced below Please choose a option	17	250.00	4,250.00
Tree Work 82 Garden Ct 4 dead pine trees Trees are located along the wooded area SEE OPTION 1 AND 2 BELOW Depending on option TOTAL COST WILL changed OPTION 1 \$1,000 Drop trees and PUT along woods edge.There is a ditch and fence behind the trees WE can not hide the debris good Will be unsightly to home owners	1	0.00	0.00

If you would like schedule your tree work, for fastest response, please reply to this email or click approved and our office staff will contact you.

ACTIVITY	QTY	RATE	AMOUNT
<p>Option 2 \$1,300</p> <p>Drop trees and Remove debris away</p> <p>Any questions please call me at 904-814-4415</p> <p>JEREMY</p>			

Customer is responsible for requesting 811 for all utility locates for stump grinding services. All irrigation lines must be marked. Office staff can order locates upon customer request. Customer is responsible for obtaining any permits or approvals from any city, county or association if required. Please don't hesitate to call our office at 904-692-2008 if you have any questions or concerns.

TOTAL

\$4,250.00

Accepted By

Accepted Date

If you would like schedule your tree work, for fastest response, please reply to this email or click approved and our office staff will contact you.

SEVENTH ORDER OF BUSINESS

D.

Grand Oaks

4/9/2025

Community Development District

Field Operations & Amenity Management Report



Rich Gray

FIELD OPERATIONS MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Elena Barron

AMENITY MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Grand Oaks
Community Development District

Field Operations & Amenity Management Report
April 9th, 2025

To: Board of Supervisors

From: Rich Gray
Field Operations Manager

Elena Barron
Amenity Manager

RE: Grand Oaks Field Operations & Amenity Management Report – April 9th,
2025

The following is a review of items related to Field Operations, Maintenance,
and Amenity management at Grand Oaks.




Events & Community Information

- Weekly Food Truck on Thursdays from (5 pm to 8 pm)

Fitness Center

- Zumba Classes- Mondays at 6 pm & Fridays at 10:30 am. (We will be introducing Aqua Zumba in late April-early May) (Weather Permitting)
- Pilates- Mat flow at (9 am on Wednesdays and 12:30 pm and 1:30 pm on Thursdays) (Vendor also provides private lessons by request)
- Dance Class Sessions- Gift Of Dance School (For children). Thursday starting at 4:30 pm.
- Yoga- Saturdays at 10 am

Enjoy a 1-hour session of mindful movements and soothing stretches designed to enhance your body awareness, balance, flexibility, and strength.



YOGA

Saturdays at 10AM


Grand Oaks Amenity Fitness Center

Classes led by Beverly Y. Jund, RYT500
Sunshineyogi092@gmail.com
904.637.6314

\$10 One Class
\$50 Six Class
Punch Card

First Class Free!

Grand Oaks Amenity Center



\$6/Class

ZUMBA
With Harley

CLASSES GET IN TOUCH

Mondays at 6PM
Fridays at 1030AM

(786) 654-7722
Grand Oaks Amenity Fitness Center
<https://harleytorres.zumba.com>

the gift of dance

Join us for an introductory dance class designed to teach students the fundamentals of ballet and jazz. This class will focus on developing foundational technique, vocabulary, and choreography. Students will also have the opportunity to perform in a recital.

Grand Oaks
Spring Session 2025
Thursdays: 1/16/25-5/1/25
Ballet: 4:30PM-5:15PM, Ages 4-8
Jazz: 5:15PM-6PM, Ages 7-10
(No class over Spring Break)



Classes will take place in the yoga room located at the Amenity Center at Grand Oaks.
Cost: 4 payments of \$70 per month.
(Additional Costume & Recital Fee)
Register online at giftofdance.net
Email: info@giftofdance.net
Space is limited!

Pilates Equipment Class
Now at the Grand Oaks Fitness Center

No need to travel to Durbin, Jacksonville, or St. Augustine!



12:30PM & 1:30PM on Thursday
Mat Flow at 9AM on Wednesday

- Pilates will increase your strength stability and balance in a low impact environment
- Equipment Classes - 2 people only for lots of personal attention
- Private lessons also available

Book all classes online at:
<https://www.vargata.com/pilatesbykris>
Problems booking online? Don't see a time that works for you?
Call Kris directly at (904) 718-0093

Made with PosterMyWall.com

Weekly Maintenance Responsibilities

Listed below are weekly maintenance responsibilities:

- Roadways, pickleball courts, playgrounds, pool areas, sports complexes, and parking lots are checked for debris daily.
- All trash receptacles are checked daily and emptied as needed.
- All pool furniture is straightened and organized at the start of each day, and each chair is inspected for proper working order.
- Lighting inspections are conducted every month, and bulbs are replaced as needed.
- The entryway, back patio, Front Patio, Pool deck, and front sidewalk are blown off at the start of each day.
- All gym equipment is inspected monthly to ensure proper working order.
- Further maintenance tasks and developments are conducted on an as-needed basis. Examples of these developments are listed in the following pages.



Completed Projects

- Painted the men's room and all doors at Legacy Park.
- Repaired break in power leading to landscape lighting (Rear of amenity center).
- There is power at both the entrance and exit sides of the community. We marked all the downed lighting with blue tape. Lights have been ordered; We will add additional lighting as needed at the front of the median.
- Repaired the door closer in the community room.
- Changed several blown light bulbs in the amenity center.
- Secured a sign on the pool deck.
- Removed and adjusted the exhaust fan in the men's room to eliminate the "screeching" noise.
- Cleaned all air return vents located throughout the Amenity Center.
- Cleaned up the piled debris and weeds inside the dumpster in the enclosed area.
- Removed hazard from playground at Legacy Park.
- Polished drinking fountains located throughout the Amenity Center
- Changed filters in all air handlers throughout the Amenity Center
- Organized maintenance closet and took inventory of items.
- Repaired loose pickleball net and replaced rusted hardware.
- Repaired the broken table located on the pool deck.
- Rehung the toilet paper dispenser in the men's room at Legacy Park.

Conclusion

For any questions or comments regarding the above information, contact Elena Barron, Amenity Manager, at Grandoaksmanager@gmsnf.com



NINTH ORDER OF BUSINESS

A.

Grand Oaks
Community Development District

Unaudited Financial Reporting
February 28, 2025



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Grand Oaks
Community Development District
Combined Balance Sheet
February 28, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Operating Account - Truist	\$ 582,865	\$ -	\$ -	\$ 582,865
Operating Account - Valley National	\$ 25	\$ -	\$ -	\$ 25
Assessment Receivable	\$ 2,418	\$ 5,555	\$ -	\$ 7,973
Due from Developer	\$ 225,768	\$ -	\$ -	\$ 225,768
Due from Capital Projects	\$ -	\$ -	\$ -	\$ -
Prepaid Expense	\$ -	\$ -	\$ -	\$ -
Investments:				
<u>Series 2019</u>				
Reserve	\$ -	\$ 676,697	\$ -	\$ 676,697
Revenue	\$ -	\$ 659,350	\$ -	\$ 659,350
Prepayment	\$ -	\$ 404	\$ -	\$ 404
Interest	\$ -	\$ 786	\$ -	\$ 786
Construction	\$ -	\$ -	\$ 13,224	\$ 13,224
Due from General Fund	\$ -	\$ 59,592	\$ -	\$ 59,592
<u>Series 2020</u>				
Reserve	\$ -	\$ 931,322	\$ -	\$ 931,322
Interest	\$ -	\$ (0)	\$ -	\$ (0)
Revenue	\$ -	\$ 501,461	\$ -	\$ 501,461
Prepayment	\$ -	\$ 4,757	\$ -	\$ 4,757
Construction	\$ -	\$ -	\$ 16,689	\$ 16,689
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Due from General Fund	\$ -	\$ 40,675	\$ -	\$ 40,675
<u>Series 2021</u>				
Reserve	\$ -	\$ 93,308	\$ -	\$ 93,308
Revenue	\$ -	\$ 300,012	\$ -	\$ 300,012
Construction	\$ -	\$ -	\$ 5,105	\$ 5,105
Construction - State Road 16	\$ -	\$ -	\$ 426	\$ 426
Due from General Fund	\$ -	\$ 1	\$ -	\$ -
Total Assets	\$ 811,076	\$ 3,273,920	\$ 35,443	\$ 4,120,439
Liabilities:				
Accounts Payable	\$ 67,270	\$ -	\$ 200,302	\$ 267,572
Due to Debt Service	\$ 100,268	\$ -	\$ -	\$ 100,268
Due to Capital Projects	\$ -	\$ -	\$ -	\$ -
Due to General Fund	\$ -	\$ -	\$ -	\$ -
Deposits	\$ -	\$ -	\$ -	\$ -
Unavailable Revenue	\$ 87,401	\$ -	\$ -	\$ 87,401
Total Liabilities	\$ 254,939	\$ -	\$ 200,302	\$ 455,241
Fund Balance:				
Assigned For:				
Debt Service - Series 2019	\$ -	\$ 1,402,383	\$ -	\$ 1,402,383
Debt Service - Series 2020	\$ -	\$ 1,478,215	\$ -	\$ 1,478,215
Debt Service - Series 2021	\$ -	\$ 393,321	\$ -	\$ 393,321
Restricted For:				
Capital Projects - Series 2019	\$ -	\$ -	\$ 13,224	\$ 13,224
Capital Projects - Series 2020	\$ -	\$ -	\$ 16,689	\$ 16,689
Capital Projects - Series 2021	\$ -	\$ -	\$ (194,771)	\$ (194,771)
Unassigned	\$ 556,137	\$ -	\$ -	\$ 556,137
Total Fund Balances	\$ 556,137	\$ 3,273,920	\$ (164,859)	\$ 3,665,197
Total Liabilities & Fund Balance	\$ 811,076	\$ 3,273,920	\$ 35,443	\$ 4,120,439

Grand Oaks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Assessments - On Roll	\$ 588,242	\$ 585,911	\$ 585,911	\$ -
Assessments - Direct	\$ 649,186	\$ 649,186	\$ 332,545	\$ (316,641)
Interest Income	\$ -	\$ -	\$ 5,663	\$ 5,663
Miscellaneous Income	\$ -	\$ -	\$ 2,520	\$ 2,520
Total Revenues	\$ 1,237,428	\$ 1,235,097	\$ 926,639	\$ (308,458)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,200	\$ 3,800
District Engineer	\$ 13,200	\$ 5,500	\$ 5,135	\$ 365
Dissemination Agent	\$ 9,270	\$ 3,863	\$ 2,818	\$ 1,045
District Counsel	\$ 20,000	\$ 8,333	\$ 26,911	\$ (18,578)
Auditing Services	\$ 6,600	\$ 4,100	\$ 4,100	\$ -
Trustee Fees	\$ 9,500	\$ 3,958	\$ 4,041	\$ (82)
Management Fees	\$ 65,245	\$ 27,185	\$ 25,594	\$ 1,591
Accounting Services	\$ -	\$ -	\$ -	\$ -
Information Technology	\$ -	\$ -	\$ 300	\$ (300)
Website Administration	\$ 1,545	\$ 644	\$ 3,010	\$ (2,366)
ADA Website Compliance	\$ 4,200	\$ 1,750	\$ 1,553	\$ 198
Postage	\$ 1,200	\$ 500	\$ 6	\$ 494
Printing And Binding	\$ -	\$ -	\$ 132	\$ (132)
Insurance	\$ 3,500	\$ 3,500	\$ 3,500	\$ -
Legal Advertising	\$ 2,200	\$ 917	\$ 69	\$ 848
Bank Fees	\$ 150	\$ 63	\$ 955	\$ (892)
Office Supplies	\$ -	\$ -	\$ 74	\$ (74)
Dues, Licenses & Subscriptions	\$ 175	\$ 73	\$ 375	\$ (302)
Misc - Assessment Collection Cost	\$ -	\$ -	\$ -	\$ -
Total General & Administrative:	\$ 148,785	\$ 65,385	\$ 79,771	\$ (14,386)

Grand Oaks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Electricity	\$ 110,000	\$ 45,833	\$ 13,933	\$ 31,901
Utility - Water	\$ 12,000	\$ 5,000	\$ 391	\$ 4,609
Landscape Maintenance	\$ 229,008	\$ 95,420	\$ 104,589	\$ (9,169)
Irrigation Repairs	\$ 10,000	\$ 4,167	\$ 11,617	\$ (7,451)
Landscape Replacement	\$ 18,000	\$ 7,500	\$ -	\$ 7,500
Landscape - Mulch	\$ 40,000	\$ 16,667	\$ -	\$ 16,667
Landscape - Annuals	\$ 14,265	\$ 5,944	\$ -	\$ 5,944
Lake Maintenance	\$ 16,000	\$ 6,667	\$ 12,775	\$ (6,108)
Miscellaneous Expense	\$ 70,000	\$ 29,167	\$ -	\$ 29,167
General Repairs & Maintenance	\$ 5,000	\$ 2,083	\$ 53,596	\$ (51,512)
Hardscape Maintenance	\$ 14,000	\$ 5,833	\$ -	\$ 5,833
Sidewalk & Pavement Repairs	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Community Improvements	\$ 21,000	\$ 8,750	\$ -	\$ 8,750
Capital Reserve	\$ 100,000	\$ 41,667	\$ -	\$ 41,667
Subtotal	\$ 664,273	\$ 276,780	\$ 196,900	\$ 79,880
Amenity Expenses				
Facility Management	\$ 195,000	\$ 81,250	\$ 68,750	\$ 12,500
Security	\$ 50,000	\$ 20,833	\$ 2,807	\$ 18,026
Cable/Internet	\$ -	\$ -	\$ -	\$ -
Property Insurance	\$ 83,000	\$ 83,000	\$ 67,256	\$ 15,744
Utility-Water	\$ -	\$ -	\$ 1,313	\$ (1,313)
Gas	\$ 2,000	\$ 833	\$ 401	\$ 432
Pool Maintenance	\$ 27,000	\$ 11,250	\$ 15,989	\$ (4,739)
Pool Permits	\$ -	\$ -	\$ -	\$ -
Refuse	\$ 1,800	\$ 750	\$ 587	\$ 163
Janitorial Services	\$ 13,320	\$ 5,550	\$ 6,750	\$ (1,200)
Pest Control	\$ -	\$ -	\$ 790	\$ (790)
Amenity Office Supplies	\$ 600	\$ 250	\$ -	\$ 250
Recreation Facility Maintenance	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Recreation Equipment Maintenance	\$ 22,000	\$ 9,167	\$ 8,964	\$ 203
Special Events	\$ 7,000	\$ 2,917	\$ -	\$ 2,917
Holiday Decorations	\$ 2,000	\$ 833	\$ 5,095	\$ (4,262)
Miscellaneous Maintenance	\$ 5,650	\$ 2,354	\$ -	\$ 2,354
Subtotal	\$ 424,370	\$ 225,238	\$ 178,703	\$ 46,535
Total O&M Expenses:	\$ 1,088,643	\$ 502,018	\$ 375,603	\$ 126,415
Total Expenditures	\$ 1,237,428	\$ 567,403	\$ 455,374	\$ 112,029
Excess Revenues (Expenditures)	\$ -		\$ 471,265	
Fund Balance - Beginning	\$ -		\$ 84,871	
Fund Balance - Ending	\$ -		\$ 556,137	

Grand Oaks

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Assessments - On Roll	\$ 537,242	\$ 518,436	\$ 518,436	\$ -
Assessments - Direct	\$ 142,678	\$ 142,678	\$ 142,806	\$ 128
Assessments - Prepayment	\$ -	\$ -	\$ 64,404	\$ 64,404
Interest	\$ -	\$ -	\$ 19,819	\$ 19,819
Total Revenues	\$ 679,920	\$ 661,114	\$745,465	\$ 84,351
Expenditures:				
Interest Expense 11/1	\$ 239,613	\$ 239,613	\$ 239,613	\$ -
Principal Expense 11/1	\$ 195,000	\$ 195,000	\$ 195,000	\$ -
Special Call 2/1	\$ -	\$ -	\$ 65,000	\$ (65,000)
Interest Expense 5/1	\$ 234,384	\$ -	\$ -	\$ -
Total Expenditures	\$ 668,998	\$ 434,613	\$ 499,613	\$ (65,000)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (13,005)	\$ (13,005)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (13,005)	\$ (13,005)
Excess Revenues (Expenditures)	\$ 10,923		\$232,848	
Fund Balance - Beginning	\$ 277,837		\$ 1,169,536	
Fund Balance - Ending	\$ 288,760		\$ 1,402,383	

Grand Oaks

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Assessments - On Roll	\$ 328,531	\$ 317,031	\$ 317,031	\$ -
Assessments - Direct	\$ 604,659	\$ 604,659	\$ 401,120	\$ (203,539)
Assessments - Prepayment	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 19,503	\$ 19,503
Total Revenues	\$ 933,190	\$ 921,690	\$737,654	\$ (184,036)
Expenditures:				
Interest Expense 11/1	\$ 324,294	\$ 324,294	\$ 324,282	\$ 12
Principal Expense 5/1	\$ 285,000	\$ -	\$ -	\$ -
Special Call 5/1	\$ -	\$ -	\$ -	\$ -
Interest Expense 5/1	\$ 324,294	\$ -	\$ -	\$ -
Total Expenditures	\$ 933,589	\$ 324,294	\$ 324,282	\$ 12
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (16,510)	\$ (16,510)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (16,510)	\$ (16,510)
Excess Revenues (Expenditures)	\$ (399)		\$396,863	
Fund Balance - Beginning	\$ 277,837	\$ -	\$ 1,081,352	
Fund Balance - Ending	\$ 277,438	\$ -	\$ 1,478,215	

Grand Oaks

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -
Assessments - Direct	\$ 300,025	\$ 300,025	\$ -	\$ (300,025)
Interest	\$ -	\$ -	\$ 3,645	\$ 3,645
Total Revenues	\$ 300,025	\$ 300,025	\$ 3,645	\$ (296,380)
Expenditures:				
Interest Expense 11/1	\$ 92,506	\$ 92,506	\$ 92,506	\$ (0)
Principal Expense 11/1	\$ 115,000	\$ 115,000	\$ 115,000	\$ -
Interest Expense 5/1	\$ 90,997	\$ -	\$ -	\$ -
Total Expenditures	\$ 298,504	\$ 207,506	\$ 207,506	\$ (0)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (3,638)	\$ (3,638)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (3,638)	\$ (3,638)
Excess Revenues (Expenditures)	\$ 1,521		\$ (207,499)	
Fund Balance - Beginning	\$ 277,837		\$ 600,820	
Fund Balance - Ending	\$ 279,358		\$ 393,321	

Grand Oaks
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Series	Series	Series
	2019	2020	2021
<u>Revenues:</u>			
Interest Income	\$ 212	\$ 203	\$ 282
Total Revenues	\$ 212	\$ 203	\$ 282
<u>Expenditures:</u>			
Capital Outlay - Construction	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -
<u>Other Financing Sources:</u>			
Transfer In/(Out)	\$ 13,005	\$ 16,498	\$ 3,638
Total Other Financing Sources (Uses)	\$ 13,005	\$ 16,498	\$ 3,638
Excess Revenues (Expenditures)	\$ 13,217	\$ 16,701	\$ 3,920
Fund Balance - Beginning	\$ 6	\$ (12)	\$ (198,692)
Fund Balance - Ending	\$ 13,224	\$ 16,689	\$ (194,771)

Grand Oaks

Community Development District

Month to Month

[illegible]

Expenditures:

General & Administrative:

Supervisor Fees	\$ 200	\$ -	\$ 200	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Engineering	\$ 1,710	\$ 505	\$ 1,375	\$ -	\$ 1,545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,135
Dissemination Agent	\$ 773	\$ 773	\$ 773	\$ 250	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,818
Attorney	\$ 5,920	\$ 1,910	\$ 14,523	\$ 4,559	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,911
Annual Audit	\$ -	\$ 1,500	\$ 1,500	\$ 1,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,100
Trustee Fees	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 5,437	\$ 5,437	\$ 5,437	\$ 4,641	\$ 4,641	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,594
Accounting Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Information Technology	\$ -	\$ -	\$ -	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Website Administration	\$ 350	\$ 350	\$ 350	\$ 1,850	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,010
Website Compliance	\$ -	\$ -	\$ 1,553	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,553
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Printing & Binding	\$ -	\$ 132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132
Insurance	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Legal Advertising	\$ -	\$ -	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69
Bank Fees	\$ 7	\$ -	\$ 200	\$ 302	\$ 446	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 955
Office Supplies	\$ -	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375
Total General & Administrative:	\$ 18,071	\$ 10,686	\$ 30,219	\$ 13,252	\$ 7,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,771

Operation and Maintenance

Field Expenses

[illegible]

Grand Oaks

Community Development District

Long Term Debt Report

Series 2019A, Special Assessment Bonds		
Interest Rates:	3.750%, 4.125%, 4.750%, 5.000%	
Maturity Date:	11/1/2050	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$672,781	
Reserve Fund Balance	\$676,697	
Bonds Outstanding - 04/29/19		\$11,460,000
Special Call - 5/1/24		(\$380,000)
Special Call - 8/1/21		(\$450,000)
Principal Payment - 11/1/21		(\$180,000)
Special Call - 11/1/21		(\$30,000)
Special Call - 2/1/22		(\$5,000)
Special Call - 5/1/22		(\$5,000)
Principal Payment - 11/1/22		(\$185,000)
Special Call - 2/1/23		(\$50,000)
Special Call - 5/1/23		(\$5,000)
Principal Payment - 11/1/23		(\$190,000)
Principal Payment - 11/1/24		(\$195,000)
Special Call - 2/1/25		(\$65,000)
Current Bonds Outstanding		\$9,720,000

Series 2020, Special Assessment Bonds		
Interest Rates:	3.25%, 4.00%, 4.25%, 4.50%	
Maturity Date:	5/1/2052	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$931,100	
Reserve Fund Balance	\$931,322	
Bonds Outstanding - 09/24/20		\$15,490,000
Principal Payment - 5/1/23		(\$270,000)
Principal Payment - 5/1/24		(\$275,000)
Special Call - 5/1/24		(\$30,000)
Current Bonds Outstanding		\$14,915,000

Series 2021, Special Assessment Bonds

Interest Rates:	2.625%, 3.200%, 3.500%, 4.000%
Maturity Date:	11/1/2051
Reserve Fund Definition	Maximum Annual Debt Service
Reserve Fund Requirement	\$300,025
Reserve Fund Balance	\$93,308
Bonds Outstanding - 11/2/21	\$5,295,000
Principal Payment - 11/1/22	(\$100,000)
Principal Payment - 11/1/23	(\$110,000)
Principal Payment - 11/1/24	(\$115,000)
Current Bonds Outstanding	\$4,970,000

Grand Oaks
Community Development District
Special Assessment Receipts
Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments	\$ 622,972.48	\$ 571,534.07	\$ 345,212.98	\$ -	\$ 1,539,719.53
Net Assessments	\$ 585,594.13	\$ 537,242.03	\$ 324,500.20	\$ -	\$ 1,447,336.36

ON ROLL ASSESSMENTS

		40.46%	37.12%	22.42%	0.00%	100.00%					
Date	Distribution	Net Amount	Commissions	Interest	Net Receipts	O&M Portion	2019 Debt Service Portion	2020 Debt Service Portion	2021 Debt Service Portion	Total	
10/4/24	ACH	\$ 86.05	\$ -	\$ -	\$ 86.05	\$ 86.05	\$ -	\$ -	\$ -	\$ 86.05	
10/30/24	ACH	\$ 15,046.62	\$ -	\$ -	\$ 15,046.62	\$ 15,046.62	\$ -	\$ -	\$ -	\$ 15,046.62	
11/6/24	ACH	\$ 1,484.05	\$ -	\$ -	\$ 1,484.05	\$ 600.39	\$ 548.34	\$ 335.32	\$ -	\$ 1,484.05	
11/18/24	ACH	\$ 86,151.94	\$ -	\$ -	\$ 86,151.94	\$ 34,853.96	\$ 31,832.16	\$ 19,465.82	\$ -	\$ 86,151.94	
11/21/24	ACH	\$ 48,893.47	\$ -	\$ -	\$ 48,893.47	\$ 19,780.53	\$ 18,065.58	\$ 11,047.36	\$ -	\$ 48,893.47	
12/9/24	ACH	\$ 107,830.45	\$ -	\$ -	\$ 107,830.45	\$ 43,624.30	\$ 39,842.12	\$ 24,364.03	\$ -	\$ 107,830.45	
12/19/24	ACH	\$ 177,123.27	\$ -	\$ -	\$ 177,123.27	\$ 71,657.67	\$ 65,445.02	\$ 40,020.58	\$ -	\$ 177,123.27	
1/10/25	ACH	\$ 852,455.42	\$ -	\$ -	\$ 852,455.42	\$ 344,872.63	\$ 314,972.53	\$ 192,610.25	\$ -	\$ 852,455.41	
1/14/25	ACH	\$ 3,127.39	\$ -	\$ -	\$ 3,127.39	\$ 3,127.39	\$ -	\$ -	\$ -	\$ 3,127.39	
2/21/25	ACH	\$ 129,180.05	\$ -	\$ -	\$ 129,180.05	\$ 52,261.58	\$ 47,730.55	\$ 29,187.92	\$ -	\$ 129,180.05	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL		\$ 1,421,378.71	\$ -	\$ -	\$ 1,421,378.71	\$ 585,911.12	\$ 518,436.30	\$ 317,031.28	\$ -	\$ 1,421,378.70	

\$ (316.99) \$ 18,805.73 \$ 7,468.92

98% Net Percent Collected

Direct Bill ASSESSMENTS

Toll Southeast LP Company Inc.				
2025-01	Net Assessments		\$90,091.84	\$90,091.84
Date Received	Check Number	Net Assessed	Amount Received	General Fund
11/13/24	Wire	\$90,091.84	\$90,091.84	\$90,091.84
		\$ 90,091.84	\$ 90,091.84	\$ 90,091.84

Toll Southeast LP Company Inc.				
2025-02	Net Assessments		\$142,806.23	\$142,806.23
Date Received	Check Number	Net Assessed	Amount Received	Series 2019 Debt Service Fund
11/13/24	Wire	\$142,806.23	\$142,806.23	\$142,806.23
		\$ 142,806.23	\$ 142,806.23	\$ 142,806.23

Pulte				
2025-03	Net Assessments		\$242,453.04	\$242,453.04
Date Received	Check Number	Net Assessed	Amount Received	General Fund
11/12/24		\$242,453.04	\$242,453.04	\$242,453.04
		\$ 242,453.04	\$ 242,453.04	\$ 242,453.04

Pulte				
2025-04	Net Assessments		\$368,841.84	\$368,841.84
Date Received	Check Number	Net Assessed	Amount Received	Series 2020 Debt Service Fund
11/12/24		\$368,841.84	\$368,841.84	\$368,841.84
		\$ 368,841.84	\$ 368,841.84	\$ 368,841.84

B.

Grand Oaks

Community Development District

Check Register Summary

January 1, 2025 to February 28, 2025

Bank	Date	Check No.'s		Amount
General Fund	1/16/25	1850	\$	5,191.42
	1/21/25	1851 - 1858	\$	48,702.00
	1/23/25	1859 - 1864	\$	41,791.17
	2/4/25	1865 - 1866	\$	679,116.69
	2/7/25	1867 - 1878	\$	52,087.74
	2/20/25	1879 - 1883	\$	19,346.59
TOTAL			\$	846,235.61

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/16/25	00021	1/01/25 1	202501 310-51300-34000	JAN MANAGEMENT FEES	*	4,641.42	
		1/01/25 1	202501 310-51300-35200	JAN WEBSITE ADMIN	*	100.00	
		1/01/25 1	202501 310-51300-35100	JAN INFO TECH	*	150.00	
		1/01/25 1	202501 310-51300-31300	JAN DISSEM AGENT SERVICES	*	250.00	
		1/01/25 1	202501 310-51300-49000	JAN RECORD STORAGE	*	50.00	
GOVERNMENTAL MANAGEMENT SERVICES							5,191.42 001850
1/21/25	00005	7/24/24 2406108	202407 320-53800-60000	FENCE INSTALLATION	*	1,980.00	
BEST FENCE AND RAIL OF FLORIDA LLC							1,980.00 001851
1/21/25	00004	12/25/24 2788	202501 330-53800-45505	JAN POOL SERVICE	*	1,914.68	
C BUSS ENTERPRISES, INC							1,914.68 001852
1/21/25	99999	1/21/25 VOID	202501 000-00000-00000	VOID CHECK	C	.00	
*****INVALID VENDOR NUMBER*****							.00 001853
1/21/25	00011	10/07/24 42074364	202410 320-53800-60000	ACT SCRAPER, URINAL SCRN	*	89.64	
		10/14/24 42081439	202410 320-53800-60000	ACT SCRAPER, URINAL SCRN	*	89.64	
		10/21/24 42088877	202410 320-53800-60000	ACT SCRAPER, URINAL SCRN	*	79.98	
		10/28/24 42096079	202410 320-53800-60000	ACT SCRAPER, URINAL SCRN	*	124.44	
		11/04/24 42103267	202411 320-53800-60000	ACT SCRAPER, URINAL SCRN	*	89.64	
		11/11/24 42110614	202411 320-53800-60000	ACT SCRAPER, URINAL SCRN	*	89.64	
		11/18/24 42118186	202411 320-53800-60000	ACT SCRAPER, URINAL SCRN	*	89.64	
		11/22/24 42124943	202411 320-53800-60000	ACT SCRAPER, URINAL SCRN	*	124.44	
		12/02/24 42132291	202412 320-53800-60000	ACT SCRAPER, URINAL SCRN	*	89.64	
		12/09/24 42139781	202412 320-53800-60000	ACT SCRAPER, URINAL SCRN	*	89.64	
		12/16/24 42146939	202412 320-53800-60000	ACT SCRAPER, URINAL SCRN	*	89.64	

GOCD GRAND OAKS CDD SRICE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		12/23/24	42155129 202412 320-53800-60000	ACT SCRAPER, URINAL SCRN	*	124.44	
		12/30/24	42162489 202412 320-53800-60000	ACT SCRAPER, URINAL SCRN	*	89.64	
		1/06/25	42168534 202501 320-53800-60000	ACT SCRAPER, URINAL SCRN	*	89.64	
		1/13/25	42176222 202501 320-53800-60000	ACT SCRAPER, URINAL SCRN	*	89.64	
				CINTAS CORP			1,439.34 001854
1/21/25 00021		1/01/25 2	202501 330-53800-12000	JAN FACILITY MANAGEMENT	*	10,000.00	
				GOVERNMENTAL MANAGEMENT SERVICES			10,000.00 001855
1/21/25 00003		10/01/24	216846B 202410 320-53800-46300	OCT LAKE MAINTENANCE	*	2,475.00	
		10/29/24	209037B 202409 320-53800-46300	SEP LAKE MAINTENANCE	*	2,475.00	
		11/01/24	224983B 202411 320-53800-46300	NOV LAKE MAINTENANCE	*	2,475.00	
		11/25/24	225754B 202411 320-53800-46300	QRTLY FOUNTAIN SERVICE	*	200.00	
		12/02/24	232333B 202412 320-53800-46300	DEC LAKE MAINTENANCE	*	2,475.00	
		1/02/25	239572B 202501 320-53800-46300	JAN LAKE MAINTENANCE	*	2,475.00	
				THE LAKE DOCTORS, INC.			12,575.00 001856
1/21/25 00014		1/07/25	63172759 202501 330-53800-48400	JAN PEST CONTROL	*	135.00	
				MASSEY SERVICES, INC.			135.00 001857
1/21/25 00018		12/12/24	771060 202412 320-53800-46200	IRRIGATION REPAIRS	*	1,573.98	
		1/02/25	773022 202501 320-53800-46000	JAN LANDSCAPE MAINTENANCE	*	19,084.00	
				THE GREENERY INC.			20,657.98 001858
1/23/25 00023		12/20/24	12202024 202412 310-51300-31500	LITIGATION RETAINER	*	5,000.00	
				BURR & FORMAN LLP			5,000.00 001859
1/23/25 00004		1/01/25	2577 202501 330-53800-45505	NEW SUMP PUMP INSTALL	*	403.92	
		1/01/25	2578 202501 330-53800-45505	REPAIR CAT CONTROLLER	*	1,587.66	
				C BUSS ENTERPRISES, INC			1,991.58 001860
				GOCD GRAND OAKS CDD SRICE			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/23/25	00006	1/06/25 26622	202409 310-51300-32200	AUDIT FYE 09/30/2023	*	1,000.00	
				GRAU AND ASSOCIATES			1,000.00 001861
1/23/25	00022	4/29/24 3382622	202403 310-51300-31500	MAR GENERAL COUNSEL	*	1,230.00	
		5/10/24 3393357	202404 310-51300-31500	APR GENERAL COUNSEL	*	1,849.50	
		6/20/24 3409937	202405 310-51300-31500	MAY GENERAL COUNSEL	*	1,745.00	
		7/18/24 3424050	202406 310-51300-31500	JUN GENERAL COUNSEL	*	3,589.42	
		8/19/24 3437778	202407 310-51300-31500	JUL GENERAL COUNSEL	*	2,727.00	
		9/26/24 3454105	202408 310-51300-31500	AUG GENERAL COUNSEL	*	2,461.29	
		10/24/24 3468388	202409 310-51300-31500	SEP GENERAL COUNSEL	*	2,661.00	
		11/29/24 3485875	202410 310-51300-31500	OCT GENERAL COUNSEL	*	5,919.97	
		12/26/24 3501185	202411 310-51300-31500	NOV GENERAL COUNSEL	*	1,909.76	
				KUTAK ROCK LLP			24,092.94 001862
1/23/25	00025	12/01/24 36662	202412 330-53800-48300	DEC CLEANING 3X PER WEEK	*	1,350.00	
		1/01/25 36943	202501 330-53800-48300	JAN CLEANING 3X PER WEEK	*	1,350.00	
				NORTHEAST QUALITY SERVICES LLC			2,700.00 001863
1/23/25	00024	12/30/24 95662	202412 320-53800-46200	PUMP REPAIR REIMBURSEMENT	*	7,006.65	
				VALLENCOURT CONSTRUCTION CO. INC.			7,006.65 001864
2/04/25	00028	1/14/25 01142025	202502 300-20700-10000	12.06 FY25 ASSESSMENTS	*	39,842.12	
		1/14/25 01142025	202502 300-20700-10000	12.18 FY25 ASSESSMENTS	*	65,445.02	
		1/14/25 01142025	202502 300-20700-10000	01.09 FY25 ASSESSMENTS	*	314,972.53	
		1/14/25 01142025	202502 300-20700-10000	01.14 FY25 ASSESSMENTS	*	1,155.53	
				GRAND OAKS CDD			421,415.20 001865
2/04/25	00029	1/14/25 01142025	202502 300-20700-10000	12.06 FY25 ASSESSMENTS	*	24,364.03	

GOCD GRAND OAKS CDD SRICE

*** CHECK DATES 01/01/2025 - 02/28/2025 ***
 GRAND OAKS CDD - GENERAL FUND
 BANK A GRAND OAKS CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/14/25	01142025 202502 300-20700-10000 12.18 FY25 ASSESSMENTS		*	40,020.58	
		1/14/25	01142025 202502 300-20700-10000 01.09 FY25 ASSESSMENTS		*	192,610.25	
		1/14/25	01142025 202502 300-20700-10000 01.14 FY25 ASSESSMENTS		*	706.63	
			GRAND OAKS CDD				257,701.49 001866
2/07/25	00004	1/24/25	2917 202502 330-53800-45505 FEB POOL SERVICE		*	2,115.50	
			C BUSS ENTERPRISES, INC				2,115.50 001867
2/07/25	00002	8/14/24	FC 352 202408 320-53800-46300 FINANCE CHRGE PAST INVS		*	113.65	
		8/23/24	FC 357 202408 320-53800-46300 FINANCE CHRGE PAST INVS		*	143.24	
			CHARLES AQUATICS, INC.				256.89 001868
2/07/25	00012	8/01/24	2024-673 202408 310-51300-31100 AUG ENGINEERING FEES		*	1,570.00	
		9/01/24	2024-677 202409 310-51300-31100 SEP ENGINEERING FEES		*	2,060.00	
		10/01/24	2024-682 202410 310-51300-31100 OCT ENGINEERING FEES		*	1,710.00	
		11/01/24	2024-688 202411 310-51300-31100 NOV ENGINEERING FEES		*	505.00	
		12/01/24	2024-692 202412 310-51300-31100 DEC ENGINEERING FEES		*	1,375.00	
			DOMINION ENGINEERING GROUP, INC.				7,220.00 001869
2/07/25	00026	12/31/24	00068839 202412 310-51300-48000 NTC OF MEETING 1/8/25		*	68.64	
			GANNETT MEDIA CORP				68.64 001870
2/07/25	00006	11/01/24	26447 202411 310-51300-32200 AUDIT FYE 09/30/2023		*	1,500.00	
		12/04/24	26518 202409 310-51300-32200 AUDIT FYE 09/30/2023		*	3,000.00	
		1/28/25	26729 202501 310-51300-32200 AUDIT FYE 09/30/2023		*	2,600.00	
			GRAU AND ASSOCIATES				7,100.00 001871
2/07/25	00022	1/27/25	3513972 202412 310-51300-31500 DEC GENERAL COUNSEL		*	9,522.71	
			KUTAK ROCK LLP				9,522.71 001872
			GOCD GRAND OAKS CDD SRICE				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/07/25	00003	2/01/25 246823B	202502 320-53800-46300	FEB LAKE MAINTENANCE	*	2,475.00	
		2/01/25 247585B	202502 320-53800-46300	QRTLY FOUNTAIN SERVICE	*	200.00	
				THE LAKE DOCTORS, INC.			2,675.00 001873
2/07/25	00014	2/04/25 63983148	202502 330-53800-48400	FEB PEST CONTROL	*	135.00	
				MASSEY SERVICES, INC.			135.00 001874
2/07/25	00025	2/01/25 37241	202502 330-53800-48300	FEB CLEANING 3X PER WEEK	*	1,350.00	
				NORTHEAST QUALITY SERVICES LLC			1,350.00 001875
2/07/25	00027	1/27/25 165	202501 310-51300-35200	DOMAIN PURCHASE	*	1,750.00	
				BBM AMERICA, LLC			1,750.00 001876
2/07/25	00010	7/25/24 105681	202407 330-53800-56000	FITNESS EQUIP MAINT	*	625.00	
		9/11/24 105680	202409 330-53800-56000	FITNESS EQUIP MAINT	*	185.00	
				SOUTHEAST FITNESS REPAIR, LLC			810.00 001877
2/07/25	00018	2/03/25 774736	202502 320-53800-46000	FEB LANDSCAPE MAINTENANCE	*	19,084.00	
				THE GREENERY INC.			19,084.00 001878
2/20/25	00031	1/08/25 01082025	202501 310-51300-11000	BOS MEETING 1.8.25	*	200.00	
		2/12/25 02122025	202502 310-51300-11000	BOS MEETING 2.12.25	*	200.00	
				CLARA C SNIDER			400.00 001879
2/20/25	00012	2/01/25 2025-701	202502 310-51300-31100	FEB ENGINEERING FEES	*	1,545.00	
				DOMINION ENGINEERING GROUP, INC.			1,545.00 001880
2/20/25	00021	2/01/25 3	202502 330-53800-12000	FEB FACILITY MANAGEMENT	*	10,000.00	
		2/01/25 4	202502 310-51300-34000	FEB MANAGEMENT FEES	*	4,641.42	
		2/01/25 4	202502 310-51300-35200	FEB WEBSITE ADMIN	*	100.00	
		2/01/25 4	202502 310-51300-35100	FEB INFO TECH	*	150.00	

GOCD GRAND OAKS CDD SRICE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		2/01/25 4	202502 310-51300-31300		*	250.00	
			FEB DISSEM AGENT SERVICES				
		2/01/25 4	202502 310-51300-49000		*	50.00	
			FEB RECORD STORAGE				
		2/01/25 4	202502 310-51300-35200		*	10.17	
			GODADDY FOR WEBSITE				
GOVERNMENTAL MANAGEMENT SERVICES							15,201.59 001881
2/20/25 00030		12/04/24 12042024	202412 310-51300-11000		*	200.00	
			BOS MEETING 12.4.24				
		1/08/25 01082025	202501 310-51300-11000		*	200.00	
			BOS MEETING 1.8.25				
		2/12/25 02122025	202502 310-51300-11000		*	200.00	
			BOS MEETING 2.12.25				
LINDA M CRUZ							600.00 001882
2/20/25 00018		2/12/25 775921	202502 320-53800-46200		*	1,600.00	
			FEB IRRIGATION REPAIRS				
THE GREENERY INC.							1,600.00 001883
TOTAL FOR BANK A						846,235.61	
TOTAL FOR REGISTER						846,235.61	

GOCD GRAND OAKS CDD SRICE