

Grand Oaks
Community Development District

JUNE 12, 2025

AGENDA

Grand Oaks Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.GrandOaksCDD.org

June 5, 2025

Board of Supervisors
Grand Oaks Community Development District

Dear Board Members:

The Grand Oaks Community Development District Meeting is scheduled for **Wednesday, June 11, 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 May 14, 2025, Meeting
- IV. Consideration of Proposal from The Greenery for Mulch
- V. Approval to Open Account with the State Board of Administration, Resolution 2025- 05
- VI. Consideration of Resolution 2025-06, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption (August 13, 2025)
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - D. Operation Manager
 1. Report

2. The Greenery Audit Report

E. Amenity Center Manager - Report

VIII. Supervisor's Request and Public Comments

IX. Financial Reports

A. Financial Statements as of April 30, 2025

B. Summary of Operations and Maintenance Invoices

X. Next Scheduled Meeting – 07/09/25 @ 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, May 14, 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
Linda Cruz	Supervisor
Clair Snyder	Supervisor

Also, present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel
Bill Schaefer	District Engineer
Rich Gray	GMS
Matt Biagetti	GMS
Elena Barron	GMS
Allen Flannery	The Greenery
Robin Nixon	GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments (*Regarding Agenda Items Listed Below*)

Mr. Oliver asked for public comments. He encouraged residents to reach out to their county commissioners to provide feedback.

Mr. Dodson stated there will be a new HOA manager from Leland Management that will Start June 1st.

Resident (Tom Teller 52 Myrtle Oak Ct.) asked why the Easement through Cattle Ranch was closed. He added it used to be only for emergency vehicles, but he believes it has changed. He noted he has seen many instances of reckless driving through there and would like to see a change. He asked to see more signage to stop vandalization at the fire pit.

Resident stated there are cars that have been racing behind Pond 14.

Resident stated the pond between Hickory Pine and Lone Cypress is overgrown and wishes for it to be cleaned out.

Resident asked about the pond access for the pond behind Hickory Pine. Mr. Biagetti noted this has been an open conversation and believes there should be an open access easement.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the April 9, 2025, Meeting

Mr. Oliver presented the minutes of the April 9, 2025, meeting. He asked for any questions, comments or concerns. Hearing none, he asked for a motion to approve.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, all in favor, the Minutes of the April 9, 2025, Meeting, were approved.

FOURTH ORDER OF BUSINESS

Discussion of Budget for Fiscal Year 2026

Mr. Oliver stated under Florida Stated Statute, all CDDs in the sated of Florida are required to approve a budget by June 15 and set a public hearing 60 days prior after the budget is approved. He stated their current plan is to approve the budget at the June 11th meeting to be able to adopt the budget on the August 13th meeting. He added once it is adopted, it will be sent to the Tax Collector by September 30th. He noted the 60 days between approval and adoption will be used to make improvements on the budget.

FIFTH ORDER OF BUSINESS

Discussion of Fishing Policy

Mr. Biagetti stated there was discussion on the currently amenity fishing policies for the ponds, in which they learned there was a “no fishing allowed” policy at all of the ponds. He presented the updated fishing policies on page 16 of the agenda package. He stated the updates will allow fishing at the ponds from the banks for all ponds that are not in a fence.

Ms. Cruz asked if opening the ponds for fishing will cause any issues with alligators in the area. Mr. Haber stated there is no obligation to put up signage for alligators, although it would not hurt.

Mr. Dodson asked to remove Pond 1 from this to deter non-residents from fishing in their ponds.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, the Updated Fishing Policy, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Proposal for Air Compressor from Duck Duck Rooter

Mr. Biagetti presented the proposal for an Air Compressor from Duck Duck Rooter for \$4,598. He noted this was already signed by the Chair and installed. The air compressor has been working well without problems for a week and now needs ratification.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, the Proposal for an Air Compressor from Duck Duck Rooter, was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals

A. Landscape Enhancements

Mr. Biagetti presented the Landscape Enhancements. He stated the first proposal is for the Summer Bay and Rockwood Drive Sod Enhancement for \$6,472.50 and is in the budget.

On MOTION by Mr. Smith, seconded by Mr. Dodson, with all in favor, Landscape Enhancement #78844, was approved.

Mr. Biagetti stated the second proposal is for the Amenity Clubhouse Planters for \$569.59. He noted this is to enhance the two planters at the front entrance of the clubhouse and the two planters on the backside of the clubhouse with new plant material.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, Landscape Enhancement #78834, was approved.

Mr. Biagetti stated the next proposal is for Amenity Clubhouse Sod Enhancement for \$66.73.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, Landscape Enhancement #78845, was approved.

Mr. Biagetti stated the last proposal is for the Amenity Clubhouse Mulch project \$3,564. He added they have \$40,000 budgeted for mulch in the next year.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, Landscape Enhancement #78916, was approved.

B. Termite Bonds

Mr. Biagetti presented the proposal for Termite Bonds from Massey. He noted the only difference in the proposals is one allows Massey to re-treat the area if needed. He added Massey will cost \$2,880 with a renewal of \$560 in the second year. Turner Pest Control is \$2,180 for the pool alone. He added Massey proposal is for the pool and amenity center.

Mr. Dodson noted he has had residents reach out with termite damage.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, the Proposal for Termite Bonds from Massey, was approved.

EIGHTH ORDER OF BUSINESS

Approval to Open Account with the State Board of Administration, Resolution 2025-05

Mr. Biagetti stated this is an account for government funds to be placed in to earn a 4% interest. Mr. Oliver stated it is operated by the state of Florida and is secured. These accounts are for Overnight Funds, Security of Principle, Liquidity and Earnings.

Mr. Dodson stated he would like to table this until they have more information on the accounts.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had nothing further to report.

B. Engineer

Mr. Schaefer stated with the recent legislation that has been passed, the Stormwater Ponds need to have bi-annual inspections every 2 years. He added the report must now be submitted to the Water Management Department and this will need to be added as a proposal to the next agenda.

** Jim Oliver left the meeting at this time.*

C. Manager

1. Report on the Number of Registered Voters (751)

Mr. Biagetti stated there are currently 751 registered voters in the district.

2. Annual Form 1 Filing & Annual Ethics Training

Mr. Biagetti reminded the board the Annual Form 1 will be due by July 1st. He noted the Ethic Training will be due by the end of the year and for those who completed the ethics training last year, they will need to check their ethic training as completed on the Form 1.

D. Operation Manager

1. Report

Mr. Gray reviewed the Field Operations Report. He stated everything is going smoothly and they have completed some small repairs by the pool. He noted they reviewed the proposal for the trees and found the proposal was just to declare them dead and not to remove them. They are now working on proposals to have the trees removed. He added this proposal may force them to close the pool deck while they are working. He offered to answer any questions and noted if anyone had any concerns to email him directly.

Mr. Gray stated the pool house bathrooms are still being worked on and is waiting on word from insurance. He added the playground is also waiting to hear from insurance to be completed.

2. The Greenery Communication Report

Mr. Flannery presented The Greenery Communication Report. He noted there will be a report at every meeting following this meeting.

E. Amenity Center Manager – Report

Ms. Barron presented the Amenity Manager Report. She stated the Amenity Center is almost booked up for every weekend through August. She noted she has been training Robin Nixon as the new Amenity Manager while she transitions into a new position.

TENTH ORDER OF BUSINESS

Supervisor’s Requests and Public Comments

Resident – thanked the board for the trees being taken care of that she asked for.

Resident – asked why they should be optimistic on the Rescue Plan. Mr. Biagetti noted the board has not yet seen the Rescue Plan.

Resident – asked for an update on the 3rd party attorney. Mr. Biagetti stated they do not yet have an update.

Resident (Tom Teller 52 Myrtle Oak Ct.)- stated once the registered voters surpass 250 voters in 6 years, the control shifts to the residents. He added two board members should be residents. Ms. Cruz noted they are both residents. He added in the next year, they must add a new resident to the board. He noted there is a missing element on a light pole that causes the light to not shine.

ELEVENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of March 31, 2025

Mr. Biagetti presented the financial statements as of March 31, 2025. No action was necessary.

B. Summary of Operations and Maintenance invoices

Mr. Biagetti presented the Check Register from March 1, 2025 through March 31, 2025 for \$100,953.42. He offered to answer any questions.

Ms. Snyder asked if they had made progress with the fans. Mr. Biagetti stated they have and the only ones that are now an issue are the lights outside.

Mr. Dodson stated there are a few line items that are above the budget.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, the Check Register, was approved.

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – 06/11/25 @ 1:30
p.m. at Grand Oaks Amenity Center**

Mr. Biagetti stated the next meeting is scheduled for June 11, 2025, at 1:30 p.m. at the Grand Oaks Amenity Center.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

FOURTH ORDER OF BUSINESS

Work Order Proposal



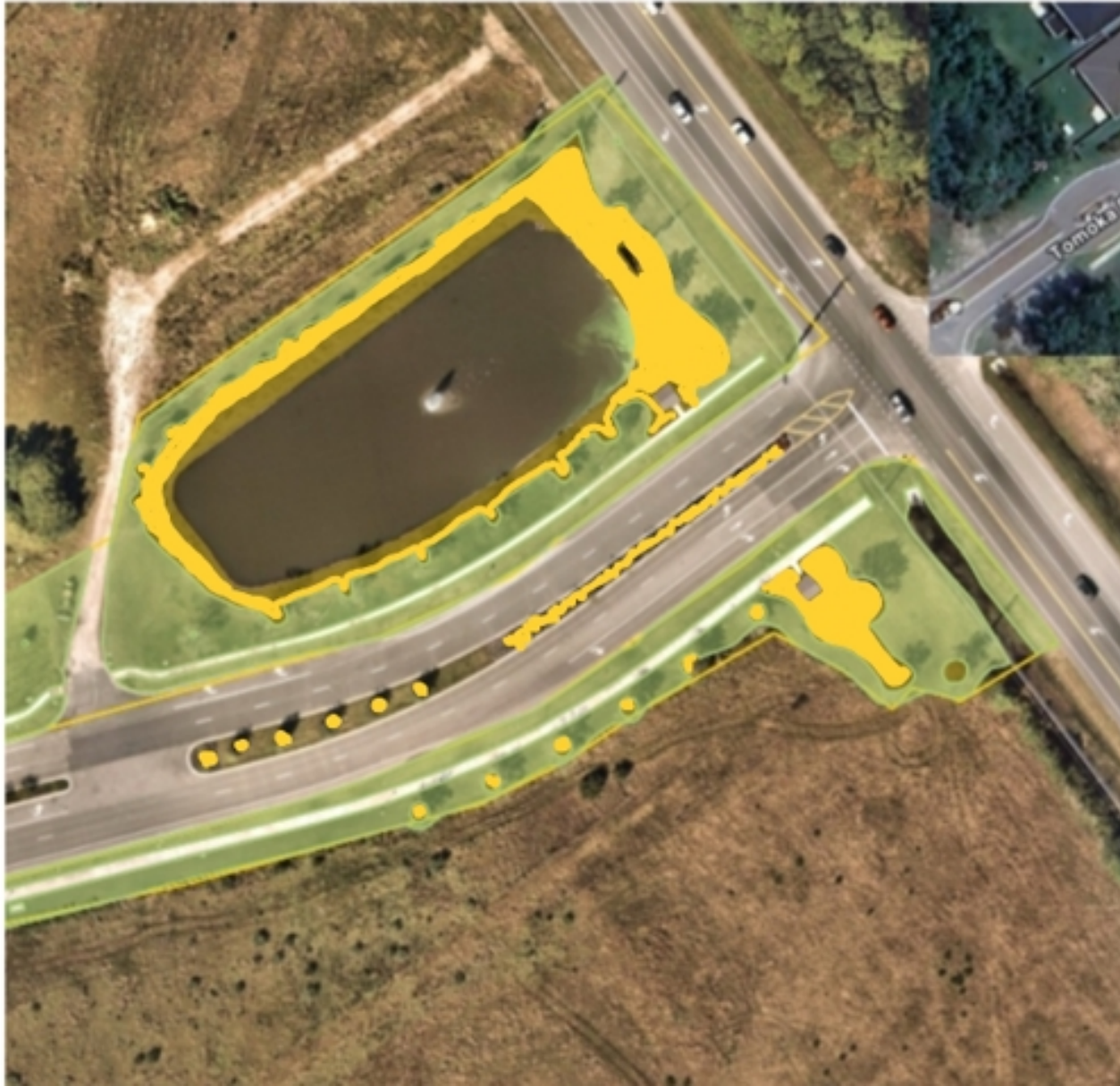
Property Name: Grand Oaks CDD
Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Alison Mossing amossing@gmstnn.com
Client Phone #:

Proposal Date: 6/4/2025
Proposal Work Order #: 80113
Prepared By: WILLIAM FLANNERY

Entrance Mulch Proposal

This proposal includes the installation of mulch at the front entrance, the median island, and the bed areas on both the left and right sides of the entrance. Mulching these areas will enhance the overall curb appeal, improve moisture retention, and help with weed suppression. All existing bed spaces will be cleaned and prepped prior to mulch installation to ensure a neat and professional finish.

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Pinestraw & Mulch					\$10,497.60
Miscellaneous - Subcontractor				\$10,497.60	
Total for Work Order #80113					\$10,497.60



TERMS & CONDITIONS

1. Plant Guarantee. The Greenery, Inc. guarantees all plantings we supply and install for one year that are covered under an automated irrigation system and maintained under a continuous maintenance agreement by the Greenery, Inc.. This guarantee does not apply to plants that are lost due to abuse, vandalism, animals, fire, lightning, hail, vehicular damage, freeze, neglect, nor Acts of God.
2. Exclusions. Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.
3. Deer. Damage to or loss of plants due to deer is not covered by any guarantee, expressed or implied. The Greenery, Inc. makes every effort to use deer resistant material; however, due to the increase in their population and their changing habits, the Greenery, Inc. is not responsible for any resultant damage.
4. Tree Work. Stumps from tree removal will be cut to within approximately twelve inches above ground level. Stump grinding or removal is not included unless otherwise specified in this proposal. Wood will be left on the premises where lowered and dropped and will be cut into firewood length (approximately 16 to 24 inches lengthwise) unless specified otherwise in this proposal. Splitting, moving or hauling of wood or wood chips will be performed only if specifically stated in this proposal.
5. Utility Locates. The Greenery Inc. will call in the utility locates before starting the job. It is the responsibility of the Client/Owner to call in any private utilities that are outside normal location utilities. The Greenery Inc. is not responsible for damage to underground irrigation lines, wiring, pipes, utilities, invisible fencing, or lighting systems whose locations are not properly marked.
6. Irrigation Pricing. The existing automated irrigation system is checked at new landscaping areas, adjusted for proper coverage and broken heads and nozzles are replaced as needed. Irrigation adjustments, repairs and additions are billed on a Labor and Materials basis. Labor Rate is \$ 75 / hour. Any irrigation prices included in this bid are an estimation only.
7. New Construction Irrigation Installation. Sleeves under roads and sidewalks must be accurately marked and no deeper than 4 feet below surface grade. A water source must be provided by Client/Owner/Developer prior to commencement of irrigation installation. Any temporary irrigation pipe that needs to be installed to access water source, will be billed in addition. The connection of the backflow device to the water meter is the responsibility of the Client/Owner.
8. Drainage. Any drainage installation is meant to improve conditions, but does not guarantee a complete elimination of issues. Standing water, puddling, saturated soils and washouts may still occur. Additional work may be needed after initial work is completed. Standing water for up to 48 hours after a significant rainfall is typical for the Lowcountry.
9. Access to Jobsite. Client/Owner is to provide all utilities to perform the work. Client/Owner will furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for the performance of the work.
10. Invoicing. Client/Owner will make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event that the completion of work requires more than thirty (30) days, a progress bill will be presented by month end and will be paid within fifteen (15) days upon receipt of invoice.
11. Disclaimer. This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time the proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering and/or certified landscape architectural design services are not included in this agreement and are not provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.
12. Promotional Clause. The client hereby assigns the Contractor the irrevocable and unrestricted right to use and publish photographs of the work performed for editorial, trade, advertising, educational and any other purpose in any manner and medium; to alter the same without restriction; and to copyright the same without restriction. The Client releases all

claim to profits that may arise from use of images.

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

14. A 50% deposit of the total project cost is required to initiate the work. Please refer to the work order number when making your payment. Upon receipt of the deposit, we will confirm the schedule and begin preparing for the installation.

15. The pricing outlined in this proposal is valid for 60 days from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

Property Name: Grand Oaks CDD
Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Alison Mossing amossing@gmstnn.com
Client Phone #:

Proposal Date: 6/4/2025
Proposal Work Order #: 80113
Prepared By: WILLIAM FLANNERY

Total: \$10,497.60
Deposit Amount (50%): \$5,248.80

The pricing outlined in this proposal is valid for 60 days from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

By WILLIAM FLANNERY
Date WILLIAM FLANNERY
6/4/2025
The Greenery, Inc.

By _____
Date _____

FIFTH ORDER OF BUSINESS

RESOLUTION 2025-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE GRAND OAKS COMMUNITY DEVELOPMENT
DISTRICT AUTHORIZING INVESTMENT OF FUNDS IN
THE LOCAL GOVERNMENT SURPLUS FUNDS TRUST
FUND**

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

WHEREAS, the District from time to time has funds on hand in excess of current needs; and

WHEREAS, it is in the best interest of the District and its inhabitants that funds be invested to return the highest yield consistent with proper safeguards;

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

SECTION 1. That the District Manager or his/her designee, be, and he/she is hereby authorized to transmit such funds to the State Board of Administration to be invested according to applicable laws of the State of Florida consistent with the needs of Grand Oaks Community Development District. Such authorization includes authority to withdraw funds from the State Board of Administration by giving timely notice and appropriate confirmation.

SECTION 2. That this Authorization shall be continuing in nature until revoked by Grand Oaks Community Development District.

PASSED AND ADOPTED this 12th day of June, 2025.

ATTEST:

**GRAND OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
District Manager

Chairman

SIXTH ORDER OF BUSINESS

RESOLUTION 2025-06

[FY 2026 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Grand Oaks Community Development District (“**District**”) prior to June 15, 2025, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.
2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:
DATE: _____
TIME: 1:30 p.m.
LOCATION: Grand Oaks Amenity Center
1055 Turnbull Creek Road
St. Augustine, Florida 32092
3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*.
4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12TH DAY OF JUNE, 2025.

ATTEST:

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Grand Oaks
Community Development District

Proposed Budget
FY2026



Table of Contents

1-2	General Fund
3-7	General Fund Narrative
8	Debt Service Fund - Series 2019
9-10	Amortization Schedule - Series 2019
11	Debt Service Fund - Series 2020
12-13	Amortization Schedule - Series 2020
14	Debt Service Fund - Series 2021
15-16	Amortization Schedule - Series 2021

Grand Oaks
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Assessments-On Roll	\$ 588,242	\$ 597,680	\$ -	\$ 597,680	\$ 588,242
Assessments-Direct	\$ 649,186	\$ 332,545	\$ 316,641	\$ 649,186	\$ 649,186
Interest Income	\$ -	\$ 7,553	\$ 2,500	\$ 10,053	\$ 5,000
Miscellaneous Income	\$ -	\$ 4,007	\$ -	\$ 4,007	\$ 2,000
Total Revenues	\$ 1,237,428	\$ 941,785	\$ 319,141	\$ 1,260,926	\$ 1,244,428
<u>Expenditures</u>					
<u>General & Administrative</u>					
Supervisor Fees	\$ 12,000	\$ 1,600	\$ 5,000	\$ 6,600	\$ 12,000
Arbitrage	\$ -	\$ -	\$ 1,350	\$ 1,350	\$ 1,350
District Engineer	\$ 13,200	\$ 5,555	\$ 3,968	\$ 9,523	\$ 13,200
Dissemination Agent	\$ 9,270	\$ 4,168	\$ 1,250	\$ 5,418	\$ 3,150
District Counsel	\$ 20,000	\$ 28,617	\$ 10,000	\$ 38,617	\$ 30,000
Auditing Services	\$ 6,600	\$ 4,100	\$ -	\$ 4,100	\$ 6,600
Trustee Fees	\$ 9,500	\$ 4,041	\$ 8,000	\$ 12,041	\$ 12,000
Management Fees	\$ 65,245	\$ 34,877	\$ 23,205	\$ 58,082	\$ 58,478
Information Technology	\$ -	\$ 600	\$ 750	\$ 1,350	\$ 1,890
Website Administration	\$ 1,545	\$ 3,210	\$ 500	\$ 3,710	\$ 1,260
ADA Website Compliance	\$ 4,200	\$ 1,553	\$ -	\$ 1,553	\$ -
Postage	\$ 1,200	\$ 88	\$ 50	\$ 138	\$ 1,200
Printing & Binding	\$ -	\$ 250	\$ 50	\$ 300	\$ 350
Insurance	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ 3,675
Legal Advertising	\$ 2,200	\$ 276	\$ 250	\$ 526	\$ 1,000
Bank Fees	\$ 150	\$ 1,477	\$ 500	\$ 1,977	\$ 2,000
Office Supplies	\$ -	\$ 75	\$ 50	\$ 125	\$ 150
Dues, Licenses & Subscriptions	\$ 175	\$ 375	\$ -	\$ 375	\$ 175
Total General & Administrative	\$ 148,785	\$ 94,362	\$ 54,923	\$ 149,285	\$ 148,478

Grand Oaks
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Operations & Maintenance					
Field Expenditures					
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 46,943
Electricity	\$ 110,000	\$ 21,385	\$ 25,000	\$ 46,385	\$ 110,000
Utility - Water	\$ 12,000	\$ 391	\$ 150	\$ 541	\$ 12,000
Landscape Maintenance	\$ 229,008	\$ 133,588	\$ 95,420	\$ 229,008	\$ 229,008
Irrigation Repairs	\$ 10,000	\$ 12,777	\$ 1,500	\$ 14,277	\$ 15,000
Landscape Replacement	\$ 18,000	\$ 14,969	\$ 2,500	\$ 17,469	\$ 18,000
Landscape - Mulch	\$ 40,000	\$ -	\$ 20,000	\$ 20,000	\$ 40,000
Landscape - Annuals	\$ 14,265	\$ -	\$ 7,133	\$ 7,133	\$ 14,265
Lake Maintenance	\$ 16,000	\$ 17,725	\$ 12,375	\$ 30,100	\$ 29,700
Miscellaneous Expense	\$ 70,000	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 5,000	\$ 72,287	\$ 10,000	\$ 82,287	\$ 25,000
Hardscape Maintenance	\$ 14,000	\$ -	\$ -	\$ -	\$ -
Sidewalk & Pavement Repairs	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Community Improvements	\$ 21,000	\$ -	\$ 10,000	\$ 10,000	\$ -
Subtotal Field Expenditures	\$ 564,273	\$ 273,122	\$ 186,578	\$ 459,700	\$ 544,916
Amenity Expenditures					
Facility Management	\$ 195,000	\$ 88,750	\$ 50,000	\$ 138,750	\$ 85,000
Facility Attendants	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Security	\$ 50,000	\$ 2,807	\$ 1,500	\$ 4,307	\$ 15,000
Cable/Internet	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Property Insurance	\$ 83,000	\$ 67,256	\$ -	\$ 67,256	\$ 83,000
Utility - Water	\$ -	\$ 2,872	\$ 5,000	\$ 7,872	\$ 10,000
Gas	\$ 2,000	\$ 548	\$ 500	\$ 1,048	\$ 2,000
Pool Maintenance	\$ 27,000	\$ 21,758	\$ 9,000	\$ 30,758	\$ 21,600
Pool Chemicals	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Pool Permits	\$ -	\$ -	\$ 350	\$ 350	\$ 355
Refuse	\$ 1,800	\$ 946	\$ 676	\$ 1,622	\$ 5,000
Janitorial Services	\$ 13,320	\$ 9,450	\$ 6,750	\$ 16,200	\$ 16,200
Pest Control	\$ -	\$ 1,060	\$ 675	\$ 1,735	\$ 1,620
Amenity Office Supplies	\$ 600	\$ -	\$ 150	\$ 150	\$ 600
Recreation Facility Maintenance	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 25,000
Recreation Equipment Maintenance	\$ 22,000	\$ 12,197	\$ 7,470	\$ 19,667	\$ 17,928
Special Events	\$ 7,000	\$ -	\$ 3,500	\$ 3,500	\$ 7,000
Holiday Decorations	\$ 2,000	\$ 5,095	\$ -	\$ 5,095	\$ 2,000
Miscellaneous Maintenance	\$ 5,650	\$ -	\$ 5,650	\$ 5,650	\$ 123,731
Subtotal Amenity Expenditures	\$ 424,370	\$ 212,739	\$ 98,721	\$ 311,460	\$ 451,034
Total Operations & Maintenance	\$ 988,643	\$ 485,861	\$ 285,298	\$ 771,159	\$ 995,950
<i>Other Financing Sources/(Uses)</i>					
Capital Reserves - Transfer	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 100,000
Total Other Expenditures	\$100,000	\$0	\$100,000	\$100,000	\$100,000
Total Expenditures	\$ 1,237,428	\$ 580,223	\$ 440,221	\$ 1,020,444	\$ 1,244,428
Excess Revenues/(Expenditures)	\$ -	\$ 361,562	\$ (121,080)	\$ 240,482	\$ -

Grand Oaks
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY2026
-------------	-----------------------------	----------------------------	-------------------------------	------------------------------	------------------------------

Net Assessments	\$ 1,237,428
Add: Discounts & Collections 6%	<u>\$ 78,985</u>
Gross Assessments	<u><u>\$ 1,316,413</u></u>

Product	Assessable Units	Net Assessment	Net Per Unit (6%)	Gross Per Unit
Single Family	934	\$ 1,237,432	\$ 1,324.87	\$ 1,409.44
Total	934	\$ 1,237,432		

Grand Oaks

Community Development District

GENERAL FUND BUDGET

REVENUES:

Assessments

The District will levy a non-ad valorem special assessment and on taxable property and unplatted lots within the District to fund general operating and maintenance expenditures for the Fiscal Year.

Interest Income

Represents estimated interest earnings from cash balances in the District's operating account with Truist.

Miscellaneous Income

Income received from rentals and other miscellaneous income.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Capital Improvement Revenue Bonds, Series 2019, 2020 and 2021.

District Engineer

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc. The District is currently contracted with Dominion Engineering.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5) which relates to additional reporting requirements for Capital Improvement Revenue Bonds, Series 2005A.

Grand Oaks

Community Development District

GENERAL FUND BUDGET

District Counsel

The District's legal counsel, Kutak Rock, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Annual Auditing Services

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis by an Independent Certified Public Accounting Firm. The District has contracted with Berger, Toombs, Elam, Gaines & Frank for these services. (\$4,625/year)

Trustee Fees

The District's Capital Improvement Revenue Bonds, Series 2019, 2020, 2021 will be held and administered with a Trustee.

Management Fees

The District has contracted with Governmental Management Services, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financials reporting, annual audits, etc.

Information Technology

The District incurs costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Website Administration

The District incurs costs related to the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Postage

Mailing of agenda packages, overnight deliveries, checks for vendors, and any other required correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc

Insurance - Liability

Represents the District's general liability, public officials liability and property insurance coverage, which will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Grand Oaks

Community Development District

GENERAL FUND BUDGET

Legal Advertising

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

Bank Fees

Bank charges and any other miscellaneous expenses incurred during the fiscal year.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

Field Operations (Common Area):

Field Services

The District is contracted with Governmental Management Services, LLC to provide onsite field management of contracts for District Services such as landscape maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Electricity

The cost of electric to run the amenity center, streetlights and irrigation.

Utility - Water

The cost of water to run the irrigation.

Landscape Maintenance

The District will incur landscape maintenance expenses, which include mowing, edging, string-trimming, annual flower replacements, shrub and palm pruning, weeding, fertilization, pine straw, pest control and irrigation inspections during the fiscal year.

Irrigation Repairs

To record the cost of repairs to the irrigation system and preventative maintenance on the irrigation pump station.

Grand Oaks

Community Development District

GENERAL FUND BUDGET

Landscape Replacement

To record the cost of landscape replacements as well as any miscellaneous landscape items currently not budgeted or covered in landscape contract.

Landscape - Mulch

To record the cost of landscape mulch.

Landscape - Annuals

To record the cost of replacement of landscape annuals.

Lake Maintenance

The District will contract to provide for the Stormwater management facilities that the CDD will own and maintain.

General Repairs and Maintenance

Cost of repairs and maintenance throughout the common area of the District.

Sidewalk & Pavement Replacements

Cost of repairs to sidewalks throughout the common area of the District.

Amenity Center:

Facility Management

The cost for a full time Amenity Manager to run the daily tasks of the Amenity Center.

Facility Attendants

The cost for a part time Attendants to run the daily tasks of the Amenity Center on weekends or other occasions.

Security

The monthly service fee and maintenance costs associated with security camera system monitoring provided by contracted vendor.

Cable/Internet

The monthly service fee for cable and internet.

Grand Oaks Community Development District

GENERAL FUND BUDGET

Property Insurance

The District's Property Insurance policy will contract with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Utility – Water

The cost of water to run the amenity center.

Gas

The cost of gas to run the amenity center.

Pool Maintenance

The District is contracted with C. Bus Enterprises to provide for the maintenance of the Amenity Center swimming pool.

Pool Chemicals

The cost of pool chemicals for the amenity center swimming pool.

Pool Permits

Represents Permit Fees paid to the Department of Health for the swimming pool.

Refuse

The cost of providing garbage disposal services.

Janitorial

The cost for Vanguard to provide cleaning for amenity center.

Pest Control

This represents pest control of amenity center by contracted vendor.

Amenity Office Supplies

Represents the estimated cost for office supplies for the Amenity Center Office.

Recreation Facility Maintenance

Represents regular repairs and replacements for District's Amenity Center provided by GMS, LLC.

Recreation Equipment Maintenance

Represents cost of lease for fitness equipment.

Grand Oaks
Community Development District
GENERAL FUND BUDGET

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Holiday Decorations

Represents estimated costs for the District to pay for holiday decorations.

Miscellaneous Maintenance

Represents additional regular repairs and replacements for District's Amenity Center.

Other:

Capital Reserve

This amount is subject to change upon further completion of infrastructure supported by professional reserve study or engineer's estimate for annual funding.

Grand Oaks
Community Development District
Proposed Budget
Debt Service Fund Series 2019

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY2026
-------------	-----------------------------	----------------------------	-------------------------------	------------------------------	------------------------------

Revenues

Assessments - On Roll	\$ 537,242	\$ 527,816	\$ 9,426	\$ 537,242	\$ 537,242
Assessments - Direct	\$ 142,678	\$ 142,806	\$ -	\$ 142,806	\$ 142,678
Assessments - Prepayments	\$ -	\$ 64,404	\$ -	\$ 64,404	\$ -
Interest	\$ -	\$ 28,768	\$ 10,000	\$ 38,768	\$ 10,000
Carry Forward Surplus ⁽¹⁾	\$ 9,102	\$ 492,839	\$ -	\$ 492,839	\$ 524,412

Total Revenues	\$ 689,022	\$ 1,256,633	\$ 19,426	\$ 1,276,059	\$ 1,214,332
-----------------------	-------------------	---------------------	------------------	---------------------	---------------------

Expenditures

Interest - 11/1	\$ 239,613	\$ 239,613	\$ -	\$ 239,613	\$ 234,259
Principal - 11/1	\$ 195,000	\$ 195,000	\$ -	\$ 195,000	\$ 200,000
Special Call - 2/1	\$ -	\$ 65,000	\$ -	\$ 65,000	\$ -
Interest - 5/1	\$ 234,384		\$ 234,384	\$ 234,384	\$ 230,134

Total Expenditures	\$ 668,997	\$ 499,613	\$ 234,384	\$ 733,997	\$ 664,394
---------------------------	-------------------	-------------------	-------------------	-------------------	-------------------

Other Sources/(Uses)

Transfer In/(Out)	\$ -	\$ (17,650)	\$ -	\$ (17,650)	\$ -
-------------------	------	-------------	------	-------------	------

Total Other Sources/(Uses)	\$ -	\$ (17,650)	\$ -	\$ (17,650)	\$ -
-----------------------------------	-------------	--------------------	-------------	--------------------	-------------

Excess Revenues/(Expenditure:	\$ 20,025	\$ 739,370	\$ (214,958)	\$ 524,412	\$ 549,938
--------------------------------------	------------------	-------------------	---------------------	-------------------	-------------------

⁽¹⁾ Carryforward Surplus is net of Debt Service Reserve Funds

Interest - 11/1	\$ 225,803
Principal - 11/1	\$ 210,000
	<u>\$ 435,803</u>

Product	Assessable Units	Maximum Annual Debt Service	Net Per Unit	Gross Per Unit
Single Family - 50'	40	\$ 83,928	\$ 2,098.21	\$ 2,232.14
Single Family - 50' Prepaid	131	\$ 222,510	\$ 1,698.55	\$ 1,806.97
Single Family - 60'	178	\$ 373,482	\$ 2,098.21	\$ 2,232.14
Total	349	\$ 679,920		

Grand Oaks
Community Development District
Series 2019 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/25	\$ 9,715,000.00	\$ 200,000.00	\$ 234,259.38	\$ 434,259.38
05/01/26			\$ 230,134.38	-
11/01/26	\$ 9,515,000.00	\$ 210,000.00	\$ 230,134.38	\$ 670,268.76
05/01/27			\$ 225,803.13	-
11/01/27	\$ 9,305,000.00	\$ 220,000.00	\$ 225,803.13	\$ 671,606.26
05/01/28			\$ 221,265.63	-
11/01/28	\$ 9,085,000.00	\$ 230,000.00	\$ 221,265.63	\$ 672,531.26
05/01/29			\$ 216,521.88	-
11/01/29	\$ 8,855,000.00	\$ 235,000.00	\$ 216,521.88	\$ 668,043.76
05/01/30			\$ 211,675.00	-
11/01/30	\$ 8,620,000.00	\$ 245,000.00	\$ 211,675.00	\$ 668,350.00
05/01/31			\$ 205,856.25	-
11/01/31	\$ 8,375,000.00	\$ 260,000.00	\$ 205,856.25	\$ 671,712.50
05/01/32			\$ 199,681.25	-
11/01/32	\$ 8,115,000.00	\$ 270,000.00	\$ 199,681.25	\$ 669,362.50
05/01/33			\$ 193,268.75	-
11/01/33	\$ 7,845,000.00	\$ 285,000.00	\$ 193,268.75	\$ 671,537.50
05/01/34			\$ 186,500.00	-
11/01/34	\$ 7,560,000.00	\$ 295,000.00	\$ 186,500.00	\$ 668,000.00
05/01/35			\$ 179,493.75	-
11/01/35	\$ 7,265,000.00	\$ 310,000.00	\$ 179,493.75	\$ 668,987.50
05/01/36			\$ 172,131.25	-
11/01/36	\$ 6,955,000.00	\$ 325,000.00	\$ 172,131.25	\$ 669,262.50
05/01/37			\$ 164,412.50	-
11/01/37	\$ 6,630,000.00	\$ 340,000.00	\$ 164,412.50	\$ 668,825.00
05/01/38			\$ 156,337.50	-
11/01/38	\$ 6,290,000.00	\$ 355,000.00	\$ 156,337.50	\$ 667,675.00
05/01/39			\$ 147,906.25	-
11/01/39	\$ 5,935,000.00	\$ 375,000.00	\$ 147,906.25	\$ 670,812.50
05/01/40			\$ 139,000.00	-

Grand Oaks
Community Development District
Series 2019 Special Assessment Bonds
Amortization Schedule

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL
11/01/40	\$	5,560,000.00	\$	390,000.00	\$	139,000.00	\$	668,000.00
05/01/41					\$	129,250.00	\$	-
11/01/41	\$	5,170,000.00	\$	410,000.00	\$	129,250.00	\$	668,500.00
05/01/42					\$	119,000.00	\$	-
11/01/42	\$	4,760,000.00	\$	430,000.00	\$	119,000.00	\$	668,000.00
05/01/43					\$	108,250.00	\$	-
11/01/43	\$	4,330,000.00	\$	455,000.00	\$	108,250.00	\$	671,500.00
05/01/44					\$	96,875.00	\$	-
11/01/44	\$	3,875,000.00	\$	475,000.00	\$	96,875.00	\$	668,750.00
05/01/45					\$	85,000.00	\$	-
11/01/45	\$	3,400,000.00	\$	500,000.00	\$	85,000.00	\$	670,000.00
05/01/46					\$	72,500.00	\$	-
11/01/46	\$	2,900,000.00	\$	525,000.00	\$	72,500.00	\$	670,000.00
05/01/47					\$	59,375.00	\$	-
11/01/47	\$	2,375,000.00	\$	550,000.00	\$	59,375.00	\$	668,750.00
05/01/48					\$	45,625.00	\$	-
11/01/48	\$	1,825,000.00	\$	580,000.00	\$	45,625.00	\$	671,250.00
05/01/49					\$	31,125.00	\$	-
11/01/49	\$	1,245,000.00	\$	605,000.00	\$	31,125.00	\$	667,250.00
05/01/50					\$	16,000.00	\$	-
11/01/50	\$	605,000.00	\$	640,000.00	\$	16,000.00	\$	672,000.00

		\$	9,715,000.00	\$	7,460,234.42	\$	17,175,234.42
--	--	----	--------------	----	--------------	----	---------------

Grand Oaks
Community Development District
Proposed Budget
Debt Service Fund Series 2020

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY2026
-------------	-----------------------------	----------------------------	-------------------------------	------------------------------	------------------------------

Revenues

Assessments - On Roll	\$ 328,531	\$ 322,697	\$ 5,834	\$ 328,531	\$ 328,531
Assessments - Direct	\$ 604,659	\$ 401,120	\$ 203,539	\$ 604,659	\$ 604,659
Interest	\$ -	\$ 28,707	\$ 10,000	\$ 38,707	\$ 10,000
Carry Forward Surplus ⁽¹⁾	\$ (1,660)	\$ 324,282	\$ -	\$ 324,282	\$ 340,039
Total Revenues	\$ 931,530	\$ 1,076,806	\$ 219,373	\$ 1,296,179	\$ 1,283,229

Expenditures

Interest - 11/1	\$ 324,294	\$ 324,282	\$ -	\$ 324,282	\$ 319,663
Principal - 5/1	\$ 285,000	\$ -	\$ 285,000	\$ 285,000	\$ 295,000
Interest - 5/1	\$ 324,294	\$ -	\$ 324,294	\$ 324,294	\$ 319,663
Total Expenditures	\$ 933,588	\$ 324,282	\$ 609,294	\$ 933,576	\$ 934,325

Other Sources/(Uses)

Transfer In/(Out)	\$ -	\$ (22,564)	\$ -	\$ (22,564)	\$ -
Total Other Sources/(Uses)	\$ -	\$ (22,564)	\$ -	\$ (22,564)	\$ -
Excess Revenues/(Expenditures)	\$ (2,058)	\$ 729,960	\$ (389,921)	\$ 340,039	\$ 348,904

Interest - 11/1 \$ 313,763

⁽¹⁾ Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Maximum Annual		
		Debt Service	Net Per Unit	Gross Per Unit
Single Family - 40'	235	\$ 473,649	\$ 2,015.53	\$ 2,144.18
Single Family - 50'	158	\$ 318,454	\$ 2,015.53	\$ 2,144.18
Single Family - 60'	70	\$ 141,087	\$ 2,015.53	\$ 2,144.18
Total	463	\$ 933,190		

Grand Oaks
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/25	\$ 14,915,000.00	\$ 285,000.00	\$ 324,293.75	\$ 928,956.25
11/01/25			\$ 319,662.50	\$ -
05/01/26	\$ 14,630,000.00	\$ 295,000.00	\$ 319,662.50	\$ 928,425.00
11/01/26			\$ 313,762.50	\$ -
05/01/27	\$ 14,630,000.00	\$ 310,000.00	\$ 313,762.50	\$ 931,325.00
11/01/27			\$ 307,562.50	\$ -
05/01/28	\$ 14,320,000.00	\$ 320,000.00	\$ 307,562.50	\$ 928,725.00
11/01/28			\$ 301,162.50	\$ -
05/01/29	\$ 14,000,000.00	\$ 335,000.00	\$ 301,162.50	\$ 930,625.00
11/01/29			\$ 294,462.50	\$ -
05/01/30	\$ 13,665,000.00	\$ 345,000.00	\$ 294,462.50	\$ 927,025.00
11/01/30			\$ 287,562.50	\$ -
05/01/31	\$ 13,320,000.00	\$ 360,000.00	\$ 287,562.50	\$ 927,475.00
11/01/31			\$ 279,912.50	\$ -
05/01/32	\$ 12,960,000.00	\$ 375,000.00	\$ 279,912.50	\$ 926,856.25
11/01/32			\$ 271,943.75	\$ -
05/01/33	\$ 12,585,000.00	\$ 395,000.00	\$ 271,943.75	\$ 930,493.75
11/01/33			\$ 263,550.00	\$ -
05/01/34	\$ 12,190,000.00	\$ 410,000.00	\$ 263,550.00	\$ 928,387.50
11/01/34			\$ 254,837.50	\$ -
05/01/35	\$ 11,780,000.00	\$ 430,000.00	\$ 254,837.50	\$ 930,537.50
11/01/35			\$ 245,700.00	\$ -
05/01/36	\$ 11,350,000.00	\$ 445,000.00	\$ 245,700.00	\$ 926,943.75
11/01/36			\$ 236,243.75	\$ -
05/01/37	\$ 10,905,000.00	\$ 465,000.00	\$ 236,243.75	\$ 927,606.25
11/01/37			\$ 226,362.50	\$ -
05/01/38	\$ 10,440,000.00	\$ 485,000.00	\$ 226,362.50	\$ 927,418.75
11/01/38			\$ 216,056.25	\$ -
05/01/39	\$ 9,955,000.00	\$ 505,000.00	\$ 216,056.25	\$ 926,381.25
11/01/39			\$ 205,325.00	\$ -
05/01/40	\$ 9,450,000.00	\$ 530,000.00	\$ 205,325.00	\$ 929,387.50

Grand Oaks
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE		PRINCIPAL		INTEREST		TOTAL		
11/01/40					\$	194,062.50	\$ -		
05/01/41	\$	8,920,000.00	\$	555,000.00	\$	194,062.50	\$ 930,637.50		
11/01/41					\$	181,575.00	\$ -		
05/01/42	\$	8,365,000.00	\$	580,000.00	\$	181,575.00	\$ 930,100.00		
11/01/42					\$	168,525.00	\$ -		
05/01/43	\$	7,785,000.00	\$	605,000.00	\$	168,525.00	\$ 928,437.50		
11/01/43					\$	154,912.50	\$ -		
05/01/44	\$	7,180,000.00	\$	635,000.00	\$	154,915.50	\$ 930,540.50		
11/01/44					\$	140,625.00	\$ -		
05/01/45	\$	6,545,000.00	\$	665,000.00	\$	140,625.00	\$ 931,287.50		
11/01/45					\$	125,662.50	\$ -		
05/01/46	\$	5,880,000.00	\$	695,000.00	\$	125,662.50	\$ 930,687.50		
11/01/46					\$	110,025.00	\$ -		
05/01/47	\$	5,185,000.00	\$	725,000.00	\$	110,025.00	\$ 928,737.50		
11/01/47					\$	93,712.50	\$ -		
05/01/48	\$	4,460,000.00	\$	760,000.00	\$	93,712.50	\$ 930,325.00		
11/01/48					\$	76,612.50	\$ -		
05/01/49	\$	3,700,000.00	\$	795,000.00	\$	76,612.50	\$ 930,337.50		
11/01/49					\$	58,725.00	\$ -		
05/01/50	\$	2,905,000.00	\$	830,000.00	\$	58,725.00	\$ 928,775.00		
11/01/50					\$	40,050.00	\$ -		
05/01/51	\$	2,075,000.00	\$	870,000.00	\$	40,050.00	\$ 930,525.00		
11/01/51					\$	20,475.00			
05/01/52	\$	1,205,000.00	\$	910,000.00	\$	20,475.00	\$ 930,475.00		
				\$	14,915,000.00	\$	11,102,434.25	\$	26,017,434.25

Grand Oaks

Community Development District

Proposed Budget

Debt Service Fund Series 2021

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments - Direct	\$ 300,025	\$ -	\$ 300,025	\$ 300,025	\$ 300,025
Interest	\$ -	\$ 5,605	\$ 2,500	\$ 8,105	\$ 5,000
Carry Forward Surplus ⁽¹⁾	\$ 1,522	\$ 300,796	\$ -	\$ 300,796	\$ 305,610
Total Revenues	\$ 301,547	\$ 306,401	\$ 302,525	\$ 608,926	\$ 610,635
Expenditures					
Interest - 11/1	\$ 92,506	\$ 92,506	\$ -	\$ 92,506	\$ 90,997
Principal - 11/1	\$ 115,000	\$ 115,000	\$ -	\$ 115,000	\$ 115,000
Interest - 5/1	\$ 90,997	\$ -	\$ 90,997	\$ 90,997	\$ 89,488
Total Expenditures	\$ 298,503	\$ 207,506	\$ 90,997	\$ 298,503	\$ 295,484
Other Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (4,813)	\$ -	\$ (4,813)	\$ -
Total Other Sources/(Uses)	\$ -	\$ (4,813)	\$ -	\$ (4,813)	\$ -
Excess Revenues/(Expenditures)	\$ 3,044	\$ 94,082	\$ 211,528	\$ 305,610	\$ 315,151

⁽¹⁾ Carryforward Surplus is net of Debt Service Reserve Funds

Interest - 11/1	\$ 89,488
Principal - 11/1	\$ 120,000
	\$ 209,488

Product	Assessable Units	Maximum Annual		Gross Per Unit
		Debt Service	Net Per Unit	
Single Family - 50' Prepaid	50	\$ 126,073	\$ 2,521.46	\$ 2,682.40
Single Family - 60' Prepaid	34	\$ 75,134	\$ 2,209.82	\$ 2,350.87
Single Family - 70' Prepaid	38	\$ 98,819	\$ 2,600.49	\$ 2,766.48
Total	122	\$ 300,025		

Grand Oaks
Community Development District
Series 2021 Special Assessment Bonds
Amortization Schedule

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL
05/01/22	\$	5,295,000.00			\$	86,794.72	\$	-
11/01/22	\$	5,295,000.00	\$	100,000.00	\$	95,262.50	\$	282,057.22
05/01/23					\$	93,950.00	\$	-
11/01/23	\$	5,195,000.00	\$	110,000.00	\$	93,950.00	\$	297,900.00
05/01/24					\$	92,506.25	\$	-
11/01/24	\$	5,085,000.00	\$	115,000.00	\$	92,506.25	\$	300,012.50
05/01/25					\$	90,996.88	\$	-
11/01/25	\$	4,970,000.00	\$	115,000.00	\$	90,996.88	\$	296,993.76
05/01/26					\$	89,487.50	\$	-
11/01/26	\$	4,855,000.00	\$	120,000.00	\$	89,487.50	\$	298,975.00
05/01/27					\$	87,912.50	\$	-
11/01/27	\$	4,735,000.00	\$	120,000.00	\$	87,912.50	\$	295,825.00
05/01/28					\$	85,992.50	\$	-
11/01/28	\$	4,615,000.00	\$	125,000.00	\$	85,992.50	\$	296,985.00
05/01/29					\$	83,992.50	\$	-
11/01/29	\$	4,490,000.00	\$	130,000.00	\$	83,992.50	\$	297,985.00
05/01/30					\$	81,912.50	\$	-
11/01/30	\$	4,360,000.00	\$	135,000.00	\$	81,912.50	\$	298,825.00
05/01/31					\$	79,752.50	\$	-
11/01/31	\$	4,225,000.00	\$	140,000.00	\$	79,752.50	\$	299,505.00
05/01/32					\$	77,512.50	\$	-
11/01/32	\$	4,085,000.00	\$	145,000.00	\$	77,512.50	\$	300,025.00
05/01/33					\$	74,975.00	\$	-
11/01/33	\$	3,940,000.00	\$	145,000.00	\$	74,975.00	\$	294,950.00
05/01/34					\$	72,437.50	\$	-
11/01/34	\$	3,795,000.00	\$	155,000.00	\$	72,437.50	\$	299,875.00
05/01/35					\$	69,725.00	\$	-
11/01/35	\$	3,640,000.00	\$	160,000.00	\$	69,725.00	\$	299,450.00
05/01/36					\$	66,925.00	\$	-
11/01/36	\$	3,480,000.00	\$	165,000.00	\$	66,925.00	\$	298,850.00
05/01/37					\$	64,037.50	\$	-
11/01/37	\$	3,315,000.00	\$	170,000.00	\$	64,037.50	\$	298,075.00
05/01/38					\$	61,062.50	\$	-
11/01/38	\$	3,145,000.00	\$	175,000.00	\$	61,062.50	\$	297,125.00
05/01/39					\$	58,000.00	\$	-
11/01/39	\$	2,970,000.00	\$	180,000.00	\$	58,000.00	\$	296,000.00
05/01/40					\$	54,850.00	\$	-

Grand Oaks
Community Development District
Series 2021 Special Assessment Bonds
Amortization Schedule

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL
11/01/40	\$	2,790,000.00	\$	185,000.00	\$	54,850.00	\$	294,700.00
05/01/41					\$	51,612.50	\$	-
11/01/41	\$	2,605,000.00	\$	195,000.00	\$	51,612.50	\$	298,225.00
05/01/42					\$	48,200.00	\$	-
11/01/42	\$	2,410,000.00	\$	200,000.00	\$	48,200.00	\$	296,400.00
05/01/43					\$	44,200.00	\$	-
11/01/43	\$	2,210,000.00	\$	210,000.00	\$	44,200.00	\$	298,400.00
05/01/44					\$	40,000.00	\$	-
11/01/44	\$	2,000,000.00	\$	215,000.00	\$	40,000.00	\$	295,000.00
05/01/45					\$	35,700.00	\$	-
11/01/45	\$	1,785,000.00	\$	225,000.00	\$	35,700.00	\$	296,400.00
05/01/46					\$	31,200.00	\$	-
11/01/46	\$	1,560,000.00	\$	235,000.00	\$	31,200.00	\$	297,400.00
05/01/47					\$	26,500.00	\$	-
11/01/47	\$	1,325,000.00	\$	245,000.00	\$	26,500.00	\$	298,000.00
05/01/48					\$	21,600.00	\$	-
11/01/48	\$	1,080,000.00	\$	255,000.00	\$	21,600.00	\$	298,200.00
05/01/49					\$	16,500.00	\$	-
11/01/49	\$	825,000.00	\$	265,000.00	\$	16,500.00	\$	298,000.00
05/01/50					\$	11,200.00	\$	-
11/01/50	\$	550,000.00	\$	275,000.00	\$	11,200.00	\$	297,400.00
05/01/51					\$	5,700.00		
11/01/51	\$	275,000.00	\$	285,000.00	\$	5,700.00		

		\$	5,295,000.00	\$	3,618,938.48	\$	7,737,568.76
--	--	----	--------------	----	--------------	----	--------------

SEVENTH ORDER OF BUSINESS

D.

1.

6/11/2025

Grand Oaks

Community Development District

Field Operations & Amenity Management Report



Rich Gray

FIELD OPERATIONS MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Robin Nixon

AMENITY MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Grand Oaks
Community Development District

Field Operations & Amenity Management Report
June 11th, 2025

To: Board of Supervisors

From: Rich Gray
Field Operations Manager

Robin Nixon
Amenity Manager

RE: Grand Oaks Field Operations & Amenity Management Report – June 11th, 2025

The following is a review of the field operations, maintenance, and amenities management items at Grand Oaks.



Events & Community Information

- Weekly Food Truck on Thursdays from 5 pm to 8 pm at the Mailboxes

Fitness Center

- Zumba Classes- Mondays at 6 pm & Fridays at 10:30 am. (We will be introducing Aqua Zumba in the Summer) (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
- Total rentals for the month of May- (10)
- Clubs Meeting in Club House
 - Mahjong (Mon & Tues.)
 - Hand And Foot (Thurs & Fridays)

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

First Class Free!

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

Grand Oaks Amenity Center



\$6/Class

ZUMBA

With Harley

CLASSES

**Mondays at 6PM
Fridays at 1030AM**

GET IN TOUCH

(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 \$20 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.virginia.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

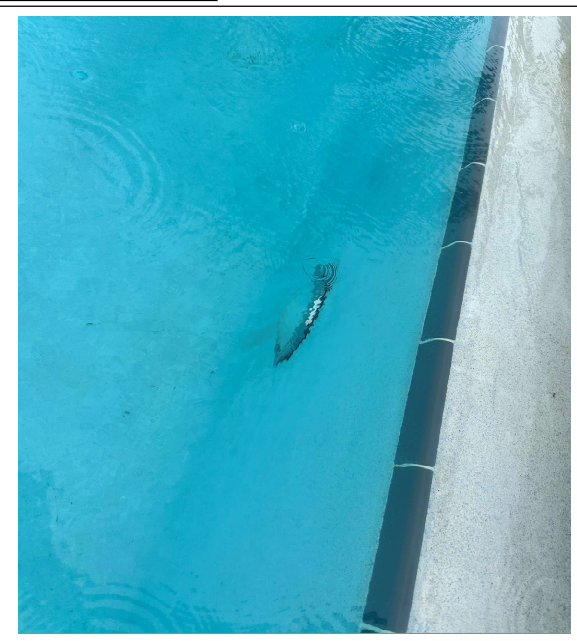
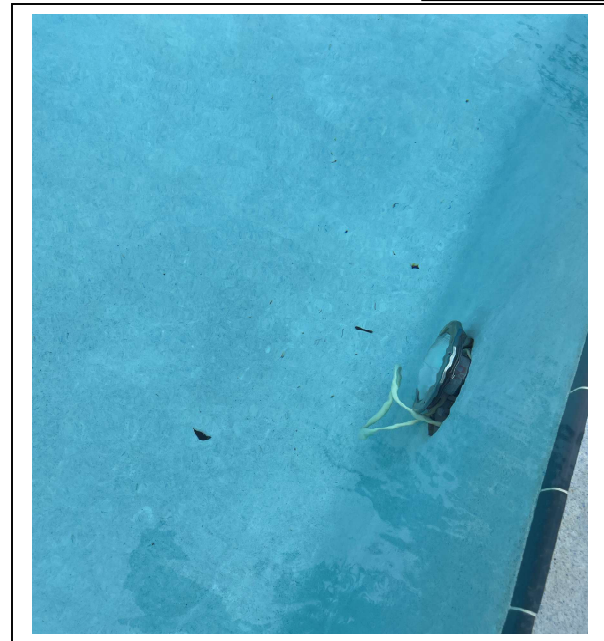
- GMS repaired the broken sidewalk that was located at the Amenity Center.
- GMS installed new clocks and replacement door hinges on the Pool Deck.
- GMS installed downed signage on the back entry of the Pool Deck.
- GMS repaired and remounted the Pool light inside the pool.
- GMS placed a Lost & Found basket in the Hallway.
- GMS has finished painting the seating area located at Legacy Park, intending to complete the painting under the mailbox section by the end of the month.
- Massey has completed the term bond installation at the Amenity Center and on the Pool Deck, as approved in the previous meeting.
- The Greenery will start mulching the development in the 2nd week of June. They have completed the Sod install in front of Summerset and at The Amenity Center as well as the Annual installation in the planters.
- Duck Duck Rooter completed the necessary repairs/replacements to the compressor in the Amenity Center; all systems are functioning correctly.
- Fire inspection has been completed, and all non-compliant items within the Amenity Center have been brought into compliance.

*Photos of selected completed tasks are listed on the following page. Any questions about this report should be directed to the onsite staff.

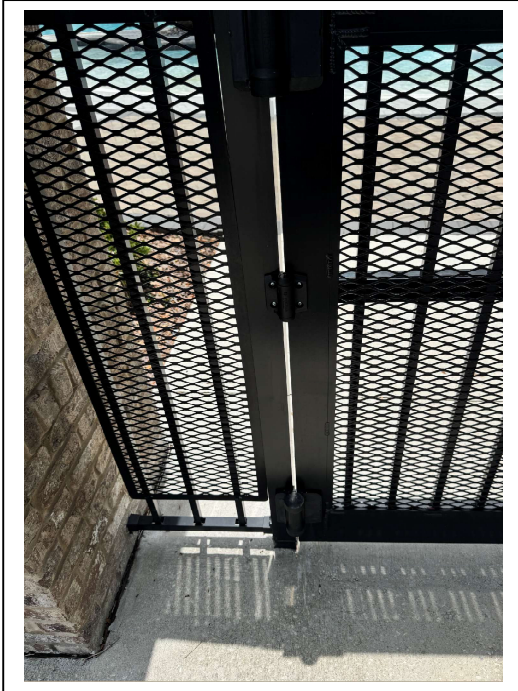
Completed Projects



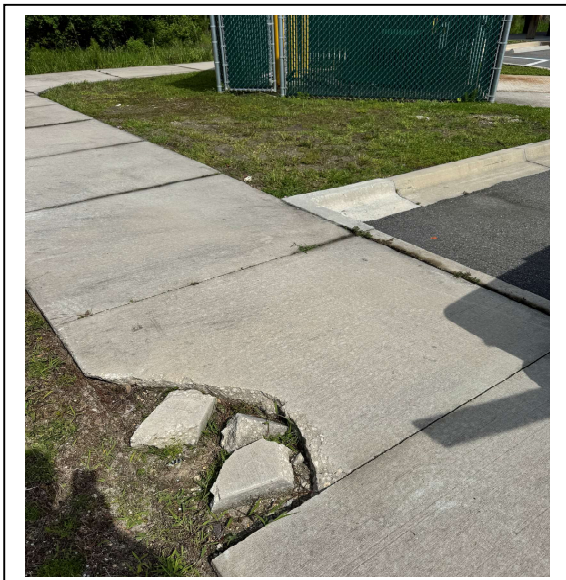
GMS installed a new clock and repaired the pool light. The Greenery installed new Annuals on the Patio



Completed Projects



GMS installed new hinges, rehung
downed signage at the back entry of
the Pool Deck and repaired a broken
section of sidewalk.



Conclusion

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



2.

Overview

This report provides a comprehensive summary of landscape maintenance and enhancement activities performed at Grand Oaks, covering site visits conducted on May 23, May 28, and June 4, 2025. The objective of these visits was to evaluate ongoing maintenance, assess completed work, and propose improvements to further enhance the beauty, safety, and functionality of the community's outdoor spaces.

Each observation and recommendation is based on a detailed property walkthrough, guided by current site conditions, seasonal demands, and long-term landscape planning objectives.

Completed Maintenance and Accomplishments

Turf & Plant Health

- **Amenity Center Turf:** The turf at the amenity center continues to be in excellent condition. Its lush, green appearance reflects the consistent and effective maintenance practices implemented by the team.

- Floral Displays: Seasonal plantings such as agapanthus, blue daze, and roses at key locations (including the mail kiosk and small playground) are thriving, contributing vibrant color and aesthetic value to community common areas.

Pond Work

- The following ponds have been successfully completed and inspected: 1, 2, 3, 4, 5, 7, 8, 12, 14, 15, and 16. These areas have received necessary attention such as turf care, debris removal, and edge detailing.
- Maintenance teams were scheduled to work on Ponds 13, 10, and 9 on June 4, pending weather conditions.

Sod & Bed Preparation

- Summer Bay Sod Installation: Fully completed and now part of the community's enhanced green coverage.
 - Amenity Clubhouse: Flower installations have been completed, and sod installation is on track for completion by the end of June 4.
 - Pond Bed Cleaning: The bed along the pond near the clubhouse has been thoroughly cleaned and reconditioned by the production team.
-

Ongoing and Routine Maintenance

General Maintenance

- Weed treatment has been recently completed around the clubhouse, contributing to improved curb appeal and plant health.
- Crews continue to focus on regular maintenance tasks including mowing, edging, pruning, and irrigation checks across the community.

Weather Impacts

- A recent period of poor weather has led to delayed start times for some teams, which may result in some services extending into the following day. This note is provided in anticipation of potential resident concerns.

Tree Detailing

- Crews are a bit behind on tree sucker removal and moss removal from crape myrtles near the amenity clubhouse. These have been escalated to priority status.

Enhancement Projects and Proposals

As part of our forward-looking efforts, several proposals have been initiated to address both aesthetic and functional needs:

Tree Removal

- A large oak tree near the pool deck is in noticeable decline and presents a safety hazard. A proposal has been submitted for its removal in accordance with safety best practices and community guidelines.

Mulch Installation

- An estimate has been completed for mulch installation at the community entrance. This will help to refresh the visual impact of the entry point and suppress weed growth around decorative plantings.

Clubhouse Drainage

- A new proposal addresses a drainage issue near the clubhouse, which aims to improve stormwater flow, reduce pooling, and minimize long-term erosion risks.
-

Additional Observations & Notes

- Irrigation Maintenance: The irrigation team has been scheduled to inspect and address needed adjustments or repairs as of May 28.
 - Playground Landscaping: Some shrubs at the playground entrance are showing signs of healthy recovery.
 - Enhancement Work: The enhancement crew is actively on-site, progressing through approved upgrades and installations as scheduled.
-

Conclusion

The Grand Oaks landscape continues to evolve through a combination of routine care, strategic enhancements, and responsive maintenance. We remain committed to maintaining high standards and transparent communication, ensuring that the outdoor environment reflects the quality and pride of the Grand Oaks community.

•

NINTH ORDER OF BUSINESS

A.

Grand Oaks
Community Development District

Unaudited Financial Reporting
April 30, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund - Series 2019</u>
5	<u>Debt Service Fund - Series 2020</u>
6	<u>Debt Service Fund - Series 2021</u>
7	<u>Capital Projects Funds</u>
8-9	<u>Month to Month</u>
10-11	<u>Long Term Debt Schedule</u>
12-13	<u>Assessment Receipt Schedule</u>

Grand Oaks
Community Development District
Combined Balance Sheet
April 30, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account - Truist	\$ 364,540	\$ -	\$ -	\$ 364,540
Operating Account - Valley National	\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ 711,367	\$ -	\$ 711,367
Prepayment	\$ -	\$ 422	\$ -	\$ 422
Interest	\$ -	\$ 786	\$ -	\$ 786
Construction	\$ -	\$ -	\$ 17,966	\$ 17,966
Due from General Fund	\$ -	\$ 21,241	\$ -	\$ 21,241
<u>Series 2020</u>				
Reserve	\$ -	\$ 931,322	\$ -	\$ 931,322
Interest	\$ -	\$ (0)	\$ -	\$ (0)
Revenue	\$ -	\$ 533,769	\$ -	\$ 533,769
Prepayment	\$ -	\$ 4,788	\$ -	\$ 4,788
Construction	\$ -	\$ -	\$ 22,860	\$ 22,860
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Due from General Fund	\$ -	\$ 17,153	\$ -	\$ 17,153
<u>Series 2021</u>				
Reserve	\$ -	\$ 300,024	\$ -	\$ 300,024
Revenue	\$ -	\$ 94,082	\$ -	\$ 94,082
Construction	\$ -	\$ -	\$ 6,313	\$ 6,313
Construction - State Road 16	\$ -	\$ -	\$ 427	\$ 427
Due from General Fund	\$ -	\$ 1	\$ -	\$ 1
Total Assets	\$ 592,726	\$ 3,297,206	\$ 47,566	\$ 3,937,497
Liabilities:				
Accounts Payable	\$ 23,658	\$ -	\$ 200,302	\$ 223,960
Due to Debt Service	\$ 38,395	\$ -	\$ -	\$ 38,395
Due to Capital Projects	\$ -	\$ -	\$ -	\$ -
Due to General Fund	\$ -	\$ -	\$ -	\$ -
Deposits	\$ -	\$ -	\$ -	\$ -
Unavailable Revenue	\$ 87,401	\$ -	\$ -	\$ 87,401
Total Liabilities	\$ 149,454	\$ -	\$ 200,302	\$ 349,756
Fund Balance:				
Assigned For:				
Debt Service - Series 2019	\$ -	\$ 1,416,068	\$ -	\$ 1,416,068
Debt Service - Series 2020	\$ -	\$ 1,487,031	\$ -	\$ 1,487,031
Debt Service - Series 2021	\$ -	\$ 394,107	\$ -	\$ 394,107
Restricted For:				
Capital Projects - Series 2019	\$ -	\$ -	\$ 17,966	\$ 17,966
Capital Projects - Series 2020	\$ -	\$ -	\$ 22,860	\$ 22,860
Capital Projects - Series 2021	\$ -	\$ -	\$ (193,562)	\$ (193,562)
Unassigned	\$ 443,272	\$ -	\$ -	\$ 443,272
Total Fund Balances	\$ 443,272	\$ 3,297,206	\$ (152,736)	\$ 3,587,741
Total Liabilities & Fund Balance	\$ 592,726	\$ 3,297,206	\$ 47,566	\$ 3,937,497

Grand Oaks
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Assessments - On Roll	\$ 588,242	\$ 597,680	\$ 597,680	\$ -
Assessments - Direct	\$ 649,186	\$ 649,186	\$ 332,545	\$ (316,641)
Interest Income	\$ -	\$ -	\$ 7,553	\$ 7,553
Miscellaneous Income	\$ -	\$ -	\$ 4,007	\$ 4,007
Total Revenues	\$ 1,237,428	\$ 1,246,866	\$ 941,786	\$ (305,081)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 1,600	\$ 5,400
District Engineer	\$ 13,200	\$ 7,700	\$ 5,555	\$ 2,145
Dissemination Agent	\$ 9,270	\$ 5,408	\$ 4,168	\$ 1,240
District Counsel	\$ 20,000	\$ 11,667	\$ 28,617	\$ (16,950)
Auditing Services	\$ 6,600	\$ 4,100	\$ 4,100	\$ -
Trustee Fees	\$ 9,500	\$ 5,542	\$ 4,041	\$ 1,501
Management Fees	\$ 65,245	\$ 38,060	\$ 34,877	\$ 3,183
Accounting Services	\$ -	\$ -	\$ -	\$ -
Information Technology	\$ -	\$ -	\$ 600	\$ (600)
Website Administration	\$ 1,545	\$ 901	\$ 3,210	\$ (2,309)
ADA Website Compliance	\$ 4,200	\$ 2,450	\$ 1,553	\$ 898
Postage	\$ 1,200	\$ 700	\$ 88	\$ 612
Printing And Binding	\$ -	\$ -	\$ 250	\$ (250)
Insurance	\$ 3,500	\$ 3,500	\$ 3,500	\$ -
Legal Advertising	\$ 2,200	\$ 1,283	\$ 276	\$ 1,007
Bank Fees	\$ 150	\$ 88	\$ 1,477	\$ (1,389)
Office Supplies	\$ -	\$ -	\$ 75	\$ (75)
Dues, Licenses & Subscriptions	\$ 175	\$ 102	\$ 375	\$ (273)
Misc - Assessment Collection Cost	\$ -	\$ -	\$ -	\$ -
Total General & Administrative:	\$ 148,785	\$ 88,500	\$ 94,361	\$ (5,861)

Grand Oaks
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Electricity	\$ 110,000	\$ 64,167	\$ 21,385	\$ 42,782
Utility	\$ 12,000	\$ 7,000	\$ 391	\$ 6,609
Landscape Maintenance	\$ 229,008	\$ 133,588	\$ 148,557	\$ (14,969)
Irrigation Repairs	\$ 10,000	\$ 5,833	\$ 12,777	\$ (6,944)
Landscape Replacement	\$ 18,000	\$ 10,500	\$ -	\$ 10,500
Landscape - Mulch	\$ 40,000	\$ 23,333	\$ -	\$ 23,333
Landscape - Annuals	\$ 14,265	\$ 8,321	\$ -	\$ 8,321
Lake Maintenance	\$ 16,000	\$ 9,333	\$ 17,725	\$ (8,392)
Miscellaneous Expense	\$ 70,000	\$ 40,833	\$ -	\$ 40,833
General Repairs & Maintenance	\$ 5,000	\$ 2,917	\$ 72,287	\$ (69,371)
Hardscape Maintenance	\$ 14,000	\$ 8,167	\$ -	\$ 8,167
Sidewalk & Pavement Repairs	\$ 5,000	\$ 2,917	\$ -	\$ 2,917
Community Improvements	\$ 21,000	\$ 12,250	\$ -	\$ 12,250
Capital Reserve	\$ 100,000	\$ 58,333	\$ -	\$ 58,333
Subtotal	\$ 664,273	\$ 387,493	\$ 273,122	\$ 114,370
Amenity Expenses				
Facility Management	\$ 195,000	\$ 113,750	\$ 88,750	\$ 25,000
Security	\$ 50,000	\$ 29,167	\$ 2,807	\$ 26,360
Cable/Internet	\$ -	\$ -	\$ -	\$ -
Property Insurance	\$ 83,000	\$ 83,000	\$ 67,256	\$ 15,744
Utility-Water	\$ -	\$ -	\$ 2,872	\$ (2,872)
Gas	\$ 2,000	\$ 1,167	\$ 548	\$ 619
Pool Maintenance	\$ 27,000	\$ 15,750	\$ 21,758	\$ (6,008)
Pool Permits	\$ -	\$ -	\$ -	\$ -
Refuse	\$ 1,800	\$ 1,050	\$ 946	\$ 104
Janitorial Services	\$ 13,320	\$ 7,770	\$ 9,450	\$ (1,680)
Pest Control	\$ -	\$ -	\$ 1,060	\$ (1,060)
Amenity Office Supplies	\$ 600	\$ 350	\$ -	\$ 350
Recreation Facility Maintenance	\$ 15,000	\$ 8,750	\$ -	\$ 8,750
Recreation Equipment Maintenance	\$ 22,000	\$ 12,833	\$ 12,197	\$ 637
Special Events	\$ 7,000	\$ 4,083	\$ -	\$ 4,083
Holiday Decorations	\$ 2,000	\$ 1,167	\$ 5,095	\$ (3,928)
Miscellaneous Maintenance	\$ 5,650	\$ 3,296	\$ -	\$ 3,296
Subtotal	\$ 424,370	\$ 282,133	\$ 212,737	\$ 69,396
Total O&M Expenses:	\$ 1,088,643	\$ 669,625	\$ 485,859	\$ 183,766
Total Expenditures	\$ 1,237,428	\$ 758,125	\$ 580,220	\$ 177,905
Excess Revenues (Expenditures)	\$ -		\$ 361,566	
Fund Balance - Beginning	\$ -		\$ 81,706	
Fund Balance - Ending	\$ -		\$ 443,272	

Grand Oaks

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Assessments - On Roll	\$ 537,242	\$ 527,816	\$ 527,816	\$ -
Assessments - Direct	\$ 142,678	\$ 142,678	\$ 142,806	\$ 128
Assessments - Prepayment	\$ -	\$ -	\$ 64,404	\$ 64,404
Interest	\$ -	\$ -	\$ 28,768	\$ 28,768
Total Revenues	\$ 679,920	\$ 670,494	\$763,795	\$ 93,300
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)	\$ -	\$ -	\$ (17,650)	\$ (17,650)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (17,650)	\$ (17,650)
Excess Revenues (Expenditures)	\$ 10,923		\$246,532	
Fund Balance - Beginning	\$ 277,837		\$ 1,169,536	
Fund Balance - Ending	\$ 288,760		\$ 1,416,068	

Grand Oaks

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Assessments - On Roll	\$ 328,531	\$ 322,697	\$ 322,697	\$ -
Assessments - Direct	\$ 604,659	\$ 604,659	\$ 401,120	\$ (203,539)
Assessments - Prepayment	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 28,707	\$ 28,707
Total Revenues	\$ 933,190	\$ 927,356	\$752,525	\$ (174,831)
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)	\$ -	\$ -	\$ (22,564)	\$ (22,564)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (22,564)	\$ (22,564)
Excess Revenues (Expenditures)	\$ (399)		\$405,679	
Fund Balance - Beginning	\$ 277,837	\$ -	\$ 1,081,352	
Fund Balance - Ending	\$ 277,438	\$ -	\$ 1,487,031	

Grand Oaks

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -
Assessments - Direct	\$ 300,025	\$ 300,025	\$ -	\$ (300,025)
Interest	\$ -	\$ -	\$ 5,605	\$ 5,605
Total Revenues	\$ 300,025	\$ 300,025	\$ 5,605	\$ (294,420)
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)	\$ -	\$ -	\$ (4,813)	\$ (4,813)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (4,813)	\$ (4,813)
Excess Revenues (Expenditures)	\$ 1,521		\$ (206,714)	
Fund Balance - Beginning	\$ 277,837		\$ 600,820	
Fund Balance - Ending	\$ 279,358		\$ 394,107	

Grand Oaks
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Series	Series	Series
	2019	2020	2021
<u>Revenues:</u>			
Interest Income	\$ 310	\$ 320	\$ 317
Total Revenues	\$ 310	\$ 320	\$ 317
<u>Expenditures:</u>			
Capital Outlay - Construction	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -
<u>Other Financing Sources:</u>			
Transfer In/(Out)	\$ 17,650	\$ 22,552	\$ 4,813
Total Other Financing Sources (Uses)	\$ 17,650	\$ 22,552	\$ 4,813
Excess Revenues (Expenditures)	\$ 17,959	\$ 22,872	\$ 5,130
Fund Balance - Beginning	\$ 6	\$ (12)	\$ (198,692)
Fund Balance - Ending	\$ 17,966	\$ 22,860	\$ (193,562)

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenses													
Facility Management	\$ 16,250	\$ 16,250	\$ 16,250	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	88,750
Security	\$ 38	\$ 909	\$ 1,860	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,807
Cable/Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Insurance	\$ 67,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	67,256
Utility	\$ -	\$ -	\$ 450	\$ 418	\$ 446	\$ 547	\$ 1,012	\$ -	\$ -	\$ -	\$ -	\$ -	2,872
Gas	\$ -	\$ -	\$ 150	\$ 152	\$ 99	\$ 73	\$ 73	\$ -	\$ -	\$ -	\$ -	\$ -	548
Pool Maintenance	\$ 3,134	\$ 3,795	\$ 3,038	\$ 3,906	\$ 2,116	\$ 3,219	\$ 2,550	\$ -	\$ -	\$ -	\$ -	\$ -	21,758
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Refuse	\$ 44	\$ -	\$ -	\$ 367	\$ 177	\$ 180	\$ 179	\$ -	\$ -	\$ -	\$ -	\$ -	946
Janitorial Services	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	9,450
Pest Control	\$ 250	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ -	1,060
Amenity Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Recreation Facility Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Recreation Equipment Maintenance	\$ 1,494	\$ 1,494	\$ 1,494	\$ 2,988	\$ 1,494	\$ 1,679	\$ 1,554	\$ -	\$ -	\$ -	\$ -	\$ -	12,197
Special Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Holiday Decorations	\$ -	\$ -	\$ 2,675	\$ 2,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,095
Miscellaneous Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal	\$ 73,528	\$ 6,774	\$ 9,292	\$ 11,736	\$ 5,815	\$ 7,182	\$ 6,852	\$ -	\$ -	\$ -	\$ -	\$ -	212,737
Total O&M Expenses:	\$ 115,201	\$ 33,860	\$ 41,765	\$ 84,274	\$ 44,379	\$ 32,714	\$ 42,108	\$ -	\$ -	\$ -	\$ -	\$ -	485,859
Total Expenditures	\$ 133,272	\$ 44,546	\$ 71,984	\$ 97,551	\$ 53,698	\$ 39,220	\$ 48,390	\$ -	\$ -	\$ -	\$ -	\$ -	580,220
Excess Revenues (Expenditures)	\$ (133,272)	\$ (44,546)	\$ (71,984)	\$ (97,551)	\$ (53,698)	\$ (39,220)	\$ (48,390)	\$ -	\$ -	\$ -	\$ -	\$ -	361,566

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	\$300,024
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	istributio	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
4/9/25	ACH	\$ 25,270.06	\$ -	\$ -	\$ 25,270.06	\$ 10,224.29	\$ 9,380.09	\$ 5,665.68	\$ -	\$ 25,270.06
4/16/25	ACH	\$ 1,544.96	\$ -	\$ -	\$ 1,544.96	\$ 1,544.96	\$ -	\$ -	\$ -	\$ 1,544.96
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL		\$ 1,448,193.73	\$ -	\$ -	\$ 1,448,193.73	\$ 597,680.37	\$ 527,816.39	\$ 322,696.96	\$ -	\$ 1,448,193.72

100%	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
	11/13/24	Wire	\$90,091.84	\$90,091.84
				General Fund
			\$ 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
	11/13/24	Wire	\$142,806.23	\$142,806.23
				Series 2019 Debt Service Fund
			\$ 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
	11/12/24		\$242,453.04	\$242,453.04
				General Fund
			\$ 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
	11/12/24		\$368,841.84	\$368,841.84
				Series 2020 Debt Service Fund
			\$ 368,841.84	\$ 368,841.84

Day Late Enterprises Inc				
2025-05		Net Assessments	\$319,296.08	\$319,293.08
Date Received	Check Number	Net Assessed	Amount Received	General Fund
		\$ 319,296.08		
		\$ 319,296.08	\$ -	\$ -

Day Late Enterprises Inc				
2025-06		Net Assessments	\$239,847.97	\$239,847.97
Date Received	Check Number	Net Assessed	Amount Received	Series 2020 Debt Service Fund
		\$ 167,893.58		
		\$71,954.39		
		\$ 239,847.97	\$ -	\$ -

Day Late Enterprises Inc				
2025-07		Net Assessments	\$206,398.11	\$206,398.11
Date Received	Check Number	Net Assessed	Amount Received	Series 2021 Debt Service Fund
		\$ 206,398.11		
		\$ 206,398.11	\$ -	\$ -

B.

Grand Oaks Community Development District

Summary of Check Register

April 01, 2025 through April 30, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	4/3/25	1899-1900	\$ 76,918.47
	4/8/25	1901-1908	\$ 42,348.57
	4/10/25	1909-1911	\$ 11,400.00
	4/17/25	1912-1917	\$ 5,209.64
Total Amount			\$ 135,876.68

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/08/25	00018	4/01/25 779643	202504 320-53800-46000	APR LANDSCAPE MAINTENANCE	*	19,084.00	
				THE GREENERY INC.			19,084.00 001906
4/08/25	00003	4/01/25 262072B	202504 320-53800-46300	APR LAKE MAINTENANCE	*	2,475.00	
				THE LAKE DOCTORS, INC.			2,475.00 001907
4/08/25	00070	3/24/25 33250252	202503 320-53800-60000	SUPPLIES	*	766.93	
				ULINE			766.93 001908
4/10/25	00031	4/09/25 04092025	202504 310-51300-11000	BOS MEETING 4.9.25	*	200.00	
				CLARA C SNIDER			200.00 001909
4/10/25	00030	4/09/25 04092025	202504 310-51300-11000	BOS MEETING 4.9.25	*	200.00	
				LINDA M CRUZ			200.00 001910
4/10/25	00009	9/09/24 TM63488	202410 320-53800-60000	50% DEP SPECIES REMOVAL	*	11,000.00	
				TERRACON CONSULTANTS, INC.			11,000.00 001911
4/17/25	00057	2/05/25 0F611838	202502 320-53800-60000	FIRE MAINTENANCE	*	1,782.00	
		2/13/25 0F616611	202502 320-53800-60000	FIRE MAINTENANCE	*	1,134.00	
		2/13/25 0F616626	202502 320-53800-60000	BACKFLOW INSPECTION	*	345.00	
		2/13/25 0F616627	202502 320-53800-60000	FIRE MAINTENANCE	*	1,004.00	
				CINTAS FIRE 636525			4,265.00 001912
4/17/25	00076	4/15/25 2	202504 310-51300-31300	AMORT SCH SERIES 2019	*	100.00	
				DISCLOSURE SERVICES LLC			100.00 001913
4/17/25	00012	4/11/25 2025-709	202504 310-51300-31100	ENGINEERING FEES	*	420.00	
				DOMINION ENGINEERING GROUP, INC.			420.00 001914
4/17/25	00053	12/31/24 JAC-0236	202412 320-53800-60000	DEC PET STATIONS	*	52.00	
		1/31/25 JAC-0252	202501 320-53800-60000	JAN PET STATIONS	*	65.00	

GOCD GRAND OAKS CDD AMOSSING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		2/28/25 JAC-0270	202502 320-53800-60000	FEB PET STATIONS	*	52.00	
		3/31/25 JAC-0275	202503 320-53800-60000	MAR PET STATIONS	*	52.00	
DOODYCALLS OF JACKSONVILLE FL							221.00 001915
4/17/25	00026	3/05/25 00070402	202503 310-51300-48000	NTC OF MEETING 3/12/25	*	68.64	
GANNETT MEDIA CORP							68.64 001916
4/17/25	00014	3/27/25 64426173	202503 330-53800-48400	MAR PEST CONTROL	*	135.00	
MASSEY SERVICES, INC.							135.00 001917
TOTAL FOR BANK A						135,876.68	
TOTAL FOR REGISTER						135,876.68	

GOCD GRAND OAKS CDD AMOSSING