

***Grand Oaks***  
*Community Development District*

*AUGUST 13, 2025*

## *AGENDA*

# Grand Oaks Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

**District Website:** [www.GrandOaksCDD.org](http://www.GrandOaksCDD.org)

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August 6, 2025

Board of Supervisors  
Grand Oaks Community Development District

Dear Board Members:

The Grand Oaks Community Development District Meeting is scheduled for **Wednesday, August 13, 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. Organizational Matters
  - A. Oath of Office for Newly Appointed Supervisor
  - B. Election of Officers, Resolution 2025-07
- IV. Consideration of Minutes of the July 2, 2025, Meeting
- V. Discussion of Alcohol Policies
- VI. Public Hearing Adopting the Budget for Fiscal Year 2026
  - A. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026
  - B. Consideration of Resolution 2025-09, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026
- VII. Staff Reports
  - A. Attorney
  - B. Engineer

- C. Manager
  - 1. Discussion of Fiscal Year 2026 Meeting Schedule
  - 2. Goals & Objectives
- 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 June 30,2025

B. Summary of Operations and Maintenance Invoices

X. Next Scheduled Meeting – 9/10/25 @ 1:30 p.m. @ Grand Oaks Amenity Center

XI. Adjournment

### *THIRD ORDER OF BUSINESS*

*B.*

**RESOLUTION 2025-07**

**A RESOLUTION DESIGNATING OFFICERS OF THE  
GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**

**WHEREAS**, the Board of Supervisors of the Grand Oaks Community Development District at a regular business held on August 13, 2025 desires to elect the below recited persons to the offices specified.

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

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

_____	Chairman
_____	Vice Chairman
<u>James Oliver</u>	Secretary
<u>James Oliver</u>	Treasurer
<u>Marilee Giles</u>	Assistant Treasurer (s)
<u>Daniel Laughlin</u>	
<u>Darrin Mossing</u>	
<u>Matthew Biagetti</u>	
<u>Corbin deNagy</u>	
<u>Marilee Giles</u>	Assistant Secretary
<u>Daniel Laughlin</u>	
<u>Darrin Mossing</u>	
<u>Matthew Biagetti</u>	
<u>Corbin deNagy</u>	
_____	
_____	
_____	

**PASSED AND ADOPTED THIS 13TH DAY OF AUGUST, 2025.**

\_\_\_\_\_  
Chairman / Vice Chairman

\_\_\_\_\_  
Secretary / Assistant Secretary

## *FOURTH 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, July 2, 2025, at 1:50 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
Rich Gray	GMS
Robin Nixon	GMS
Paul Stratton	GMS
Allen Flannery	The Greenery

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Oliver called the meeting to order at 1:50 p.m. Three Board members were present constituting a quorum.

Mr. Oliver announced that Dennis Smith announced his resignation from Seat #2 on the Board. He noted there is no Board action required. Mr. Dodson asked for the procedure to fill the seat. Mr. Oliver stated this is a landowner seat and the Board could made a recommendation to appoint someone to replace. He added that seat will be up for general election in 2026.

**SECOND ORDER OF BUSINESS**

**Public Comments** (*Regarding Agenda Items Listed Below*)

Mr. Dodson provided the residents with an update on the “Rescue Plan” provided in May to St. Johns County. He noted that St. Johns County has not committed to adding this item to future

Board of County Commission meeting agenda. If there is no response to the request the attorney for the developer will attend the July 22, 2025 Board of County Commission meeting and address the Board during audience comments. He explained the process once this is on the agenda or will be addressed in the public comment period of the July 22, 2025 meeting.

Discussion ensued on the possibility of the City Commission not adding this issue to the agenda or scheduling a meeting before that date.

Mr. Oliver asked for public comments on agenda items.

Comments were made regarding if it were beneficial with proceeding to email the county commissioners, why residents were asked to provide individual questions on the Rescue Plan, comments on not hearing what was going on in the meeting, sound quality, and feedback on the Facebook page. Resident asked how many days they were mowing around the lakes, noted there were landscaping issues, turf issues, unable to make landscaping enhancements, pond issues, discussed the responsibility of trash company, and the responsibility of lakes and vegetation. Mr. Flannery stated he will address those items in his report.

### **THIRD ORDER OF BUSINESS**

#### **Consideration of Minutes of the June 12, 2025, Meeting**

Mr. Oliver presented the minutes of the June 12, 2025, meeting and asked for any comments, corrections, or changes. Hearing no changes from the Board, Mr. Oliver asked for a motion to approve.

On MOTION by Ms. Cruz, seconded by Ms. Snyder, all in favor, the Minutes of the June 12, 2025, Meeting, were approved.

### **FOURTH ORDER OF BUSINESS**

#### **Acceptance of Fiscal Year 2024 Audit Report**

Mr. Oliver presented the Fiscal Year 2024 audit report. He explained this was not a good report, he explained the history of the past management issues, litigation of State Road 16 and lack of collection of assessments from landowners. He noted findings were the same as the previous report and they need to take steps to repair this situation.

Discussion ensued on the 2024 expenditures, and hiring of the new firm.

Mr. Oliver noted the auditor's opinion on the deteriorating financial situation, statements, and assessments owed. The Board asked about the \$500,000 and were they going to get it back.

Mr. Oliver replied they were working to get that back. Other litigations were discussed and the companies involved.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, Accepting the Fiscal Year 2024 Audit Report, was approved.

**FIFTH ORDER OF BUSINESS****Discussion of Burr and Foreman Report**

Mr. Dodson stated there was a meeting next week to discuss what the findings were and asked if the audit needed to be added. Mr. Oliver stated he would email it to them today. Mr. Dodson added they will have an update on the discussion with them at the next meeting.

There were questions about the assessments and payments made. Mr. Oliver noted the discussion he had with Mr. Haber and the process with the future.

**SIXTH ORDER OF BUSINESS****Discussion of Fiscal Year 2026 Approved Budget (adoption August 13, 2025)**

Mr. Oliver provided an update on the Fiscal Year 2026 approved budget. He added the budget hearing will be held on August 13<sup>th</sup> at this location. He added there will be no assessment increase. He noted he is waiting on the June financials before finalizing the line items. This would give them 9 months. He noted the budget hearing would be held at this meeting.

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

Mr. Haber stated he had nothing further to report.

**B. Engineer**

Mr. Oliver noted Bill Schaefer is the new engineer and is with Dominion Group and is not in attendance today.

**C. Manager**

Mr. Oliver noted the deadline for filing Form 1 was July 1<sup>st</sup>. He added the ethics trainings reminders will be given.

**D. Operation Manager****1. Report**

Mr. Gray provided updates on areas in the community pond easement concerns, pond maintenance, adding a gate for access, this will help treat the pond, mulching, bathroom issues working with insurance, ponds #17 & 18 are not currently in our contract, and we are looking to add them for \$342/month for both. This will bring it to \$1,946 a year. Clarification was made on the locations on these ponds. Board approval would be after the easement gives legal access.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, the Lake Doctors Proposal for Maintaining the Pond #17 & #18, was approved, subject to the completion of the easement.

Board member asked about the treehouse issues. It was noted they are waiting for inspections and are currently closed for further repairs. Discussion was held it was taking a long time and this was a lawsuit, signs, liability, and insurance company.

Mr. Gray continued with updates on mowing, enhancements, trees, correcting landscaping and pond issues, trash, and developments. Proposals for water line to the dog park was at \$2950. It was noted the dog park does have water, bringing more proposals to the next meeting, and additional dog park stations, status of other communities, issues with a dog park, and responsibility of the dog owners.

**2. The Greenery Audit Report****E. Amenity Center Manager – Report**

Ms. Nixon presented the amenity center management report to include rentals, she gave her hours on-site, and a question on a change in the alcohol policy. Another question was asked if rentals were taken for ½ day.

Further discussion was held on alcohol, insurance company paperwork, event insurance and allow residents to bring their own to the amenity center. Mr. Oliver will contact other Districts on the policies and use for guidance. He added they could vote at a regular meeting.

Other topics were held on reservations and rentals.

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

Resident thanked Mr. Gray for his progress with the ponds, access to the lakes, front entrance landscaping plans, plants and using money for something to fill the area, costs for annuals, types of plants to use, fountains, no timeframes for insurance, and current lawsuit.

Mr. Oliver reminded the Board of the resignation of Dennis Smith. Mr. Dodson made the motion to appoint David Crosby of Pulte to the seat. Mr. Oliver made comments regarding the company paying assessments and being helpful to the community.

Discussion ensued on not needing another developer on the Board, another resident in the audience for the Board, Pulte issues, HOA, sending an eblast for resident interest for consideration for this seat, problems with developer, efforts to help with the community, low dues to sell houses, Mr. Crosby has history and would have helpful contributions, and he has a vested interest in the property.

After discussion the Board approved the motion. Mr. Oliver noted there is still a vacant Board seat.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, the Appointment of David Crosby to Fill the Vacant Seat, was approved 3-0.

**NINTH ORDER OF BUSINESS****Financial Reports****A. Financial Statements as of May 30, 2025**

Mr. Oliver presented the financial statements as of May 30, 2025. Mr. Oliver stated they were short assessments. No action was necessary. The District is 100% collected.

**B. Summary of Operations and Maintenance invoices**

Mr. Oliver presented the Check Register. There was a question on the Hotwire invoice and caught up paying vendors. Mr. Oliver noted they are currently caught up with vendors. There was a concern that Hotwire should be free.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, the Check Register, was approved, without Hotwire.

**TENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – 08/13/25 @ 1:30 p.m. at Grand Oaks Amenity Center**

Mr. Oliver stated the next meeting is scheduled for August 13, 2025, at 1:30 p.m. at the Grand Oaks Amenity Center. Mr. Oliver noted this will be the budget hearing. Board elections and Chapter 190 were clarified and transitioning to landowners.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

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Chairman / Vice Chairman

*FIFTH ORDER OF BUSINESS*

*B.*

## EXAMPLES OF ALCOHOL POLICIES

### **Six Mile Creek**

#### ALCOHOL POLICIES

- Patrons and their guests aged twenty-one (21) or older may bring their own alcoholic beverages for their own consumption at a private event in the Camp House. Such Patrons and their guests agree to comply with applicable Florida laws and further agree to indemnify and hold harmless the District, its Board of Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death property damage of any nature, arising out of, or in connection with the consumption of alcohol. Patrons and their guests agree that such indemnification shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Fla. Stat.
- Patrons intending to serve alcohol to other Patrons or guests at a rented facility must so indicate on the Facility Use Application and complete an Alcohol Request Form. Any Patron who does not (1) so indicate at the time the application is submitted, and (2) complete the Alcohol Request Form, shall not be permitted to serve alcohol.
- Event Liability insurance coverage in the amount of One Million Dollars (\$1,000,000) will be required for all events that are approved to serve alcoholic beverages. The District, the Board, and District staff and consultants are to be named on these policies as additional insureds.
- Patrons serving alcohol agree to indemnify and hold harmless the District, its Board of Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death property damage of any nature, arising out of, or in connection with the, the service of alcohol. Patrons agree that such indemnification shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Fla. Stat.
- Patrons must hire a certified bartender to dispense alcohol.
- District Staff must be present at all private events at which alcohol is served. Patrons shall be required to pay for the District Staff at a rate to be determined by District Staff.

### **Bartram Springs**

#### *Alcohol Policy.*

- Patrons intending to serve alcohol at a rented facility must so indicate on the Facility Use Application. Any Patron who does not so indicate at the time the application is submitted shall not be permitted to serve alcohol.

- Event Liability insurance coverage in the following amounts will be required for all events that are approved to serve alcoholic beverages:
  - Property Damage in the amount of Two Hundred Fifty Thousand Dollars (\$250,000).
  - Personal Injury in the amount of One Million Dollars (\$1,000,000).
 The District, the Board, and District staff and consultants are to be named on these policies as additional insureds.
- Patrons serving alcohol to other Patrons or guests shall agree to indemnify and hold harmless the District, Amenity Services Group and their Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death property damage of any nature, arising out of, or in connection with, the service of alcohol. Patrons agree that such indemnification shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Fla. Stat.
- Patrons must hire a certified bartender to dispense alcohol.
- If Patrons or guests serve or consume alcohol in the rented facility in violation of this policy, the District may stop the event and eject Patrons and guests from the rented facility.

## **Aberdeen**

### *Alcohol Policies.*

- Patrons and their guests aged twenty-one (21) or older may bring their own alcoholic beverages for their own consumption at a private event in the Social Hall. Such Patrons and their guests agree to comply with applicable Florida laws and further agree to indemnify and hold harmless the District, Amenity Services Group and their Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death property damage of any nature, arising out of, or in connection with the, the consumption of alcohol. Patrons and their guests agree that such indemnification shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Fla. Stat.
- Patrons intending to serve alcohol to other Patrons or guests at a rented facility must so indicate on the Facility Use Application and complete an Alcohol Request Form. Any Patron who does not (1) so indicate at the time the application is submitted, and (2) complete the Alcohol Request Form, shall not be permitted to serve alcohol.
- Event Liability insurance coverage in the amount of One Million Dollars (\$1,000,000) will be required for all events that are approved to serve alcoholic beverages. The District, the Board, and District staff and consultants are to be named on these policies as additional insureds.
- Patrons serving alcohol agree to indemnify and hold harmless the District, Vesta Property Services and their Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person,

corporation or other entity, for injuries, death property damage of any nature, arising out of, or in connection with the, the service of alcohol. Patrons agree that such indemnification shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Fla. Stat.

- Patrons must hire a certified bartender to dispense alcohol.
- Amenity Center Staff must be on premises at all private events at which alcohol is served. Patrons shall be required to pay for the Amenity Center Staff at a rate to be determined by the Amenity Manager.

## *SIXTH ORDER OF BUSINESS*

***Grand Oaks***  
***Community Development District***

***Approved Budget***  
***FY2026***



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**Grand Oaks**  
**Community Development District**  
**Approved Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY2026
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**Revenues**

Assessments-On Roll	\$ 588,242	\$ 599,168	\$ -	\$ 599,168	\$ 588,242
Assessments-Direct	\$ 649,186	\$ 332,545	\$ 316,641	\$ 649,186	\$ 649,186
Interest Income	\$ -	\$ 8,764	\$ 1,500	\$ 10,264	\$ 5,000
Miscellaneous Income	\$ -	\$ 5,507	\$ -	\$ 5,507	\$ 2,000
<b>Total Revenues</b>	<b>\$ 1,237,428</b>	<b>\$ 945,984</b>	<b>\$ 318,141</b>	<b>\$ 1,264,125</b>	<b>\$ 1,244,428</b>

**Expenditures**

**General & Administrative**

Supervisor Fees	\$ 12,000	\$ 2,400	\$ 3,000	\$ 5,400	\$ 12,000
Arbitrage	\$ -	\$ -	\$ 1,350	\$ 1,350	\$ 1,350
District Engineer	\$ 13,200	\$ 7,835	\$ 2,612	\$ 10,447	\$ 13,200
Dissemination Agent	\$ 9,270	\$ 4,968	\$ 750	\$ 5,718	\$ 3,150
District Counsel	\$ 20,000	\$ 32,778	\$ 10,000	\$ 42,778	\$ 30,000
Auditing Services	\$ 6,600	\$ 9,600	\$ -	\$ 9,600	\$ 6,600
Trustee Fees	\$ 9,500	\$ 5,814	\$ 8,000	\$ 13,814	\$ 12,000
Management Fees	\$ 65,245	\$ 44,160	\$ 13,923	\$ 58,083	\$ 58,478
Information Technology	\$ -	\$ 900	\$ 450	\$ 1,350	\$ 1,890
Website Administration	\$ 1,545	\$ 3,410	\$ 300	\$ 3,710	\$ 1,260
ADA Website Compliance	\$ 4,200	\$ 1,553	\$ -	\$ 1,553	\$ -
Postage	\$ 1,200	\$ 116	\$ 50	\$ 166	\$ 1,200
Printing & Binding	\$ -	\$ 341	\$ 50	\$ 391	\$ 350
Insurance	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ 3,675
Legal Advertising	\$ 2,200	\$ 618	\$ 250	\$ 868	\$ 1,000
Bank Fees	\$ 150	\$ 1,964	\$ 300	\$ 2,264	\$ 2,000
Office Supplies	\$ -	\$ 76	\$ 50	\$ 126	\$ 150
Dues, Licenses & Subscriptions	\$ 175	\$ 375	\$ -	\$ 375	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 148,785</b>	<b>\$ 120,408</b>	<b>\$ 41,085</b>	<b>\$ 161,493</b>	<b>\$ 148,478</b>

**Grand Oaks**  
**Community Development District**  
**Approved Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY2026
<b>Operations &amp; Maintenance</b>					
<b>Field Expenditures</b>					
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 46,943
Electricity	\$ 110,000	\$ 27,978	\$ 15,000	\$ 42,978	\$ 110,000
Utility - Water	\$ 12,000	\$ 391	\$ 150	\$ 541	\$ 12,000
Landscape Maintenance	\$ 229,008	\$ 197,610	\$ 57,252	\$ 254,862	\$ 229,008
Irrigation Repairs	\$ 10,000	\$ 15,553	\$ 1,500	\$ 17,053	\$ 15,000
Landscape Replacement	\$ 18,000	\$ 331	\$ 9,000	\$ 9,331	\$ 18,000
Landscape - Mulch	\$ 40,000	\$ 3,762	\$ 20,000	\$ 23,762	\$ 40,000
Landscape - Annuals	\$ 14,265	\$ -	\$ 7,133	\$ 7,133	\$ 14,265
Lake Maintenance	\$ 16,000	\$ 23,625	\$ 7,425	\$ 31,050	\$ 29,700
Miscellaneous Expense	\$ 70,000	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 5,000	\$ 84,422	\$ 6,000	\$ 90,422	\$ 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	\$ -
<b>Subtotal Field Expenditures</b>	<b>\$ 564,273</b>	<b>\$ 353,672</b>	<b>\$ 135,960</b>	<b>\$ 489,632</b>	<b>\$ 544,916</b>
<b>Amenity Expenditures</b>					
Facility Management	\$ 195,000	\$ 108,750	\$ 30,000	\$ 138,750	\$ 85,000
Facility Attendants	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Security	\$ 50,000	\$ 5,043	\$ 1,500	\$ 6,543	\$ 15,000
Cable/Internet	\$ -	\$ 4,958	\$ -	\$ 4,958	\$ 5,000
Property Insurance	\$ 83,000	\$ 67,256	\$ -	\$ 67,256	\$ 83,000
Utility - Water	\$ -	\$ 4,160	\$ 3,000	\$ 7,160	\$ 10,000
Gas	\$ 2,000	\$ 701	\$ 300	\$ 1,001	\$ 2,000
Pool Maintenance	\$ 27,000	\$ 31,432	\$ 5,400	\$ 36,832	\$ 21,600
Pool Chemicals	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Pool Permits	\$ -	\$ 350	\$ 350	\$ 700	\$ 355
Refuse	\$ 1,800	\$ 1,391	\$ 464	\$ 1,855	\$ 5,000
Janitorial Services	\$ 13,320	\$ 12,473	\$ 4,050	\$ 16,523	\$ 16,200
Pest Control	\$ -	\$ 4,290	\$ 405	\$ 4,695	\$ 1,620
Amenity Office Supplies	\$ 600	\$ 286	\$ 150	\$ 436	\$ 600
Recreation Facility Maintenance	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 25,000
Recreation Equipment Maintenance	\$ 22,000	\$ 15,185	\$ 4,482	\$ 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
<b>Subtotal Amenity Expenditures</b>	<b>\$ 424,370</b>	<b>\$ 261,370</b>	<b>\$ 66,751</b>	<b>\$ 328,121</b>	<b>\$ 451,034</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 988,643</b>	<b>\$ 615,042</b>	<b>\$ 202,710</b>	<b>\$ 817,752</b>	<b>\$ 995,950</b>
<i>Other Financing Sources/(Uses)</i>					
Capital Reserves - Transfer	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 100,000
<b>Total Other Expenditures</b>	<b>\$100,000</b>	<b>\$0</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>\$100,000</b>
<b>Total Expenditures</b>	<b>\$ 1,237,428</b>	<b>\$ 735,450</b>	<b>\$ 343,795</b>	<b>\$ 1,079,245</b>	<b>\$ 1,244,428</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 210,534</b>	<b>\$ (25,654)</b>	<b>\$ 184,880</b>	<b>\$ -</b>

**Grand Oaks**  
**Community Development District**  
**Approved Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY2026
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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
<b>Total</b>	<b>934</b>	<b>\$ 1,237,432</b>		

# **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.

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#### **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**  
**Approved Budget**  
**Debt Service Fund Series 2019**

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY2026
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**Revenues**

Assessments - On Roll	\$ 537,242	\$ 529,304	\$ 7,938	\$ 537,242	\$ 537,242
Assessments - Direct	\$ 142,678	\$ 142,806	\$ -	\$ 142,806	\$ 142,678
Assessments - Prepayments	\$ -	\$ 92,034	\$ -	\$ 92,034	\$ -
Interest	\$ -	\$ 37,740	\$ 10,000	\$ 47,740	\$ 10,000
Carry Forward Surplus <sup>(1)</sup>	\$ 9,102	\$ 492,839	\$ -	\$ 492,839	\$ 551,226

<b>Total Revenues</b>	<b>\$ 689,022</b>	<b>\$ 1,294,723</b>	<b>\$ 17,938</b>	<b>\$ 1,312,661</b>	<b>\$ 1,241,146</b>
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**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
Special Call - 5/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -

<b>Total Expenditures</b>	<b>\$ 668,997</b>	<b>\$ 738,997</b>	<b>\$ -</b>	<b>\$ 738,997</b>	<b>\$ 664,394</b>
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**Other Sources/(Uses)**

Transfer In/(Out)	\$ -	\$ (22,438)	\$ -	\$ (22,438)	\$ -
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<b>Total Other Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (22,438)</b>	<b>\$ -</b>	<b>\$ (22,438)</b>	<b>\$ -</b>
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<b>Excess Revenues/(Expenditure:</b>	<b>\$ 20,025</b>	<b>\$ 533,288</b>	<b>\$ 17,938</b>	<b>\$ 551,226</b>	<b>\$ 576,752</b>
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<sup>(1)</sup> 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

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		\$	9,715,000.00	\$	7,460,234.42	\$	17,175,234.42
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**Grand Oaks**  
**Community Development District**  
**Approved Budget**  
**Debt Service Fund Series 2020**

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY2026
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**Revenues**

Assessments - On Roll	\$ 328,531	\$ 324,061	\$ 4,470	\$ 328,531	\$ 328,531
Assessments - Direct	\$ 604,659	\$ 401,120	\$ 203,539	\$ 604,659	\$ 604,659
Interest	\$ -	\$ 36,389	\$ 10,000	\$ 46,389	\$ 10,000
Carry Forward Surplus <sup>(1)</sup>	\$ (1,660)	\$ 324,282	\$ -	\$ 324,282	\$ 341,796
<b>Total Revenues</b>	<b>\$ 931,530</b>	<b>\$ 1,085,852</b>	<b>\$ 218,009</b>	<b>\$ 1,303,861</b>	<b>\$ 1,284,986</b>

**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
<b>Total Expenditures</b>	<b>\$ 933,588</b>	<b>\$ 933,576</b>	<b>\$ -</b>	<b>\$ 933,576</b>	<b>\$ 934,325</b>

**Other Sources/(Uses)**

Transfer In/(Out)	\$ -	\$ (28,489)	\$ -	\$ (28,489)	\$ -
<b>Total Other Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (28,489)</b>	<b>\$ -</b>	<b>\$ (28,489)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ (2,058)</b>	<b>\$ 123,787</b>	<b>\$ 218,009</b>	<b>\$ 341,796</b>	<b>\$ 350,661</b>

Interest - 11/1 \$ 313,763

<sup>(1)</sup> 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
<b>Total</b>	<b>463</b>	<b>\$ 933,190</b>		

**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

### Approved Budget

### Debt Service Fund Series 2021

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY2026
<b>Revenues</b>					
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments - Direct	\$ 300,025	\$ -	\$ 300,025	\$ 300,025	\$ 300,025
Interest	\$ -	\$ 7,915	\$ 2,500	\$ 10,415	\$ 5,000
Carry Forward Surplus <sup>(1)</sup>	\$ 1,522	\$ 300,796	\$ -	\$ 300,796	\$ 305,929
<b>Total Revenues</b>	<b>\$ 301,547</b>	<b>\$ 308,711</b>	<b>\$ 302,525</b>	<b>\$ 611,236</b>	<b>\$ 610,954</b>
<b>Expenditures</b>					
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
<b>Total Expenditures</b>	<b>\$ 298,503</b>	<b>\$ 298,503</b>	<b>\$ -</b>	<b>\$ 298,503</b>	<b>\$ 295,484</b>
<b>Other Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ (6,804)	\$ -	\$ (6,804)	\$ -
<b>Total Other Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (6,804)</b>	<b>\$ -</b>	<b>\$ (6,804)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 3,044</b>	<b>\$ 3,404</b>	<b>\$ 302,525</b>	<b>\$ 305,929</b>	<b>\$ 315,470</b>

<sup>(1)</sup> Carryforward Surplus is net of Debt Service Reserve Funds

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

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
<b>Total</b>	<b>122</b>	<b>\$ 300,025</b>		

**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		

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		\$	5,295,000.00	\$	3,618,938.48	\$	7,737,568.76
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*A.*

**RESOLUTION 2025-08**  
**[FY 2026 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN 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, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

**SECTION 1. BUDGET**

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Grand Oaks Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 13<sup>th</sup> DAY OF AUGUST, 2025.**

ATTEST:

**GRAND OAKS COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary / Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** FY 2026 Budget

*B.*

## RESOLUTION 2025-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FY 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**FY 2026**"), attached hereto as **Exhibit "A,"** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for FY 2026; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

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

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for FY 2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of August, 2025.

ATTEST:

**GRAND OAKS COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary / Assistant Secretary

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Chair / Vice Chair, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

**Exhibit A**  
Budget

**Exhibit B**

Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

## *SEVENTH ORDER OF BUSINESS*

*C.*

*1.*

**NOTICE OF MEETINGS  
GRAND OAKS  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Grand Oaks Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2026** at 1:30 p.m. at the Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida 32092 on the second Wednesday of each month as follows or otherwise noted:

October 8, 2025  
November 12, 2025  
December 10, 2026  
January 14, 2026  
February 11, 2026  
March 11, 2026  
April 8, 2026  
May 13, 2026  
June 10, 2026  
July 8, 2026  
August 12, 2026  
September 9, 2026

2.

## Grand Oaks Community Development District

### Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

#### **1. Community Communication and Engagement**

##### **Goal 1.1: Public Meetings Compliance**

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

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

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

**Achieved:** Yes ☐ No ☐

##### **Goal 1.2: Notice of Meetings Compliance**

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

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

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

**Achieved:** Yes ☐ No ☐

##### **Goal 1.3: Access to Records Compliance**

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

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

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

**Achieved:** Yes ☐ No ☐

#### **2. Infrastructure and Facilities Maintenance**

**Goal 2.1: Field Management and/or District Management Site Inspections Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

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

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

**Achieved:** Yes ☐ No ☐

### **3. Financial Transparency and Accountability**

#### **Goal 3.1: Annual Budget Preparation**

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

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

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

**Achieved:** Yes ☐ No ☐

#### **Goal 3.2: Financial Reports**

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

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

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

**Achieved:** Yes ☐ No ☐

#### **Goal 3.3: Annual Financial Audit**

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

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

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

**Achieved:** Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Grand Oaks Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Grand Oaks Community Development District

*D.*

*1.*

8/13/2025

# Grand Oaks

Community Development District

## Field Operations & Amenity Management Report



**Paul Stratton**

FIELD OPERATIONS MANAGER  
GOVERNMENTAL MANAGEMENT SERVICES

**Robin Nixon**

AMENITY MANAGER  
GOVERNMENTAL MANAGEMENT SERVICES

Grand Oaks  
Community Development District

Field Operations & Amenity Management Report  
August 13th, 2025

To: Board of Supervisors

From: Paul Stratton  
Field Operations Manager

Robin Nixon  
Amenity Manager

RE: Grand Oaks Field Operations & Amenity Management Report – July 2nd, 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 Amenity Center.

### Fitness Center

- ❑ Zumba Classes- Mondays at 6 pm in yoga room & Fridays at 10:30 am in swimming pool. (We have started Aqua Zumba) (Weather Permitting)
- ❑ Dance Class Sessions- Gift of Dance School (For children). Thursdays at 4:30 pm.
- ❑ Total rentals for the month of June- 4
- ❑ Clubs Meeting in Club House
  - Mahjong (Mondays)
  - Hand & Foot (Tuesdays)
  - Bible study group coming soon!
  - Book Club meets the last wednesday of the month.

*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 4-6  
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](http://giftofdance.net)  
Email: [info@giftofdance.net](mailto:info@giftofdance.net)  
Space is limited.



**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>

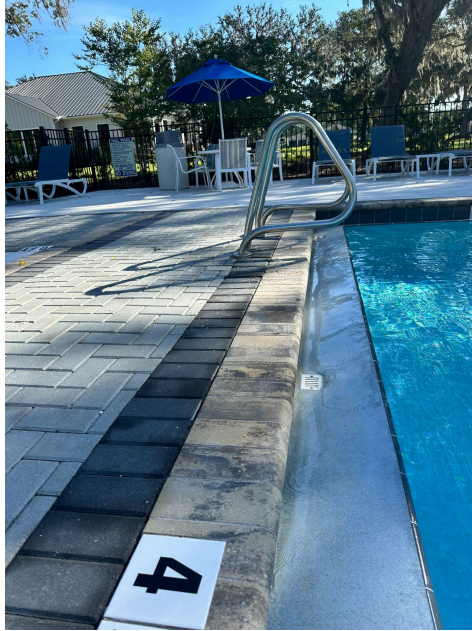
Made with PosterMyWall.com

## **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



Before & After paver repair at pool deck.



Dead tree removed at amenity center.



Pressure washing of the amenity center and surrounding areas.



Pool Rules signs moved to be more visible.



Replaced 4in water valve for water supply.



The greenery performing their irrigation check.



Pressure washing of sidewalks has been completed. (Before)



(After)

## Pending/in Progress Projects

- Dropping of dead tree located at 100 Red Barn to be completed by Taylor Tree Services will advise when completed.
- Operations manager has contacted FPL multiple times regarding wire connected to the house on red barn rd.
- Dog park quote regarding water supply. 2nd option to purchase a dog bowl from ruff land kennels or bass pro.
- Drainage quote around amenity center.

## Conclusion

For any questions or comments regarding the above information, contact Robin Nixon, Amenity Manager, at [Grandoaksmanager@gmsnf.com](mailto:Grandoaksmanager@gmsnf.com)



2.

**Dear Grand Oaks CDD,**

As part of our ongoing commitment to providing exceptional landscape maintenance services, I am pleased to provide our latest Client Communication Report. During my recent visit to your property, I was able to assess the following areas of recent accomplishment on your property.

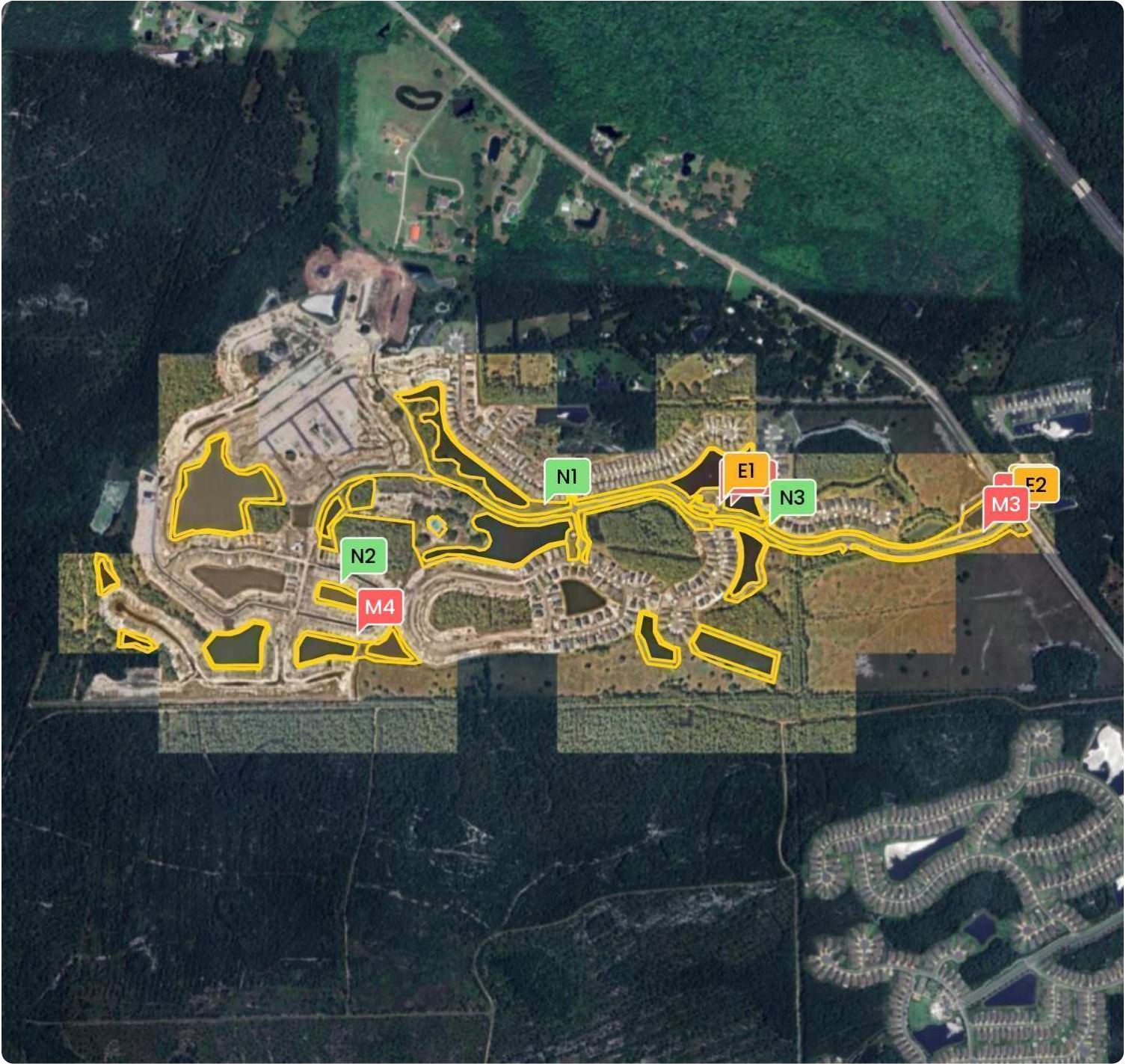
In this report, you will find a high-level overview of our recent accomplishments on your property, including the completion of specific projects and any notable highlights that showcase the beauty and health of your landscape. We also provide insights into ongoing tasks, giving you a clear picture of our continuous efforts to maintain and enhance your outdoor spaces.

Moreover, we have identified several opportunities that could further elevate the aesthetic and functional value of your property. These suggestions are carefully curated based on our expert assessment and your unique landscape needs, aiming to deliver the best possible outcomes for your environment.

As your trusted advisor, my goal is to ensure transparent and effective communication, offering you peace of mind that your landscape is in capable hands. Should you have any questions or wish to discuss any aspect of the report, please do not hesitate to reach out to me directly.

Thank you for your continued trust in our services. We look forward to working together to create and maintain a landscape that exceeds your expectations.

Warm regards,  
William Allen Flannery, CRM



# Client Communication Report

Grand

Reported On:  
July 18, 2025

Property Size:  
44.14 Acres

Report By:  
William Allen Flannery

Property Name:  
1055 Turnbull Creek Road, St. Augustine, FL, USA

## Client Communication Report

### MAINTENANCE ITEMS

1. We've noticed that the palm tree we recently staked at Legacy Park is leaning slightly. Our team will work on straightening it back up. It's likely that the leaning is due to saturated soil conditions following the initial adjustment.
2. We are actively working on removing moss from oak trees along the entrance Boulevard that are within our reach. Additionally, one of our ongoing tasks will be identifying and pruning tree suckers to maintain the area's appearance.
3. We are actively working on removing weeds in the entrance island bed and implementing measures to keep them under control. We'll continue to monitor the area and provide updates on our progress.
4. We are coordinating with our production team to address the overgrown ornamental grasses that need trimming behind 217 Fair Lake Circle, located at pond number seven.

### ACCOMPLISHMENTS

1. I'm pleased to share that our production team has been working diligently to maintain and enhance the front entrance area, ensuring it remains clean, welcoming, and reflective of our commitment to excellence. Their steady efforts are part of our ongoing dedication to providing you with a professional and inviting environment.

### RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS

1. We are actively working on pricing to flush cut two dead palm trees at Legacy Park. We will provide you with the cost estimate as soon as it's finalized.
2. We are actively working on finalizing a new Enhancement proposal for perennials at the entrance Island. We will provide more details soon as the proposal is completed.

### NOTES TO OWNER/CLIENT

1. Heads up, our Irrigation team will be on site today to begin work on the approved repairs!
2. We are aware of the fence damage at 289 Fairlake Circle and are currently working on obtaining a price for the repair. We will provide updates as soon as they are available.
3. We have identified an irrigation repair needed at the corner of TBC Rd and Blackjack Oakway, and it is on our radar. Our team will be addressing this issue promptly

1. MAINTENANCE ITEM

Created On July 18, 2025 by William Allen Flannery  Created On Site

We’ve noticed that the palm tree we recently staked at Legacy Park is leaning slightly. Our team will work on straightening it back up. It’s likely that the leaning is due to saturated soil conditions following the initial adjustment.



Note Attachments



2. MAINTENANCE ITEM

Created On July 18, 2025 by William Allen Flannery  Created On Site

We are actively working on removing moss from oak trees along the entrance Boulevard that are within our reach. Additionally, one of our ongoing tasks will be identifying and pruning tree suckers to maintain the area’s appearance.



### 3. MAINTENANCE ITEM

Created On July 18, 2025 by William Allen Flannery

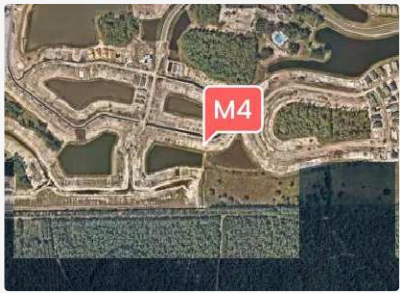
We are actively working on removing weeds in the entrance island bed and implementing measures to keep them under control. We'll continue to monitor the area and provide updates on our progress.



4. MAINTENANCE ITEM

Created On July 18, 2025 by William Allen Flannery

We are coordinating with our production team to address the overgrown ornamental grasses that need trimming behind 217 Fair Lake Circle, located at pond number seven.



Note Attachments



1. ACCOMPLISHMENTS

Created On July 15, 2025 by William Allen Flannery  Created On Site

I'm pleased to share that our production team has been working diligently to maintain and enhance the front entrance area, ensuring it remains clean, welcoming, and reflective of our commitment to excellence. Their steady efforts are part of our ongoing dedication to providing you with a professional and inviting environment.



Note Attachments





1. RECOMMENDATIONS FOR PROPERTY ENHANCEMENT

Created On July 18, 2025 by William Allen Flannery

We are actively working on pricing to flush cut two dead palm trees at Legacy Park. We will provide you with the cost estimate as soon as it's finalized.



Note Attachments



2. RECOMMENDATIONS FOR PROPERTY ENHANCEMENT

Created On July 18, 2025 by William Allen Flannery  Created On Site

We are actively working on finalizing a new Enhancement proposal for perennials at the entrance Island. We will provide more details soon as the proposal is completed.



1. NOTES TO OWNER/CLIENT

Created On July 17, 2025 by William Allen Flannery

Heads up, our Irrigation team will be on site today to begin work on the approved repairs!



2. NOTES TO OWNER/CLIENT

Created On July 18, 2025 by William Allen Flannery

We are aware of the fence damage at 289 Fairlake Circle and are currently working on obtaining a price for the repair. We will provide updates as soon as they are available.



3. NOTES TO OWNER/CLIENT

Created On July 18, 2025 by William Allen Flannery  Created On Site

We have identified an irrigation repair needed at the corner of TBC Rd and Blackjack Oakway, and it is on our radar. Our team will be addressing this issue promptly



Note Attachments



Enhancing People’s Lives Through Beautiful Landscapes

## *NINTH ORDER OF BUSINESS*

*A.*

***Grand Oaks***  
***Community Development District***

***Unaudited Financial Reporting***  
***June 30, 2025***



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**Grand Oaks**  
**Community Development District**  
**Combined Balance Sheet**  
**June 30, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
Operating Account - Truist	\$ 175,846	\$ -	\$ -	\$ 175,846
Operating Account - Valley National	\$ -	\$ -	\$ -	\$ -
Assessment Receivable	\$ 2,418	\$ 5,555	\$ -	\$ 7,973
Due from Developer	\$ 225,768	\$ -	\$ -	\$ 225,768
Due from Other(Litigation)	\$ 76,662	\$ -	\$ -	\$ 76,662
Due from Capital Projects	\$ -	\$ -	\$ -	\$ -
Prepaid Expense	\$ 2,483	\$ -	\$ -	\$ 2,483
<b>Investments:</b>				
<b><u>Series 2019</u></b>				
Reserve	\$ -	\$ 672,778	\$ -	\$ 672,778
Revenue	\$ -	\$ 501,732	\$ -	\$ 501,732
Prepayment	\$ -	\$ 27,634	\$ -	\$ 27,634
Interest	\$ -	\$ 786	\$ -	\$ 786
Construction	\$ -	\$ -	\$ 22,889	\$ 22,889
Due from General Fund	\$ -	\$ 1,487	\$ -	\$ 1,487
<b><u>Series 2020</u></b>				
Reserve	\$ -	\$ 855,797	\$ -	\$ 855,797
Interest	\$ -	\$ (0)	\$ -	\$ (0)
Revenue	\$ -	\$ 18,878	\$ -	\$ 18,878
Prepayment	\$ -	\$ 4,820	\$ -	\$ 4,820
Construction	\$ -	\$ -	\$ 28,946	\$ 28,946
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Due from General Fund	\$ -	\$ 1,364	\$ -	\$ 1,364
<b><u>Series 2021</u></b>				
Reserve	\$ -	\$ 300,024	\$ -	\$ 300,024
Revenue	\$ -	\$ 3,403	\$ -	\$ 3,403
Construction	\$ -	\$ -	\$ 8,349	\$ 8,349
Construction - State Road 16	\$ -	\$ -	\$ 429	\$ 429
Due from General Fund	\$ -	\$ 1	\$ -	\$ 1
<b>Total Assets</b>	<b>\$ 483,178</b>	<b>\$ 2,394,259</b>	<b>\$ 60,613</b>	<b>\$ 2,938,050</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 101,345	\$ -	\$ 200,302	\$ 301,647
Due to Debt Service	\$ 2,190	\$ -	\$ -	\$ 2,190
Due to Capital Projects	\$ -	\$ -	\$ -	\$ -
Due to General Fund	\$ -	\$ -	\$ -	\$ -
Deposits	\$ -	\$ -	\$ -	\$ -
Unavailable Revenue	\$ 87,401	\$ -	\$ -	\$ 87,401
<b>Total Liabilites</b>	<b>\$ 190,936</b>	<b>\$ -</b>	<b>\$ 200,302</b>	<b>\$ 391,238</b>
<b>Fund Balance:</b>				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Assigned For:				
Debt Service - Series 2019	\$ -	\$ 1,209,984	\$ -	\$ 1,209,984
Debt Service - Series 2020	\$ -	\$ 880,846	\$ -	\$ 880,846
Debt Service - Series 2021	\$ -	\$ 303,428	\$ -	\$ 303,428
Restricted For:				
Capital Projects - Series 2019	\$ -	\$ -	\$ 22,889	\$ 22,889
Capital Projects - Series 2020	\$ -	\$ -	\$ 28,946	\$ 28,946
Capital Projects - Series 2021	\$ -	\$ -	\$ (191,525)	\$ (191,525)
Unassigned	\$ 292,242	\$ -	\$ -	\$ 292,242
<b>Total Fund Balances</b>	<b>\$ 292,242</b>	<b>\$ 2,394,259</b>	<b>\$ (139,689)</b>	<b>\$ 2,546,812</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 483,178</b>	<b>\$ 2,394,259</b>	<b>\$ 60,613</b>	<b>\$ 2,938,050</b>

# Grand Oaks

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 588,242	\$ 588,242	\$ 599,168	\$ 10,926
Assessments - Direct	\$ 649,186	\$ 649,186	\$ 332,545	\$ (316,641)
Interest Income	\$ -	\$ -	\$ 8,764	\$ 8,764
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ -	\$ -	\$ 5,507	\$ 5,507
<b>Total Revenues</b>	<b>\$ 1,237,428</b>	<b>\$ 1,237,428</b>	<b>\$ 945,983</b>	<b>\$ (291,445)</b>

#### **Expenditures:**

##### **General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 9,000	\$ 2,400	\$ 6,600
District Engineer	\$ 13,200	\$ 9,900	\$ 7,835	\$ 2,065
Dissemination Agent	\$ 9,270	\$ 6,953	\$ 4,968	\$ 1,985
District Counsel	\$ 20,000	\$ 15,000	\$ 32,778	\$ (17,778)
Auditing Services	\$ 6,600	\$ 9,600	\$ 9,600	\$ -
Trustee Fees	\$ 9,500	\$ 7,125	\$ 5,814	\$ 1,311
Management Fees	\$ 65,245	\$ 48,934	\$ 44,160	\$ 4,774
Accounting Services	\$ -	\$ -	\$ -	\$ -
Information Technology	\$ -	\$ -	\$ 900	\$ (900)
Website Administration	\$ 1,545	\$ 1,159	\$ 3,410	\$ (2,251)
ADA Website Compliance	\$ 4,200	\$ 3,150	\$ 1,553	\$ 1,598
Postage	\$ 1,200	\$ 900	\$ 116	\$ 784
Printing And Binding	\$ -	\$ -	\$ 341	\$ (341)
Insurance	\$ 3,500	\$ 3,500	\$ 3,500	\$ -
Legal Advertising	\$ 2,200	\$ 1,650	\$ 618	\$ 1,032
Bank Fees	\$ 150	\$ 113	\$ 1,964	\$ (1,851)
Office Supplies	\$ -	\$ -	\$ 76	\$ (76)
Dues, Licenses & Subscriptions	\$ 175	\$ 131	\$ 375	\$ (244)
Misc - Assessment Collection Cost	\$ -	\$ -	\$ -	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 148,785</b>	<b>\$ 117,114</b>	<b>\$ 120,406</b>	<b>\$ (3,292)</b>

**Grand Oaks**  
**Community Development District**  
**General Fund**

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<b><u>Operation and Maintenance</u></b>				
<b>Field Expenses</b>				
Electricity	\$ 110,000	\$ 82,500	\$ 27,978	\$ 54,522
Utility	\$ 12,000	\$ 9,000	\$ 391	\$ 8,609
Landscape Maintenance	\$ 229,008	\$ 171,756	\$ 197,610	\$ (25,854)
Irrigation Repairs	\$ 10,000	\$ 7,500	\$ 15,553	\$ (8,053)
Landscape Replacement	\$ 18,000	\$ 13,500	\$ 331	\$ 13,169
Landscape - Mulch	\$ 40,000	\$ 30,000	\$ 3,762	\$ 26,238
Landscape - Annuals	\$ 14,265	\$ 10,699	\$ -	\$ 10,699
Lake Maintenance	\$ 16,000	\$ 12,000	\$ 23,625	\$ (11,625)
Miscellaneous Expense	\$ 70,000	\$ 52,500	\$ -	\$ 52,500
General Repairs & Maintenance	\$ 5,000	\$ 3,750	\$ 84,422	\$ (80,672)
Hardscape Maintenance	\$ 14,000	\$ 10,500	\$ -	\$ 10,500
Sidewalk & Pavement Repairs	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Community Improvements	\$ 21,000	\$ 15,750	\$ -	\$ 15,750
Capital Reserve	\$ 100,000	\$ 75,000	\$ -	\$ 75,000
<b>Subtotal</b>	<b>\$ 664,273</b>	<b>\$ 498,205</b>	<b>\$ 353,671</b>	<b>\$ 144,534</b>
<b>Amenity Expenses</b>				
Facility Management	\$ 195,000	\$ 146,250	\$ 108,750	\$ 37,500
Security	\$ 50,000	\$ 37,500	\$ 5,043	\$ 32,457
Cable/Internet	\$ -	\$ -	\$ 4,958	\$ (4,958)
Property Insurance	\$ 83,000	\$ 83,000	\$ 67,256	\$ 15,744
Utility-Water	\$ -	\$ -	\$ 4,160	\$ (4,160)
Gas	\$ 2,000	\$ 1,500	\$ 701	\$ 799
Pool Maintenance	\$ 27,000	\$ 20,250	\$ 31,432	\$ (11,182)
Pool Permits	\$ -	\$ -	\$ 350	\$ (350)
Refuse	\$ 1,800	\$ 1,350	\$ 1,391	\$ (41)
Janitorial Services	\$ 13,320	\$ 9,990	\$ 12,473	\$ (2,483)
Pest Control	\$ -	\$ -	\$ 4,290	\$ (4,290)
Amenity Office Supplies	\$ 600	\$ 450	\$ 286	\$ 164
Recreation Facility Maintenance	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Recreation Equipment Maintenance	\$ 22,000	\$ 16,500	\$ 15,185	\$ 1,316
Special Events	\$ 7,000	\$ 5,250	\$ -	\$ 5,250
Holiday Decorations	\$ 2,000	\$ 1,500	\$ 5,095	\$ (3,595)
Miscellaneous Maintenance	\$ 5,650	\$ 4,238	\$ -	\$ 4,238
<b>Subtotal</b>	<b>\$ 424,370</b>	<b>\$ 339,028</b>	<b>\$ 261,370</b>	<b>\$ 77,657</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 1,088,643</b>	<b>\$ 837,232</b>	<b>\$ 615,042</b>	<b>\$ 222,191</b>
<b>Total Expenditures</b>	<b>\$ 1,237,428</b>	<b>\$ 954,346</b>	<b>\$ 735,448</b>	<b>\$ 218,898</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 210,536</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 81,706</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 292,242</b>	

# Grand Oaks

## Community Development District

### Debt Service Fund - Series 2019

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 537,242	\$ 537,242	\$ 529,304	\$ (7,938)
Assessments - Direct	\$ 142,678	\$ 142,678	\$ 142,806	\$ 128
Assessments - Prepayment	\$ -	\$ -	\$ 92,034	\$ 92,034
Interest	\$ -	\$ -	\$ 37,740	\$ 37,740
<b>Total Revenues</b>	<b>\$ 679,920</b>	<b>\$ 679,920</b>	<b>\$801,884</b>	<b>\$ 121,964</b>
<b>Expenditures:</b>				
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	\$ 234,384	\$ 234,384	\$ -
Special Call 5/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
<b>Total Expenditures</b>	<b>\$ 668,998</b>	<b>\$ 668,997</b>	<b>\$ 738,997</b>	<b>\$ (70,000)</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (22,438)	\$ (22,438)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (22,438)</b>	<b>\$ (22,438)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 10,923</b>		<b>\$40,449</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 277,837</b>		<b>\$ 1,169,536</b>	
<b>Fund Balance - Ending</b>	<b>\$ 288,760</b>		<b>\$ 1,209,984</b>	

# Grand Oaks

## Community Development District

### Debt Service Fund - Series 2020

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 328,531	\$ 328,531	\$ 324,061	\$ (4,470)
Assessments - Direct	\$ 604,659	\$ 604,659	\$ 401,120	\$ (203,539)
Assessments - Prepayment	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 36,389	\$ 36,389
<b>Total Revenues</b>	<b>\$ 933,190</b>	<b>\$ 933,190</b>	<b>\$761,571</b>	<b>\$ (171,619)</b>
<b>Expenditures:</b>				
Interest Expense 11/1	\$ 324,294	\$ 324,294	\$ 324,294	\$ -
Principal Expense 5/1	\$ 285,000	\$ 285,000	\$ 285,000	\$ -
Interest Expense 5/1	\$ 324,294	\$ 324,294	\$ 324,294	\$ -
<b>Total Expenditures</b>	<b>\$ 933,589</b>	<b>\$ 933,588</b>	<b>\$ 933,588</b>	<b>\$ -</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (28,489)	\$ (28,489)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (28,489)</b>	<b>\$ (28,489)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (399)</b>		<b>(\$200,506)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 277,837</b>	<b>\$ -</b>	<b>\$ 1,081,352</b>	
<b>Fund Balance - Ending</b>	<b>\$ 277,438</b>	<b>\$ -</b>	<b>\$ 880,846</b>	

# Grand Oaks

## Community Development District

### Debt Service Fund - Series 2021

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -
Assessments - Direct	\$ 300,025	\$ 300,025	\$ -	\$ (300,025)
Interest	\$ -	\$ -	\$ 7,915	\$ 7,915
<b>Total Revenues</b>	<b>\$ 300,025</b>	<b>\$ 300,025</b>	<b>\$ 7,915</b>	<b>\$ (292,110)</b>
<b>Expenditures:</b>				
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	\$ 90,997	\$ 90,997	\$ -
<b>Total Expenditures</b>	<b>\$ 298,504</b>	<b>\$ 298,503</b>	<b>\$ 298,503</b>	<b>\$ (0)</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (6,804)	\$ (6,804)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (6,804)</b>	<b>\$ (6,804)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 1,521</b>		<b>\$ (297,392)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 277,837</b>		<b>\$ 600,820</b>	
<b>Fund Balance - Ending</b>	<b>\$ 279,358</b>		<b>\$ 303,428</b>	

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

	Series	Series	Series
	2019	2020	2021
<b><u>Revenues:</u></b>			
Interest Income	\$ 445	\$ 481	\$ 364
<b>Total Revenues</b>	<b>\$ 445</b>	<b>\$ 481</b>	<b>\$ 364</b>
<b><u>Expenditures:</u></b>			
Capital Outlay - Construction	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Other Financing Sources:</u></b>			
Transfer In/(Out)	\$ 22,438	\$ 28,477	\$ 6,804
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 22,438</b>	<b>\$ 28,477</b>	<b>\$ 6,804</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 22,883</b>	<b>\$ 28,958</b>	<b>\$ 7,167</b>
<b>Fund Balance - Beginning</b>	<b>\$ 6</b>	<b>\$ (12)</b>	<b>\$ (198,692)</b>
<b>Fund Balance - Ending</b>	<b>\$ 22,889</b>	<b>\$ 28,946</b>	<b>\$ (191,525)</b>

**Grand Oaks**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments-On Roll	\$ 15,133	\$ 55,235	\$ 115,282	\$ 348,000	\$ 52,262	\$ -	\$ 11,769	\$ -	\$ 1,487	\$ -	\$ -	\$ -	\$ 599,168
Assessments-Direct	\$ -	\$ 242,453	\$ 90,092	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 332,545
Interest Income	\$ 9	\$ 1,294	\$ 1,675	\$ 1,478	\$ 1,207	\$ 1,071	\$ 819	\$ 694	\$ 516	\$ -	\$ -	\$ -	\$ 8,764
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ 795	\$ 1,275	\$ 450	\$ -	\$ -	\$ 1,125	\$ 362	\$ 425	\$ 1,075	\$ -	\$ -	\$ -	\$ 5,507
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 945,983</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 200	\$ -	\$ 200	\$ 400	\$ 400	\$ -	\$ 400	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ 2,400
Engineering	\$ 1,710	\$ 505	\$ 1,375	\$ -	\$ 1,545	\$ -	\$ 420	\$ 1,140	\$ 1,140	\$ -	\$ -	\$ -	\$ 7,835
Dissemination Agent	\$ 773	\$ 773	\$ 773	\$ 250	\$ 250	\$ 1,000	\$ 350	\$ 550	\$ 250	\$ -	\$ -	\$ -	\$ 4,968
Attorney	\$ 5,920	\$ 1,910	\$ 14,523	\$ 4,559	\$ 1,706	\$ 4,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,778
Annual Audit	\$ -	\$ 1,500	\$ 1,500	\$ 1,100	\$ -	\$ -	\$ -	\$ 2,000	\$ 3,500	\$ -	\$ -	\$ -	\$ 9,600
Trustee Fees	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ 1,773	\$ -	\$ -	\$ -	\$ -	\$ 5,814
Management Fees	\$ 5,437	\$ 5,437	\$ 5,437	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ -	\$ -	\$ -	\$ 44,160
Accounting Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Information Technology	\$ -	\$ -	\$ -	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 900
Website Administration	\$ 350	\$ 350	\$ 350	\$ 1,850	\$ 110	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 3,410
Website Compliance	\$ -	\$ -	\$ 1,553	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,553
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ 6	\$ -	\$ -	\$ -	\$ 72	\$ 10	\$ 10	\$ 18	\$ -	\$ -	\$ -	\$ 116
Printing & Binding	\$ -	\$ 132	\$ -	\$ -	\$ -	\$ 102	\$ 17	\$ 71	\$ 20	\$ -	\$ -	\$ -	\$ 341
Insurance	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Legal Advertising	\$ -	\$ -	\$ 69	\$ -	\$ 70	\$ 69	\$ 68	\$ 69	\$ 273	\$ -	\$ -	\$ -	\$ 618
Bank Fees	\$ 7	\$ -	\$ 200	\$ 327	\$ 446	\$ 372	\$ 125	\$ 260	\$ 227	\$ -	\$ -	\$ -	\$ 1,964
Office Supplies	\$ -	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ 76
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375
<b>Total General &amp; Administrative:</b>	<b>\$ 18,071</b>	<b>\$ 10,686</b>	<b>\$ 30,219</b>	<b>\$ 13,277</b>	<b>\$ 9,319</b>	<b>\$ 10,667</b>	<b>\$ 6,283</b>	<b>\$ 11,164</b>	<b>\$ 10,720</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 120,406</b>
<b><u>Operation and Maintenance</u></b>													
<b>Field Expenses</b>													
Electricity	\$ -	\$ -	\$ -	\$ 7,272	\$ 6,661	\$ 2,901	\$ 4,551	\$ 3,427	\$ 3,166	\$ -	\$ -	\$ -	\$ 27,978
Utility - Water	\$ -	\$ 363	\$ 28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 391
Landscape Maintenance	\$ 25,722	\$ 21,615	\$ 19,084	\$ 19,084	\$ 19,084	\$ 19,084	\$ 24,884	\$ 19,654	\$ 29,400	\$ -	\$ -	\$ -	\$ 197,610
Irrigation Repairs	\$ 150	\$ 1,287	\$ 8,581	\$ -	\$ 1,600	\$ -	\$ 1,160	\$ -	\$ 2,776	\$ -	\$ -	\$ -	\$ 15,553
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 331	\$ -	\$ -	\$ -	\$ 331
Landscape - Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,762	\$ -	\$ -	\$ -	\$ 3,762
Landscape - Annuals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 2,475	\$ 2,675	\$ 2,475	\$ 2,475	\$ 2,675	\$ 2,475	\$ 2,475	\$ 3,125	\$ 2,775	\$ -	\$ -	\$ -	\$ 23,625
Miscellaneous Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 13,326	\$ 1,146	\$ 2,306	\$ 43,707	\$ 8,544	\$ 1,072	\$ 2,186	\$ 7,632	\$ 4,502	\$ -	\$ -	\$ -	\$ 84,422
Hardscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk & Pavement Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal</b>	<b>\$ 41,673</b>	<b>\$ 27,086</b>	<b>\$ 32,473</b>	<b>\$ 72,538</b>	<b>\$ 38,564</b>	<b>\$ 25,532</b>	<b>\$ 35,256</b>	<b>\$ 33,838</b>	<b>\$ 46,710</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 353,671</b>

**Grand Oaks**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Amenity Expenses</b>													
Facility Management	\$ 16,250	\$ 16,250	\$ 16,250	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ 108,750
Security	\$ 38	\$ 909	\$ 1,860	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,237	\$ -	\$ -	\$ -	\$ 5,043
Cable/Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,859	\$ 99	\$ -	\$ -	\$ -	\$ 4,958
Property Insurance	\$ 67,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,256
Utility	\$ -	\$ -	\$ 450	\$ 418	\$ 446	\$ 547	\$ 1,012	\$ 707	\$ 581	\$ -	\$ -	\$ -	\$ 4,160
Gas	\$ -	\$ -	\$ 150	\$ 152	\$ 99	\$ 73	\$ 73	\$ 74	\$ 80	\$ -	\$ -	\$ -	\$ 701
Pool Maintenance	\$ 3,134	\$ 3,795	\$ 3,038	\$ 3,906	\$ 2,116	\$ 3,219	\$ 2,550	\$ 5,181	\$ 4,493	\$ -	\$ -	\$ -	\$ 31,432
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350	\$ -	\$ -	\$ -	\$ 350
Refuse	\$ 44	\$ -	\$ -	\$ 367	\$ 177	\$ 180	\$ 179	\$ 223	\$ 222	\$ -	\$ -	\$ -	\$ 1,391
Janitorial Services	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,673	\$ -	\$ -	\$ -	\$ 12,473
Pest Control	\$ 250	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 3,095	\$ 135	\$ -	\$ -	\$ -	\$ 4,290
Amenity Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 286	\$ -	\$ -	\$ -	\$ 286
Recreation Facility Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation Equipment Maintenance	\$ 1,494	\$ 1,494	\$ 1,494	\$ 2,988	\$ 1,494	\$ 1,679	\$ 1,554	\$ 1,494	\$ 1,494	\$ -	\$ -	\$ -	\$ 15,185
Special Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Decorations	\$ -	\$ -	\$ 2,675	\$ 2,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,095
Miscellaneous Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal</b>	<b>\$ 73,528</b>	<b>\$ 6,774</b>	<b>\$ 9,292</b>	<b>\$ 11,736</b>	<b>\$ 5,815</b>	<b>\$ 7,182</b>	<b>\$ 6,852</b>	<b>\$ 12,124</b>	<b>\$ 9,315</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 261,370</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 115,201</b>	<b>\$ 33,860</b>	<b>\$ 41,765</b>	<b>\$ 84,274</b>	<b>\$ 44,379</b>	<b>\$ 32,714</b>	<b>\$ 42,108</b>	<b>\$ 45,963</b>	<b>\$ 56,025</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 615,042</b>
<b>Total Expenditures</b>	<b>\$ 133,272</b>	<b>\$ 44,546</b>	<b>\$ 71,984</b>	<b>\$ 97,551</b>	<b>\$ 53,698</b>	<b>\$ 43,381</b>	<b>\$ 48,390</b>	<b>\$ 57,127</b>	<b>\$ 66,745</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 735,448</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (133,272)</b>	<b>\$ (44,546)</b>	<b>\$ (71,984)</b>	<b>\$ (97,551)</b>	<b>\$ (53,698)</b>	<b>\$ (43,381)</b>	<b>\$ (48,390)</b>	<b>\$ (57,127)</b>	<b>\$ (66,745)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 210,536</b>

# 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	\$672,778
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)
Special Call - 5/1/25	(\$5,000)
<b>Current Bonds Outstanding</b>	<b>\$9,715,000</b>

#### 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	\$855,797
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)
Principal Payment - 5/1/25	(\$285,000)
<b>Current Bonds Outstanding</b>	<b>\$14,630,000</b>

**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)
<b>Current Bonds Outstanding</b>		<b>\$4,970,000</b>

**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
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
6/16/25	ACH	\$ 3,675.81	\$ -	\$ -	\$ 3,675.81	\$ 1,487.23	\$ 1,364.44	\$ 824.14	\$ -	\$ 3,675.81
<b>TOTAL</b>		<b>\$ 1,451,869.54</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,451,869.54</b>	<b>\$ 599,167.60</b>	<b>\$ 529,180.83</b>	<b>\$ 323,521.10</b>	<b>\$ -</b>	<b>\$ 1,451,869.53</b>

<b>100%</b>	<b>Net Percent Collected</b>
-------------	------------------------------

**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

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

June 01, 2025 through June 30, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	6/10/25	1944-1952	\$ 44,138.78
	6/19/25	1953-1959	\$ 16,901.27
	6/25/25	1960-1961	\$ 38,394.38
	6/27/25	1962-1968	\$ 9,805.96
Total Amount			\$ 109,240.39

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/10/25	00053	5/31/25 JAC-0304	202505 320-53800-60000	MAY PET STATIONS	*	65.00	
				DOODYCALLS OF JACKSONVILLE FL			65.00 001944
6/10/25	00083	5/27/25 99099	202505 320-53800-60000	QRTERLY PUMP MAINT	*	700.00	
				FLORIDA PUMP SERVICE, INC.			700.00 001945
6/10/25	00021	5/16/25 12	202505 320-53800-60000	MAY MAINTENANCE SUPPLIES	*	582.56	
		6/01/25 13	202506 310-51300-34000	JUN MANAGEMENT FEES	*	4,641.42	
		6/01/25 13	202506 310-51300-35200	JUN WEBSITE ADMIN	*	100.00	
		6/01/25 13	202506 310-51300-35100	JUN INFO TECH	*	150.00	
		6/01/25 13	202506 310-51300-31300	JUN DISSEM AGENT SERVICES	*	250.00	
		6/01/25 13	202506 310-51300-49000	JUN RECORD STORAGE	*	50.00	
		6/01/25 13	202506 310-51300-51000	OFFICE SUPPLIES	*	.78	
		6/01/25 13	202506 310-51300-42000	POSTAGE	*	17.94	
		6/01/25 13	202506 310-51300-42500	COPIES	*	19.65	
		6/01/25 13	202506 310-51300-49000	TELEPHONE	*	26.32	
		6/01/25 14	202506 330-53800-12000	JUN FACILITY MANAGEMENT	*	10,000.00	
				GOVERNMENTAL MANAGEMENT SERVICES			15,838.67 001946
6/10/25	00016	1/04/25 1063	202501 330-53800-59100	HOLIDAY LIGHTING	*	2,420.00	
				M&G HOLIDAY LIGHTING			2,420.00 001947
6/10/25	00015	6/05/25 38143	202506 330-53800-34500	CAMERA REPAIR	*	692.29	
		6/05/25 38145	202506 330-53800-34500	POOL CAMERA REPLACEMENT	*	944.23	
				MHD COMMUNICATIONS			1,636.52 001948
6/10/25	00025	6/01/25 38360	202506 330-53800-48300	JUN CLEANING 3X PER WEEK	*	1,350.00	
				NORTHEAST QUALITY SERVICES LLC			1,350.00 001949
				GOCD GRAND OAKS CDD AMOSSING			



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/19/25	00038	5/23/25 7765211	202505 310-51300-32300		*	1,773.39	
		FY25 TRUSTEE FEES					
		5/23/25 7765211	202505 300-15500-10000		*	2,482.74	
		FY26 TRUSTEE FEES					
			US BANK				4,256.13 001959
6/25/25	00028	4/09/25 04092025	202506 300-20700-10000		*	9,380.09	
		04.09 FY25 ASSESSMENTS					
		4/09/25 04092025	202506 300-20700-10000		*	11,861.16	
		PRIOR YEAR					
			GRAND OAKS CDD				21,241.25 001960
6/25/25	00029	4/09/25 04092025	202506 300-20700-10000		*	5,665.68	
		04.09 FY25 ASSESSMENTS					
		4/09/25 04092025	202506 300-20700-10000		*	11,487.45	
		PRIOR YEAR					
			GRAND OAKS CDD				17,153.13 001961
6/27/25	00084	6/09/25 7174	202506 320-53800-60000		*	900.00	
		PARKING LOT LIGHT REPAIR					
			ALLSTAR ELECTRICAL CONTRACTORS INC				900.00 001962
6/27/25	00004	5/25/25 3645	202506 330-53800-45505		*	4,493.28	
		JUN POOL SERVICE & CHEM					
			C BUSS ENTERPRISES, INC				4,493.28 001963
6/27/25	00078	6/18/25 99014032	202506 320-53800-60000		*	135.00	
		A/C UNIT REPAIR					
			DUCK DUCK ROOTER LLC				135.00 001964
6/27/25	00021	6/19/25 17	202506 320-53800-60000		*	784.01	
		MAINTENANCE SUPPLIES					
			GOVERNMENTAL MANAGEMENT SERVICES				784.01 001965
6/27/25	00040	6/09/25 06092025	202506 330-53800-41000		*	98.67	
		HD PACKAGE 6/12-7/11					
			HOTWIRE COMMUNICATIONS				98.67 001966
6/27/25	00014	5/21/25 66871130	202505 330-53800-48400		*	1,880.00	
		BAITING INSTALLATION					
		5/21/25 66871204	202505 330-53800-48400		*	880.00	
		BAITING INSTALLATION					
		5/21/25 66871206	202505 330-53800-48400		*	200.00	
		COVERAGE UPGRADE					
		5/22/25 65308555	202505 330-53800-48400		*	135.00	
		MAY PEST CONTROL					
			MASSEY SERVICES, INC.				3,095.00 001967
			GOCD GRAND OAKS CDD AMOSSING				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/27/25	00003	6/20/25 2059552	202506 320-53800-46300	FOUNTAIN SERVICE CALL	*	300.00	
				THE LAKE DOCTORS INC			300.00 001968
						TOTAL FOR BANK A	109,240.39
						TOTAL FOR REGISTER	109,240.39

GOCD GRAND OAKS CDD AMOSSING

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

05/31/2025

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

Invoice Balance	\$65.00
Total Due Includes All Unpaid Invoices	\$ 65.00

0013205380060000  
May pet stations

		CUSTOMER CARE CENTER HOURS OF OPERATION: 800 366-3922 Monday - Friday: 8:30 AM to 9 PM Saturday: 9 AM to 5 PM Sunday: 12:30 PM to 3:30 PM			Invoice #	Invoice Date
					JAC-0304619	May 31, 2025
Description	Date	Qty	U/M	Rate	Discount	Amount
SO-01007 Service : Pet waste station service	May 1, 2025	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	May 8, 2025	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	May 15, 2025	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	May 22, 2025	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	May 29, 2025	1		\$ 13.00		\$ 13.00
Invoice Total					\$65.00	
Payments/Credits Applied to Invoice					\$0.00	
Invoice Balance					\$65.00	
A minus sign (-) in the Total Due Field Box indicates a credit balance						
DoodyCalls is going Green - Let us know if you prefer your invoices by email or choose monthly auto pay with your card.						

**FLORIDA PUMP SERVICE, INC.**

192 Industrial Loop  
Orange Park, FL 32073  
+19042690202  
customerservice@floridapumpservice.com  
www.floridapumpservice.com

**Invoice****BILL TO**

Grand Oaks Community Development  
District  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

**SHIP TO**

Grand Oaks Community Development  
District  
1055 Turnbull Creek Road  
St. Augustine, Florida 32092

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
99099	05/27/2025	\$700.00	06/26/2025	Net 30	

**SALES REP**  
Garrett

0013205380060000  
Qrterly Pump Maint

**PHONE NUMBER**  
904.759.8890 Rich

DATE	QTY	ACTIVITY	DESCRIPTION	RATE	AMOUNT
05/23/2025	1	<b>Quarterly Maintenance</b>	Quarterly Maintenance Service;	700.00	700.00
05/23/2025	1	<b>Aquatics</b>	Work requiring entry into the water. Checked strainers, clean.  Building 114; 15hp duplex pump station. Voltage from main in control panel 487v. To ground: A 278, B 279 and C 279. Amps from motor wires on pump one 6.83-12.3 and pump two 6.64 to 12.1. Bladder tank at 48psi. VFD pressure reading 45psi. No leaks. Greased both pumps.  Mailbox location; 15hp duplex pump station. Voltage from main in control panel 486v. To ground: A 279, B 277 and C 277. Amps from motor wires on pump one 6.8-12.5 and pump two 6.67 to 11.9. Bladder tank at 41psi. VFD pressure reading 45psi. No leaks. Greased both pumps.		0.00

Warranty Terms: Unless otherwise stated, Florida Pump Service, Inc. guarantees all major equipment, against inherent mechanical defects and/or workmanship for one (1) year and on-the-job labor for 90 days, from the date of installation. All warranty work is done during regular business hours, Monday-Friday between 8:00 am to 4:30 pm.

SUBTOTAL	700.00
TAX	0.00
TOTAL	700.00
BALANCE DUE	<b>\$700.00</b>

We now offer financing!  
12-Month Same as Cash and Traditional loans

Since 1948  
"We Make Water Happen!"

**Governmental Management Services, LLC**

475 West Town Place, Suite 114  
St. Augustine, FL 32092

**Invoice**

Invoice #: 12

Invoice Date: 5/16/25

Due Date: 5/16/25

Case:

P.O. Number:

**Bill To:**

Grand Oaks CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Maintenance Supplies		582.56	582.56
<div>Approved Repairs &amp; Maintenance 001.320.53800.60000 Rich Gray</div> <div>Alison Moring 5/23/25</div>			

Total	\$582.56
-------	----------

Payments/Credits	\$0.00
------------------	--------

Balance Due	\$582.56
-------------	----------

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 5/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
GRAND OAKS	2/24/25	Batteries	26.83	R.G.
	4/4/25	Road Reflectors 12 Pack (2)	71.28	R.G.
	4/7/25	Construction Adhesive (3)	46.07	R.G.
	4/7/25	Sakrete 60lb Blacktop (2)	56.53	R.G.
	4/7/25	8" Cable Zip Ties 1000pk	45.14	R.G.
	4/7/25	1 3/4"x 3 1/2" x 6' Green Steel Fence T-Post Anchor Plate (10)	98.29	R.G.
	4/7/25	Outdoor 2 Head Security Flood Light (2)	49.15	R.G.
	4/7/25	Dimmable Flood LED Spot Light Bulb Daytime 2pk (2)	36.62	R.G.
	4/8/25	1/2" White 5 Holes 4" Round Box (2)	35.54	R.G.
	4/17/25	Key Rings	2.27	P.S.
	4/17/25	Keys (2)	9.13	P.S.
	4/23/25	Water Proof Wire Nuts 20pk	18.72	P.S.
	4/30/25	Swimming Pool Total Test Kit	87.00	R.G.
		<b>TOTAL</b>	<b><u>\$582.56</u></b>	

**Governmental Management Services, LLC**

475 West Town Place, Suite 114  
St. Augustine, FL 32092

**Invoice****Invoice #:** 13**Invoice Date:** 6/1/25**Due Date:** 6/1/25**Case:****P.O. Number:****Bill To:**

Grand Oaks CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - June 2025		4,641.42	4,641.42
Website Administration - June 2025		100.00	100.00
Information Technology - June 2025		150.00	150.00
Dissemination Agent Services - June 2025		250.00	250.00
Record Storage - June 2025		50.00	50.00
Office Supplies		0.78	0.78
Postage		17.94	17.94
Copies		19.65	19.65
Telephone		26.32	26.32
0013105130034000			
0013105130035200			
0013105130035100			
0013105130031300			
0013105130049000			
0013105130051000			
0013105130042000			
0013105130042500			
0013105130041000			
<b>Total</b>			<b>\$5,256.11</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$5,256.11</b>

**Governmental Management Services, LLC**

475 West Town Place, Suite 114

St. Augustine, FL 32092

**Invoice****Invoice #:** 14**Invoice Date:** 6/1/25**Due Date:** 6/1/25**Case:****P.O. Number:****Bill To:**

Grand Oaks CDD

475 West Town Place

Suite 114

St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Facility Management - June 2025		10,000.00	10,000.00
0013305380012000			
Alison Mossing 6-5-25			

**Total** \$10,000.00**Payments/Credits** \$0.00**Balance Due** \$10,000.00

INVOICE

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

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



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

Invoice details

Invoice no.: 1063  
Terms: Net 30  
Invoice date: 01/04/2025  
Due date: 02/03/2025

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

9.	Services	Take down at end of season and storage until 2025 season	0.5	\$500.00	\$250.00
10.	Services	Credit for decor changes at community exit monument, center monument at community entrance and community center monument.		-\$255.00	-\$255.00

Total

\$2,420.00

Ways to pay



View and pay

View invoice online  
Scan code or go to the link below to view the invoice online  
[View invoice](#)





MHD Communications  
5808 Breckenridge Pkwy Ste G  
Tampa, FL 33610  
(813) 948-0202

Bill To:
Grand Oaks CDD Attn: Alison Mossing 1055 Turnbull Creek Road St Augustine , FL 32092 United States

Date	Invoice
06/05/2025	38143
Account	
Grand Oaks	

Terms	Due Date	PO Number	Reference	
NET15	06/20/2025	Q005910v1		85-8017603153C-1

Project Name	#1393 - Replacement PoE Extender for newly replaced camera
Billing Type	Standard
Billing Method	Fixed Fee
Original Deposit	\$0.00
Company Name	Grand Oaks CDD
Contact Name	Elena Barron

Approved by Robin Nixon  
Grand Oaks Amenity Manager

Total Other Charges: \$692.29

Approved Quote #5910

Make checks payable to MHD Communications.  Or pay your invoice online through the payment link in the email of which this invoice was attached.  For ACH, please email finance@mhdit.com for the payment information.	Invoice Subtotal:	\$692.29
	Sales Tax:	\$0.00
	Invoice Total:	\$692.29
	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$692.29

0013305380034500  
Camera Repair



MHD Communications  
5808 Breckenridge Pkwy Ste G  
Tampa, FL 33610  
(813) 948-0202

Bill To:
Grand Oaks CDD Attn: Alison Mossing 1055 Turnbull Creek Road St Augustine , FL 32092 United States

Date	Invoice
06/05/2025	38145
Account	
Grand Oaks	

Terms	Due Date	PO Number	Reference	
NET15	06/20/2025	Q005853v1		85-8017603153C-1

Service Request Number	598496
Summary	Replacement of Pool House Front Camera
Billing Method	Fixed Fee
Company Name	Grand Oaks CDD
Contact Name	Elena Barron

Approved by Robin Nixon  
Grand Oaks Amenity Manager

Total Other Charges: \$944.23

Approved Quote #5853

Make checks payable to MHD Communications.  Or pay your invoice online through the payment link in the email of which this invoice was attached.  For ACH, please email finance@mhdit.com for the payment information.	Invoice Subtotal:	\$944.23
	Sales Tax:	\$0.00
	Invoice Total:	\$944.23
	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$944.23

0013305380034500  
Pool camera replacement

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

# Invoice

Date	Invoice #
6/1/2025	38360

**Bill To:**

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

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

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

P.O. No.	Terms	Due Date	Project
	Net 30	7/1/2025	

Description	Qty	Rate	Amount
June (6/1/2025 - 6/30/2025) Monthly Service - Cleaning 3x per week (Mon./Wed/Fri.)  0013305380048300 jun cleaning 3x per week	1	1,350.00	1,350.00T

**Subtotal** \$1,350.00

**Sales Tax (0.0%)** \$0.00

**Total** \$1,350.00

**Payments/Credits** \$0.00

**Balance Due** \$1,350.00

**Approved**  
 Robin Nixon  
 Amenity Manager  
 Grand Oaks CDD



PO Box 6569  
Hilton Head Island, SC 29938

Bill To
Grand Oaks CDD 475 West Town Place, Suite 114 St. Augustine, FL 32092

Invoice 785167	
Date	PO/Contract#
06/02/25	
Account Manager	Terms
WILLIAM FLANNERY	Due on Receipt
Total Amount	\$19,084.00
Property Address	
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092	

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

Description	Amount
#72151 - Maintenance Contract Services - Grand Oaks CDD June 2025	\$19,084.00
	<b>Total</b>
	<b>\$19,084.00</b>

0013205380046000  
Jun landscape maintenance

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

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

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

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



PO Box 6569  
Hilton Head Island, SC 29938

Bill To
Grand Oaks CDD 475 West Town Place, Suite 114 St. Augustine, FL 32092

Invoice 785369	
Date	PO/Contract#
05/31/25	
Account Manager	Terms
WILLIAM FLANNERY	Due on Receipt
Total Amount	\$569.59
Property Address	
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092	

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

Description	Amount
-------------	--------

#### #78834 - Amenity clubhouse planters

Landscape Enhancement Proposal – Clubhouse Entrance Planters

We envision enhancing the two planters at the front entrance of the clubhouse and two planters on the backside of the clubhouse by installing plant material that adds both color and seasonal interest. The goal is to create a welcoming and visually appealing focal point that complements the surrounding landscape and enhances the overall curb appeal of the clubhouse area.

*Landscape Enhancement Work - 05/30/2025*

*\$569.59*

**Total \$569.59**

0013205380046000  
Landscape enhance may25

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

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$19,653.59	\$0.00	\$0.00	\$0.00

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

MAKE CHECK PAYABLE TO:



Post Office Box 162134  
Altamonte Springs, FL 32716  
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

GRAND OAKS CDD  
Matt Biagetti/Govmnt Mgmt Srvc, LLC  
475 W Town Pl  
Suite 114  
St. Augustine, FL 32092

The Lake Doctors  
Post Office Box 162134  
Altamonte Springs, FL 32716

ACCOUNT NUMBER

DATE

BALANCE

729170

6/1/2025

\$2,475.00

00000000172171001000000027853900000024750051

Please Return this invoice with your payment and  
notify us of any changes to your contact information.

GRAND OAKS CDD

Turnbull Creek Blvd, St Augustine, Florida 32092 Tampa, FL 33607

Invoice Due Date 6/11/2025

Invoice 278539B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
6/1/2025	Water Management - Zone 1		\$2475.00	\$0.00	\$2475.00

Approved  
Lake Maintenance  
1.320.53800.46300  
Rich Gray

Please remit payment for this month's invoice.

jun lake maintenance

Please provide remittance information when submitting payments,  
otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

**Total Account Balance including this invoice:**

\$2475.00

**This Invoice Total:**

\$2475.00

Click the "Pay Now" link to submit payment by ACH

**Customer #:** 729170  
**Portal Registration #:** 5D65AC7B  
**Customer E-mail(s):** amossing@gmstnn.com,mbiagetti@gmsnf.com  
**Customer Portal Link:** www.lakedoctors.com/contact-us/

**Corporate Address**  
4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7765211  
Account Number: 273365000  
Invoice Date: 05/23/2025  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

Grand Oaks CDD  
c/o GMS - North Florida, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092  
United States

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,  
SERIES 2019A 2019A REVENUE ACCOUNT**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

**STATEMENT SUMMARY**

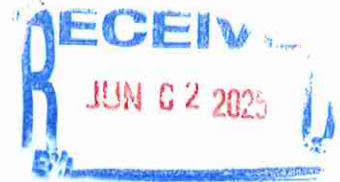
**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

**TOTAL AMOUNT DUE**

**\$4,256.13**

All invoices are due upon receipt.

0013105130032300  
0013001550010000  
Fy25 trustee Fees  
fy26 trustee fees



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES  
2019A 2019A REVENUE ACCOUNT**

Invoice Number:	7765211
Account Number:	273365000
Current Due:	\$4,256.13
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

**Wire Instructions:**

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 273365000  
Invoice # 7765211  
Attn: Fee Dept St. Paul

**Please mail payments to:**

U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7765211  
Invoice Date: 05/23/2025  
Account Number: 273365000  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

3/3

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES  
2019A 2019A REVENUE ACCOUNT

Accounts Included 273365000 273365001 273365002 273365003 273365004 273365006  
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
<b>Subtotal Administration Fees - In Advance 05/01/2025 - 04/30/2026</b>				<b>\$3,950.00</b>
Incidental Expenses 05/01/2025 to 04/30/2026	3,950.00	0.0775		\$306.13
<b>Subtotal Incidental Expenses</b>				<b>\$306.13</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,256.13</b>




# **ATTENDANCE SHEET**

District: Grand Oaks

Meeting Date: 06.12.25

	<b>Supervisor</b>	<b>In Attendance</b>	<b>Fees</b>
1.	<b>John Dodson</b> <i>Chairperson</i>	<input checked="" type="checkbox"/>	\$0
2.	<b>Linda Cruz</b> <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200
3.	<b>Keith Hyatt</b> <i>Assistant Secretary</i> NO	<input type="checkbox"/>	\$0
4.	<b>Dennis Smith</b> <i>Vice Chairman</i> NO	<input type="checkbox"/>	\$0
5.	<b>Clair Snider</b> <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200

District Manager:



PLEASE RETURN COMPLETED FORM TO ALISON MOSSING

0013105130011000  
bos meeting 6.12.25

\*\*\*\*\* INVOICE \*\*\*\*\*



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

Date: June 17, 2025

Invoice Number 2025-7180

Net 15 days

Mr. John Dobson, Chairman  
**Grand Oaks CDD**  
2005 Pan Am Circle, Ste. 300  
Tampa, Florida 33607  
[inframark@avidbill.com](mailto:inframark@avidbill.com)

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

**Task 1 CDD District Engineer**

**(hourly)**

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
Administrative	\$85	0	\$0.00
CADD Designer	\$130	0	\$0.00
Engineer	\$135	3	\$405.00
Professional Engineer	\$155	0	\$0.00
Principal	\$210	3.5	\$735.00
<b>TOTAL</b>		<b>6.5</b>	<b>\$1140.00</b>

1. Site visit to inspect trees in backyard
2. Update & send out plans for bid on Pond 14 maintenance
3. Attend CDD Meeting

**Amount Due \$1,140.00**

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

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



ACCOUNT NAME		ACCOUNT #	INV DATE
Grand Oaks CDD		803757	05/31/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007147138	May 1- May 31, 2025	\$68.64	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$68.64	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: JUNE 30, 2025
Grand Oaks CDD Alison Mossing 475 W Town PL # 114 St Augustine, FL 32092-3649	<b>Legal Entity:</b> Gannett Media Corp. <b>Terms and Conditions:</b> Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. <b>All funds payable in US dollars.</b>

**BILLING INQUIRIES/ADDRESS CHANGES** 1-877-736-7612 or [smb@ccc.gannett.com](mailto:smb@ccc.gannett.com)

**FEDERAL ID** 47-2390983

**Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by reaching out to [abgspecial@gannett.com](mailto:abgspecial@gannett.com).**

Date	Description	Amount
5/1/25	Balance Forward	\$68.34
5/20/25	PAYMENT - THANK YOU	-\$68.34

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
5/7/25	11223909	SAG St Augustine Record	Notice of Meeting	Notice of Meeting	\$68.64

0013105130048000

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$68.64
Service Fee 3.99%	\$2.74
*Cash/Check/ACH Discount	-\$2.74
*Payment Amount by Cash/Check/ACH	\$68.64
Payment Amount by Credit Card	\$71.38

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Grand Oaks CDD		803757		0007147138		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$68.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$68.64
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$71.38
				To sign up for E-mailed invoices and online payments please contact <a href="mailto:abgspecial@gannett.com">abgspecial@gannett.com</a>		

00008037570000000000000071471380000686467172

# LOCALiQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### **AFFIDAVIT OF PUBLICATION**

Brittany Crutchfield  
Alison Mossing  
Grand Oaks CDD  
475 W Town PL # 114  
St Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

05/07/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/07/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$68.64

Tax Amount: \$0.00

Payment Cost: \$68.64

Order No: 11223909

# of Copies:

Customer No: 803757

1

PO #: Notice of Meeting

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

### **NOTICE OF MEETING GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors (the "Board") of the Grand Oaks Community Development District is scheduled to be held on Wednesday, May 14, 2025 at 1:30 p.m. located at the Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at this meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver  
District Manager



MHD Communications  
5808 Breckenridge Pkwy Ste G  
Tampa, FL 33610  
(813) 948-0202

Bill To:
Grand Oaks CDD Attn: Alison Mossing 1055 Turnbull Creek Road St Augustine , FL 32092 United States

Date	Invoice
06/12/2025	38211
Account	
Grand Oaks	

Terms	Due Date	PO Number	Reference	
NET15	06/27/2025	Q005943v1		85-8017603153C-1

Service Request Number	618535
Summary	Playground area APC has failed
Billing Method	Fixed Fee
Company Name	Grand Oaks CDD
Contact Name	Robin Nixon

Approved by Robin Nixon  
Amenity Manager Grand Oaks

		<b>Total Other Charges:</b>	<b>\$600.00</b>
Make checks payable to MHD Communications.  Or pay your invoice online through the payment link in the email of which this invoice was attached.  For ACH, please email finance@mhdit.com for the payment information.	<b>Invoice Subtotal:</b>	\$600.00	
	<b>Sales Tax:</b>	\$0.00	
	<b>Invoice Total:</b>	<b>\$600.00</b>	
	<b>Payments:</b>	\$0.00	
	<b>Credits:</b>	\$0.00	
		<b>Balance Due:</b>	<b>\$600.00</b>

0013305380034500  
Playground APC Repair



PO Box 6569  
Hilton Head Island, SC 29938

Bill To
Grand Oaks CDD 475 West Town Place, Suite 114 St. Augustine, FL 32092

Invoice 785766	
Date	PO/Contract#
06/10/25	
Account Manager	Terms
WILLIAM FLANNERY	Due on Receipt
Total Amount	\$400.00
Property Address	
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092	

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

Description	Amount
#80230 - Irrigation Service Call- JAX	
Wire Splice Repair 6/3/25	
Irrigation REPAIR - 06/03/2025	
	Approved IRRIGATION REPAIRS 1.320.53800.46200 Rich Gray
	\$400.00
<b>Total</b>	<b>\$400.00</b>

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

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$7,233.12	\$19,653.59	\$0.00	\$0.00	\$0.00

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



PO Box 6569  
Hilton Head Island, SC 29938

Approved  
Landscape Maintenance  
001.320.53800.46000  
Rich Gray

Bill To
Grand Oaks CDD 475 West Town Place, Suite 114 St. Augustine, FL 32092

Invoice 785808	
Date	PO/Contract#
06/12/25	
Account Manager	Terms
WILLIAM FLANNERY	Due on Receipt
Total Amount	\$3,564.00
Property Address	
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092	

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

Description	Amount
-------------	--------

#78918 - Amenity Clubhouse Mulch Project

Proposal Description:

This proposal includes the installation of mulch in the amenity clubhouse area using high-quality pine bark nuggets. Pine bark nuggets are an attractive and durable mulching option that provides long-lasting ground cover, helps retain soil moisture, suppresses weed growth, and enhances the overall appearance of the landscape. The scope of work includes site preparation, removal of any existing debris as needed, and even distribution of the mulch throughout the designated areas to ensure a clean, polished finish.

*Landscape Enhancement Work - 06/06/2025*

\$3,564.00

**Total \$3,564.00**

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

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$10,036.50	\$20,053.59	\$0.00	\$0.00	\$0.00

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



PO Box 6569  
Hilton Head Island, SC 29938

Approved  
Landscape Maintenance  
001.320.53800.46000  
Rich Gray

Bill To
Grand Oaks CDD 475 West Town Place, Suite 114 St. Augustine, FL 32092

Invoice 785810	
Date	PO/Contract#
06/12/25	
Account Manager	Terms
WILLIAM FLANNERY	Due on Receipt
Total Amount	\$6,472.50
Property Address	
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092	

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

Description	Amount
-------------	--------

#78845 - Summer Bay / Rockwood Drive Sod Enhancement

Proposal Description – Sod Replacement Near Summer Bay and Rockwood Drive

This proposal includes the removal of existing turf and installation of new St. Augustine sod in a small area located near the intersection of Summer Bay and Rockwood Drive. The goal is to restore a healthy, uniform appearance to this visible area, enhancing the overall curb appeal and maintaining a clean, well-kept look in the community.

Scope of Work:

- Remove existing damaged or dead turf
- Prep soil and grade area for proper drainage and turf establishment
- Install fresh, high-quality St. Augustine sod
- Water in sod to ensure proper establishment
- Clean up and haul away any excess debris

Landscape Enhancement Work - 06/11/2025

\$6,472.50

**Total \$6,472.50**

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

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

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$6,472.50	\$20,053.59	\$0.00	\$0.00	\$0.00

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



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7765211  
Account Number: 273365000  
Invoice Date: 05/23/2025  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

Grand Oaks CDD  
c/o GMS - North Florida, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092  
United States

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,  
SERIES 2019A 2019A REVENUE ACCOUNT

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

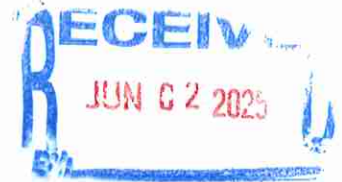
STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,256.13

All invoices are due upon receipt.



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES  
2019A 2019A REVENUE ACCOUNT

Invoice Number:	7765211
Account Number:	273365000
Current Due:	\$4,256.13
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 273365000  
Invoice # 7765211  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7765211  
Invoice Date: 05/23/2025  
Account Number: 273365000  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

3/3

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES  
2019A 2019A REVENUE ACCOUNT

Accounts Included 273365000 273365001 273365002 273365003 273365004 273365006  
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
<b>Subtotal Administration Fees - In Advance 05/01/2025 - 04/30/2026</b>				<b>\$3,950.00</b>
Incidental Expenses 05/01/2025 to 04/30/2026	3,950.00	0.0775		\$306.13
<b>Subtotal Incidental Expenses</b>				<b>\$306.13</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,256.13</b>

0013105130032300  
0013001550010000  
FY25 Trustee Fees  
FY26 Trustee Fees  
\$1773.39  
\$2482.74



# Check Approval Form

Date:	June 25, 2025	
District:	Grand Oaks CDD	
Fund Code:	1	
Beginning Check #:	1960	
Ending Check #:	1961	
Total Amount of Checks:	\$ 38,394.38	New Balance
Balance in Account***:	\$ 229,787.09	\$ 191,392.71
Recent Deposits:		
Prepared by:	Alison Mossing	
Signature:	<i>Alison Mossing</i>	
Approved by:	Matt Biagetti	
Signature:		

**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%
						2019 Debt		2020 Debt	2021 Debt	Total
Date	Distribution	Net Amount	Commissions	Interest	Net Receipts	O&M Portion	Service Portion	Service Portion	Service Portion	
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
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>		<b>\$ 1,448,193.73</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,448,193.73</b>	<b>\$ 597,680.37</b>	<b>\$ 527,816.39</b>	<b>\$ 322,696.96</b>	<b>\$ -</b>	<b>\$ 1,448,193.72</b>

100% Net Percent Collected

**Direct Bill ASSESSMENTS**

Toll Southeast LP Company Inc.				
2025-01	Net Assessments		\$90,091.84	\$90,091.84
Date	Check	Net	Amount	General
Received	Number	Assessed	Received	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	Check	Net	Amount	Series 2019
Received	Number	Assessed	Received	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	Check	Net	Amount	General
Received	Number	Assessed	Received	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	Check	Net	Amount	Series 2020
Received	Number	Assessed	Received	Debt Service Fund
11/12/24		\$368,841.84	\$368,841.84	\$368,841.84
		\$ 368,841.84	\$ 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	\$ -	\$ -

**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%
						2019 Debt		2020 Debt	2021 Debt	
Date	istributio	Net Amount	Commissions	Interest	Net Receipts	O&M Portion	Service Portion	Service Portion	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	Check	Net	Amount	General
Received	Number	Assessed	Received	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	Check	Net	Amount	Series 2019
Received	Number	Assessed	Received	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	Check	Net	Amount	General
Received	Number	Assessed	Received	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	Check	Net	Amount	Series 2020
Received	Number	Assessed	Received	Debt Service Fund
11/12/24		\$368,841.84	\$368,841.84	\$368,841.84
		\$ 368,841.84	\$ 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	\$ -	\$ -

INVOICE

Allstar Electrical Contractors Inc.  
135 Jenkins Street Suite 105B #107  
Saint Augustine, FL 32086

allstar@allstar-electric.org  
+1 (904) 540-3351  
http://www.allstar-electric.org



Bill to  
Grand Oaks CDD  
1055 Turnbull Creek Rd  
Saint Augustine, FL 32095

Ship to  
Grand Oaks CDD  
1055 Turnbull Creek Rd  
Saint Augustine, FL 32095

Invoice details

Invoice no.: 7174  
Terms: net 10  
Invoice date: 06/09/2025  
Due date: 06/19/2025

Work Performed By: Todd, Cody

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Sales Item</b>	Troubleshooting of tripping breaker for parking lot lights at Amenity Center.	4	\$225.00	\$900.00
		0013205380060000 Parking Lot Light Repair	<p>Found a dead short going out to the lights that requires further investigation with 2 men.</p> <p>There is also a contactor that isn't getting proper voltage that may need to be replaced. We jumped the wire that wasn't getting proper voltage at the contactor to another part of the contactor to get fixed for now.</p> <p>Found a dead short at the 2 poles to the side of the parking lot going up the pole.</p> <p>We need to rent a lift to get to the top of the pole to replace the bulb and ballast on a future trip.</p> <p>All lights are currently working except for those two lights.</p> <p>We also found a loose wire in the panel box and a loose breaker that we tightened</p>			

Ways to pay

Total \$900.00

BANK

**Overdue**

06/19/2025

Please send checks to 135 Jenkins Street Suite 105B #107, St.  
Augustine, FL 32086

### Note to customer

Thank you for your Business!

[View and pay](#)

# INVOICE

**C Buss Enterprises Inc**  
152 Lipizzan Trl  
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com  
+1 (904) 710-8161  
www.cbussenterprises.com



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

**Invoice details**  
Invoice no.: 3645  
Terms: Net 30  
Invoice date: 05/25/2025  
Due date: 06/24/2025

0013305380045505  
Jun Pool Service & Chem

#	Product or service	Description	Qty	Rate	Amount
1.	<b>POOL SERVICE</b>	MONTHLY POOL SERVICE: JUNE	1	\$1,800.00	\$1,800.00
2.	<b>TRICHLOR</b>	PER LB	27.5	\$7.95	\$218.63
3.	<b>LIQUID BLEACH</b>	PER GAL	300	\$4.75	\$1,425.00
4.	<b>SULFURIC ACID</b>	PER GAL	30	\$8.70	\$261.00
5.	<b>MURIATIC ACID</b>	PER GAL	1	\$11.12	\$11.12
6.	<b>BICARB</b>	PER LB	21	\$1.50	\$31.50
7.	<b>PERLITE</b>	PERLITE FILTER MEDIA 25#, PER BAG	1	\$42.14	\$42.14
8.	<b>DIVERTER</b>	3 WAY VALVE	1	\$117.03	\$117.03
9.	<b>POOL PARTS</b>	LIGHT WEDGE	1	\$26.86	\$26.86
10.	<b>LABOR</b>	INSTALLATION/REPAIR LABOR, PER HOUR	1	\$150.00	\$150.00
11.	<b>SAFETY ROPE-S</b>	30' LIFE LINE	2	\$30.00	\$60.00
12.	<b>SAFETY BUOY</b>	24" USCG APPROVED WHITE FOAM LIFE RING	2	\$175.00	\$350.00

Total

**\$4,493.28**

---

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS  
PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN  
TRAIL, ST. AUGUSTINE, FL 32095



Duck Duck Rooter Plumbing, Septic &  
Air Conditioning  
4567 Blanding Blvd, Jacksonville FL.  
32210  
www.DuckDuckRooter.com  
904-862-6769

Invoice 99014032  
Invoice Date 6/18/2025  
Completed Date 6/18/2025  
Customer PO  
Payment Term Net 30

Certified Plumbing Contractor - CFC  
1429193  
Mechanical Contractor – CMC 1250980  
Master Septic Tank Contractor –  
SM0051487  
Certified Underground Utility and  
Excavation Contractor – CUC 1225195

**Billing Address**

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

**Job Address**

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

**Description of work**

On arrival got with Robin, She informed me that the pool house bathrooms have been down for over a year Due to bio growth all over walls and ceiling. Both systems are cooling. We will reach back out with some solutions to resolve the issue.

0013205380060000  
A/C Unit Repair

<b>Sub-Total</b>	\$135.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$135.00
<b>Payment</b>	\$0.00

**Balance Due** \$135.00

Thank you for choosing Duck Duck Rooter Plumbing, Septic & Air Conditioning. We greatly appreciate your business.

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

You have the option to cancel this transaction within 3 business days of signing the contract without incurring any penalties unless products have been installed on the specified date.

6/18/2025

I find and agree that all work performed by Duck Duck Rooter Plumbing, Septic & Air Conditioning has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

6/18/2025

**Governmental Management Services, LLC**

475 West Town Place, Suite 114  
St. Augustine, FL 32092

**Invoice****Invoice #:** 17**Invoice Date:** 6/18/25**Due Date:** 6/18/25**Case:****P.O. Number:****Bill To:**

Grand Oaks CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Maintenance Supplies		784.01	784.01
Approved Repairs & Maintenance 001.320.53800.60000 Rich Gray			
Alison Moring 6-23-25			

<b>Total</b>	<b>\$784.01</b>
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<b>Payments/Credits</b>	<b>\$0.00</b>
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<b>Balance Due</b>	<b>\$784.01</b>
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**MAINTENANCE BILLABLE PURCHASES**

Period Ending 6/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
GRAND OAKS	4/28/25	Pool Gate Safety Latch	109.17	P.S.
	4/28/25	Mail Box Numbers	3.99	P.S.
	4/30/25	Swimming Pool Total Test Kit	87.00	R.N.
	5/6/25	Porch/Garage Paint Primer	243.80	P.S.
	5/6/25	18" Roller Cover	12.35	P.S.
	5/6/25	4 Gallon Trash Bags 35ct	8.02	P.S.
	5/6/25	Light Bulbs	28.70	P.S.
	5/6/25	4 Gallon Trash Cans (2)	22.93	P.S.
	5/8/25	Timer Trippers	22.95	P.S.
	5/15/25	Ink Cartridges 4 Pack	116.33	R.N.
	5/22/25	33 Gallon Trash Bags 50ct (2)	39.03	P.S.
	5/22/25	Outdoor Clock	44.28	P.S.
	5/22/25	AA Batteries	10.20	P.S.
	5/28/25	Concrete (2)	10.74	P.S.
	5/28/25	Pressure Treated 1x6	11.13	P.S.
	5/28/25	XL Sponges	8.02	P.S.
	5/28/25	Concrete Mix	5.37	P.S.
TOTAL			<u>\$784.01</u>	

**Hotwire**® HOTWIRE COMMUNICATIONS  
PO BOX 1187  
BALA CYNWYD, PA 19004-5187



\*\*SINGLE-PIECE 40 SGL 152877EB09-A-1  
9561 1 SP 0.690



GRAND OAKS DEVELOPMENT DISTRICT  
1055 TURNBULL CREEK ROAD  
ST. AUGUSTINE FL 32092



#### How to reach us...



P.O. Box 1187  
Bala Cynwyd, PA 19004-5187



**Pay Online**  
[www.gethotwired.com](http://www.gethotwired.com)



**Customer Service**  
1-800-355-5668

## Monthly Invoice

### Account Information

Account Number	30212520
Bill Date	06/09/25
Due Date	<b>PAST DUE</b>

### Monthly Account Summary

Previous Balance	\$4,859.22
Payment(s) and Discount(s)	\$0.00

<b>Past Due Amount</b>	<b>\$4,859.22</b>
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**Our records show a PAST DUE balance. To maintain service, please remit payment TODAY. A fee may be applied to restore or reconnect services upon disconnection for non-payment.**

### Current Invoice Summary

Television Service	\$222.86
One Time Activity	(\$124.19)

<b>Current Amount Due</b>	<b>\$98.67</b>
<b>Past Due Amount</b>	<b>\$4,859.22</b>

<b>Balance Due By PAST DUE</b>	<b>\$4,957.89</b>
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### IMPORTANT ACCOUNT INFORMATION

**Enroll in Paperless Bills and save. You can enroll on Hotwire Fision App or at Gethotwired.com in My Account.**

### PAYMENT COUPON - Please detach and return payment in the envelope supplied. Please do not send cash.

#### Account Information

Account Number	30212520
Bill Date	06/09/25
Due Date	<b>PAST DUE</b>

#### Payment Coupon For :

MDU COMMON AREA GRAND OAKS  
4185 STATE ROAD 16  
APT MDUCA  
ST AUGUSTINE FL 32092

☐ Check here for changes to the billing address and please complete address corrections on back.

**Balance Due By  
PAST DUE**

**Amount Due  
\$4,957.89**

**AMOUNT  
ENCLOSED**

**\$**



HOTWIRE COMMUNICATIONS  
PO BOX 736338  
DALLAS, TX 75373-6338

736338302125200000004957897

Hotwire<sup>®</sup>

COMMUNICATIONS

HOTWIRE COMMUNICATIONS

PO BOX 1187

BALA CYNWYD, PA 19004-5187

Account Number:

30212520

Bill Date:

06/09/25

Due Date:

PAST DUE

Account Detail

Previous Monthly Account Information

Date	Description	Amount
	Previous Monthly Balance	\$4,859.22
Total Previous Monthly Account Information		\$4,859.22

Monthly Service Detail(s)

Service Period	Description	Amount
<div><div><div></div></div>Television Service .....</div>		
06/12 - 07/11	HD DIGITAL ACCESS PACKAGE	\$79.99
06/12 - 07/11	FISION HD BOX	\$10.99
06/12 - 07/11	FISION HD BOX	\$10.99
06/12 - 07/11	FISION HD BOX	\$10.99
06/12 - 07/11	FISION HD BOX	\$10.99
06/12 - 07/11	FISION HD BOX	\$10.99
06/12 - 07/11	FISION HD BOX	\$10.99
06/12 - 07/11	FISION HD BOX	\$10.99
06/12 - 07/11	FISION HD BOX	\$10.99
06/12 - 07/11	FISION HD BOX	\$10.99
06/12 - 07/11	FISION HD BOX	\$10.99
06/12 - 07/11	FISION HD BOX	\$10.99
06/12 - 07/11	FISION HD BOX	\$10.99
06/12 - 07/11	FISION HD BOX	\$10.99
Total Television Service		\$222.86

<div>One Time Activity .....</div>		
	LATE CHARGE	\$61.77
05/23 - 05/23	ADJUSTMENT TAX ADJUSTMENT	(\$185.96)
Total One Time Activity		(\$124.19)

0013305380041000  
HD Package 6/12-7/11

New Billing Address?

Please print only new billing information below and check box on reverse side. Thank you.

Name

Address

CityStateZip

Phone (Home)(Business)(Cell)Email Address



St Augustine 174221  
1761 E Dobbs Rd  
Suites 31 & 32  
St Augustine, FL 32084  
904-808-1828

**INVOICE 65308555****Dated 5/22/2025**

Grand Oaks CDD  
C/O GMS  
475 W Town Pl Suite 114  
St. Augustine, FL 32092

Account # 9304803

Purchase order

DESCRIPTION	AMOUNT	DISCOUNT	TAX	ADJUSTMENT	AMOUNT DUE
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**For service at The Amenity Center/Grand Oaks\_CDD 1055 Turnbull Creek Rd St. Augustine, FL 32092**

Pest Prevention	\$135.00	\$0.00	\$0.00	\$0.00	\$135.00
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<b>PLEASE REMIT</b>	<b>\$135.00</b>
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0013305380048400  
May Pest Control

Account # 9304803  
Grand Oaks CDD  
C/O GMS  
475 W Town Pl Suite 114  
St. Augustine, FL 32092

INVOICE 65308555  
Dated 5/22/2025

<b>PLEASE REMIT</b>	<b>\$135.00</b>
---------------------	-----------------

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**

Massey Services  
PO Box 547668  
Orlando, FL 32854  
407-645-2500

AMT. PAID

CHECK/CARD #

EXP. DATE

SIGNATURE



St Augustine 174221  
1761 E Dobbs Rd  
Suites 31 & 32  
St Augustine, FL 32084  
904-808-1828

**INVOICE 66871130**

Dated 5/21/2025

Grand Oaks CDD  
C/O GMS  
475 W Town PI Suite 114  
St. Augustine, FL 32092

Account # 9304803

Purchase order

DESCRIPTION	AMOUNT	DISCOUNT	TAX	ADJUSTMENT	AMOUNT DUE
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For service at The Amenity Center/Grand Oaks\_CDD 1055 Turnbull Creek Rd St. Augustine, FL 32092

Baiting Installation-Sub TP	\$1,880.00	\$0.00	\$0.00	\$0.00	\$1,880.00
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PLEASE REMIT	\$1,880.00
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0013305380048400  
Baiting Installation

Account # 9304803  
Grand Oaks CDD  
C/O GMS  
475 W Town PI Suite 114  
St. Augustine, FL 32092

INVOICE 66871130  
Dated 5/21/2025

PLEASE REMIT	\$1,880.00
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**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**

Massey Services  
PO Box 547668  
Orlando, FL 32854  
407-645-2500

AMT. PAID

CHECK/CARD #

EXP. DATE

SIGNATURE



St Augustine 174221  
1761 E Dobbs Rd  
Suites 31 & 32  
St Augustine, FL 32084  
904-808-1828

**INVOICE 66871204****Dated 5/21/2025**

Grand Oaks CDD  
C/O GMS  
475 W Town PI Suite 114  
St. Augustine, FL 32092

Account # 9304803

Purchase order

DESCRIPTION	AMOUNT	DISCOUNT	TAX	ADJUSTMENT	AMOUNT DUE
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**For service at Grand Oaks CDD \* The Amenity Center 1055 Turnbull Creek Rd \*\*POOL HOUSE St. Augustine, FL 3209**

Baiting Installation-Ttl Cov TP	\$880.00	\$0.00	\$0.00	\$0.00	\$880.00
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<b>PLEASE REMIT</b>	<b>\$880.00</b>
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0013305380048400  
Baiting Installation

Account # 9304803  
Grand Oaks CDD  
C/O GMS  
475 W Town PI Suite 114  
St. Augustine, FL 32092

INVOICE 66871204  
Dated 5/21/2025

<b>PLEASE REMIT</b>	<b>\$880.00</b>
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**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**

Massey Services  
PO Box 547668  
Orlando, FL 32854  
407-645-2500

AMT. PAID

CHECK/CARD #

EXP. DATE

SIGNATURE



St Augustine 174221  
1761 E Dobbs Rd  
Suites 31 & 32  
St Augustine, FL 32084  
904-808-1828

# INVOICE 66871206

Dated 5/21/2025

Grand Oaks CDD  
C/O GMS  
475 W Town PI Suite 114  
St. Augustine, FL 32092

Account # 9304803

Purchase order

DESCRIPTION	AMOUNT	DISCOUNT	TAX	ADJUSTMENT	AMOUNT DUE
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For service at Grand Oaks CDD \* The Amenity Center 1055 Turnbull Creek Rd \*\*POOL HOUSE St. Augustine, FL 3209

Total Coverage Upgrade	\$200.00	\$0.00	\$0.00	\$0.00	\$200.00
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PLEASE REMIT	\$200.00
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0013305380048400  
Coverage Upgrade

Account # 9304803  
Grand Oaks CDD  
C/O GMS  
475 W Town PI Suite 114  
St. Augustine, FL 32092

INVOICE 66871206  
Dated 5/21/2025

PLEASE REMIT	\$200.00
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PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Massey Services  
PO Box 547668  
Orlando, FL 32854  
407-645-2500

AMT. PAID

CHECK/CARD #

EXP. DATE

SIGNATURE

MAKE CHECK PAYABLE TO:



Post Office Box 162134  
Altamonte Springs, FL 32716  
(904) 262-5500

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

GRAND OAKS CDD  
Matt Biagetti/Govmnt Mgmt Srvc, LLC  
475 W Town Pl  
Suite 114  
St. Augustine, FL 32092

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ACCOUNT NUMBER

DATE

BALANCE

729170

6/20/2025

\$300.00

The Lake Doctors  
Post Office Box 162134  
Altamonte Springs, FL 32716

00000000172171001000000028514400000003000078

Please Return this invoice with your payment and  
notify us of any changes to your contact information.

GRAND OAKS CDD

Turnbull Creek Blvd, St Augustine, Florida 32092 Tampa, FL 33607

Invoice Due Date 6/30/2025

Invoice 2059552

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
6/20/2025	Fountain Service Call-Minimum \$200		\$300.00	\$0.00	\$300.00

The community decided not to repair the fountain by the playground. After keeping the fountain at our shop for a while, it was decided that we would go ahead and put the fountain back in un-repaired. The cord was given to Paul with the management company. The fountain is now back in the pond and the light cable was ran back to the panel.

0013205380046300  
Fountain service call

Please provide remittance information when submitting payments,  
otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

**Total Account Balance including this invoice:**

\$300.00

**This Invoice Total:**

\$300.00

Click the "Pay Now" link to submit payment by ACH

**Customer #:** 729170  
**Portal Registration #:** 5D65AC7B  
**Customer E-mail(s):** amossing@gmstnn.com,mbiagetti@gmsnf.com  
**Customer Portal Link:** www.lakedoctors.com/contact-us/

**Corporate Address**  
4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information