

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

*SEPTEMBER 10, 2025*

# Grand Oaks Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

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

---

September 3, 2025

Board of Supervisors  
Grand Oaks Community Development District

Dear Board Members:

The Grand Oaks Community Development District Meeting is scheduled for **Wednesday, September 10, 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. Acceptance of Resignation Letter from Supervisor Snider
  - B. Appointment of New Supervisor to Fill Unexpired Term of Office (11/28)
  - C. Oath of Office for Newly Appointed Supervisor
  - D. Election of Officers, Resolution 2025-10
- IV. Consideration of Minutes of the August 13, 2025, Meeting
- V. Report Regarding Findings Related to Past Use of Construction Funds
- VI. Update Regarding Process to Inspect, Repair, and Reopen Tree House
- VII. Consideration of Policies Regarding Use of Alcohol at CDD Facilities
- VIII. Discussion Items:
  - A. Drainage Correction at the Amenity Center
  - B. Discussion of Holiday Lighting

- IX. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
  - D. Operation Manager
    - 1. Report
    - 2. Landscape Maintenance Update
    - 3. Discussion of Sidewalk Edging
  - E. Amenity Center Manager - Report
- X. Supervisor's Request and Public Comments
- XI. Financial Reports
  - A. Financial Statements as of July 31, 2025
  - B. Summary of Operations and Maintenance Invoices
- XII. Next Scheduled Meeting – October 8, 2025 @ 1:30 p.m. @ Grand Oaks Amenity Center
- XIII. Adjournment

### *THIRD ORDER OF BUSINESS*

*A.*

Hi Sarah. I've taken a job that will not allow me to continue with the board meetings.

Please consider this my official resignation of my seat.

Sincerely,

Clair Snider

[Clairsnider4@gmail.com](mailto:Clairsnider4@gmail.com)

(904) 540-7700

*D.*

**RESOLUTION 2025-10**

**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 10TH DAY OF SEPTEMBER, 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, August 13, 2025, at 1:30 p.m. at the Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida.

Present and constituting a quorum were:

John Dodson  
Linda Cruz  
Clair Snyder  
David Crosby

Chairman  
Vice Chairperson  
Supervisor  
Supervisor

Also, present were:

Jim Oliver  
Joseph Brown *by phone*  
Paul Stratton  
Allen Flannery

District Manager  
District Counsel  
Field Operations Manager  
The Greenery

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Oliver called the meeting to order at 1:30 p.m. Four Board members were present constituting a quorum. Mr. Oliver pointed out that David Crosby was elected at the last meeting and was sworn in prior to the meeting.

**SECOND ORDER OF BUSINESS**

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

Mr. Oliver opened the public comment period. Hearing no public comments at this time, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Oath of Office for Newly Appointed Supervisor**

Mr. Oliver noted Mr. David Crosby was sworn into office before this CDD meeting.

**B. Election of Officers, Resolution 2025-07**

Mr. Oliver stated they had a vacancy on the Board that was filled by David Crosby. He noted that right now they do not have a Vice Chairman on the Board. He asked for an appointment of one of the Board members to be Vice Chairman. He also asked to add Mr. Crosby as an officer or Assistant Secretary. Linda Cruz was nominated to be Vice Chairperson.

On MOTION by Mr. Dodson, seconded by Ms. Snyder, all in favor, Resolution 2025-07 Electing Officers Appointing Linda Cruz as Vice Chairman, was approved.

Mr. Oliver asked for the appointment of David Crosby to be an Assistant Secretary for the District.

On MOTION by Ms. Cruz, seconded by Mr. Dodson, all in favor, Appointing David Crosby as an Assistant Secretary, was approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the July 2, 2025, Meeting**

Mr. Oliver presented the minutes of the July 2, 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 Mr. Dodson, seconded by Ms. Cruz, all in favor, the Minutes of the July 2, 2025 Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Discussion of Alcohol Policies**

Mr. Oliver presented different policies from other CDDs for the Board to consider regarding the alcohol policies discussed at the last meeting. He pointed out that if alcohol is going to be served at a private function at CDD facilities, some CDDs have a requirement to have a licensed bartender serving and the responsible party must provide proof of insurance. He explained

that usually for most of these Districts, there is a certificate of liability for a million dollars, which is called special event insurance. It was noted that this does not increase the CDD's cost of insurance. He added that within the District's policies, if there is property damage, that particular deposit is used to cover costs of the repairs for those things. In saying that, if there is significant damage in excess of the deposit amount, the resident sponsoring the private rental would be responsible for that. Discussion ensued; this item will be brought back for further discussion at the next meeting.

## **SIXTH ORDER OF BUSINESS**

### **Public Hearing Adopting the Budget for Fiscal Year 2026**

Mr. Oliver explained that the budget they approved back in June and discussed at their last meeting is a no increase budget. He added that the assessments stay the same. He explained that they have a lot of issues that they are working with at this District, and they are not going to factor into that an assessment increase. He also pointed out that when they hear the term "*special assessments*", in the CDD world, it is assessments. He further explained that the challenge with this budget is as they go through the different issues they are dealing with in terms of the land that's not been developed, assessment collections that's not captured in this budget, they still want to focus on collecting delinquent revenues for this particular fiscal year and also to collect them for next year. He noted that it's important to know that when they do levy assessments, they are levying it on the property. In saying that, he stated people may come and go, but the property stays.

Mr. Oliver reviewed and discussed the budget. He pointed out that the Board has the flexibility to move funds among line items. He noted there is no increase in assessments, as compared to Fiscal Year 2025.

Mr. Oliver asked for a motion to open the public hearing.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, Opening the Public Hearing, was approved.

A resident asked who is responsible for the lots that haven't been sold there that would have contributed to the CDD fees and relief. Mr. Oliver responded that the landowner remains responsible for those assessments. He explained that if the land is subsequently sold or acquired by another party, the new [property owner is responsible for those assessments. He explained that

the bottom line is that the landowners of lots and undeveloped parcels within this District are the only source of funding for operations and maintenance costs, and the budget will need to be managed tightly in the near term if assessments are not fully collected. The resident responded that they understood and explained that as long as everybody understood that this is based on a fully funded budget and there is potential for problems coming up.

A resident asked if the net assessment is something they have to pay in addition to the money they are already. Mr. Oliver responded no. He explained that when they receive their tax bill on November 1<sup>st</sup>, it will be the same amount that it was for last November.

A resident asked what the sum total amount for the assessments for the two periods that the landowner didn't pay. Mr. Oliver responded that the unpaid operations and maintenance (O&M) assessments for the current year are \$319,296.12.

Mr. Oliver asked to close the public hearing.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, Closing the Public Hearing, was approved.

**A. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026**

Mr. Oliver explained that by adopting this resolution they are adopting the budget for Fiscal Year 2026.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, Resolution 2025-08 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026, was approved.

**B. Consideration of Resolution 2025-09, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026**

Mr. Oliver explained the certified assessment roll will be provided it to the St. Johns County Tax Collector for inclusion on the property tax bills. The CDD will send direct bills to the property owners of parcels not yet platted.

On MOTION by Ms. Cruz, seconded by Mr. Dodson, with all in favor, Resolution 2025-09, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Brown stated he had nothing to report.

**B. Engineer**

Mr. Oliver noted Bill Schaefer Dominion Engineering Group is the District Engineer. He is not in attendance today.

**C. Manager**

**1. Discussion of Fiscal Year 2026 Meeting Schedule**

Mr. Oliver noted there is a proposed meeting schedule in the agenda package for review. The proposed Fiscal Year 2026 meeting schedule continues to be on the second Wednesday of each month at 1:30 p.m. He explained the Board can certainly add meetings, cancel meetings, and continue meetings as needed.

On MOTION by Mr. Dodson, seconded by Mr. Crosby, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved.

**2. Goals & Objectives**

Mr. Oliver explained the 2024 legislation regarding performance measures and suggested adopting the goals and objectives as presented.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, the Goals & Objectives, was approved.

**D. Operation Manager**

**1. Report**

**2. The Greenery Landscape Report**

Mr. Stratton provided the Operation Manager's report. The report included pressure washing around the Amenity Center, several dead trees dropped or removed throughout the community, they are in the process of getting quotes for several other dead trees, they perform

general maintenance duties as needed, they are working on getting quotes for additional drainage, there were several landscape repairs made, they are working on issues in the bathroom of the pool deck, and some other minor things that they do and have done. Mowing certain pond banks with robotic mowers was discussed.

Mr. Allen Flannery from The Greenery explained their audit report stating it's a client communication report, which he does weekly. He further explained that the report includes spotting deficiencies, looking at enhancement opportunities, and giving general updates regarding landscape maintenance matters. Mr. Oliver explained this report from The Greenery is in the agenda package for review.

A resident noted concern regarding the landscaping in the decorative pots in the front. This resident noted objecting to the replacement of these plants because they immediately die, but was told the issue was the sprinklers and they had been fixed, but the plants have now completely died again. Mr. Flannery explained that the plant was a late spring flower and when they got word that they wanted to put the flowers in, it was late in the season. He also explained that with all the heat, it melted them. He noted that they are planning to replace them at no charge early next week or maybe sooner. A resident asked for the consideration of putting perennials into the pots.

A resident asked the status of the outdoor treehouse. The treehouse status is currently closed for repairs, inspection, as well as litigation matters. Mr. Oliver responded that Mr. Haber has been working on this matter and they have been working with the District's insurer. He noted that the most difficult thing right now is engaging a certified playground inspector to come in and inspect it. Discussion ensued and Mr. Oliver stated he would continue to work with Mr. Haber regarding this matter. Mr. Oliver noted they will provide an update at their next meeting.

#### **E. Amenity Center Manager – Report**

The Amenity Center Manager report was provided.

### **EIGHTH ORDER OF BUSINESS**

#### **Supervisor's Requests and Public Comments**

Mr. Dodson stated he met with St. John's River Water Management District briefly the other day. He noted they are going through to see where the status is. He explained that they have been sending the developer letters to bring it into compliance. He noted they walk the property and

are going to report back to him. He further explained that it was the status of the mitigation of all the wetland areas there. He noted they will go through and send a report.

A resident asked if there is anything they can do about the kids riding around on the electronic bikes and dirt bikes because they are destroying the grass. Mr. Oliver suggested scheduling a meeting with St. Johns County Sheriff's Department to give their electronic bike presentation. He clarified it would not be a CDD meeting; it would be run by the sheriff's office.

## **NINTH ORDER OF BUSINESS**

### **Financial Reports**

#### **A. Financial Statements as of June 30, 2025**

Mr. Oliver presented the financial statements as of June 30, 2025. Mr. Oliver stated the numbers on the income statement are the same ones in the budget. They have been updated in the same way. He explained that the headline story for these financials is the gap in the revenue section because of the failure to pay assessments. He explained that on the expenditure side, they are doing well. He stated they tightened spending during the current fiscal year, as compared to the budget adopted last August.

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

Mr. Oliver presented the Check Register. There were no further questions or comments on the check register.

|  |
|--|
| 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 – 09/10/25 @ 1:30 p.m. at Grand Oaks Amenity Center**

Mr. Oliver stated the next meeting is scheduled for September 10, 2025, at 1:30 p.m. at the Grand Oaks Amenity Center.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

---

Secretary / Assistant Secretary

---

Chairman / Vice Chairman

## *SEVENTH ORDER OF BUSINESS*

## 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.

## *NINTH ORDER OF BUSINESS*

*D.*

3.

# Work Order Proposal



Proposal Date: 8/26/2025  
Proposal Work Order #: 83189  
Prepared By: WILLIAM FLANNERY

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

## Sidewalk Edging enhancement

### Landscape Enhancement Proposal: Sidewalk Edging Installation

#### Project Overview:

This proposal outlines the installation of landscape edging along a designated portion of the sidewalk to address the issue of mulch washing onto the walkway during heavy rain. The new edging will help contain the mulch within the landscape beds, improving the area's appearance, reducing maintenance, and enhancing safety by keeping the sidewalk clear.

#### Scope of Work:

##### 1. Site Assessment and Preparation:

- Evaluate the specified sidewalk area to determine the exact length and placement for the edging.
- Clear any existing mulch or debris along the sidewalk edge to prepare for installation.

##### 2. Edging Installation:

- Install durable, high-quality landscape edging along the designated sidewalk section.
- Secure the edging properly to ensure stability and effective containment of mulch during heavy rain.

| DESCRIPTION   | QTY   | SIZE | UNIT PRICE | EXT PRICE | TOTAL PRICE     |
|---|-------|------|------------|-----------|-----------------|
| <b>Site Prep, Debris Disposal, Amendments, Equipment &amp; Clean-Up</b> |       |      |            |           | <b>\$199.62</b> |
| Site Prep   | 1.00  | LS   | \$199.62   | \$199.62  |                 |
| <b>Pinestraw &amp; Mulch</b>  |       |      |            |           | <b>\$676.94</b> |
| Rubberized Edging   | 40.00 | FT   | \$16.92    | \$676.94  |                 |





# TERMS & CONDITIONS

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

claim to profits that may arise from use of images.

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

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

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

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

**Proposal Date:** 8/26/2025  
**Proposal Work Order #:** 83189  
**Prepared By:** WILLIAM FLANNERY

**Total:** \$876.56  
**Deposit Amount (50%):** \$438.28

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

By WILLIAM FLANNERY  
WILLIAM FLANNERY  
Date 8/26/2025  
The Greenery, Inc.

By \_\_\_\_\_  
Date \_\_\_\_\_

*E.*

9/10/2025

# Grand Oaks

Community Development District

Field Operations & Amenity Management Report



**Rich Gray**

FIELD OPERATIONS MANAGER  
GOVERNMENTAL MANAGEMENT SERVICES

**Robin Nixon**

AMENITY MANAGER  
GOVERNMENTAL MANAGEMENT SERVICES

Grand Oaks  
Community Development District

Field Operations & Amenity Management Report  
September 10th, 2025

To: Board of Supervisors

From: Rich Gray  
Field Operations Manager

Robin Nixon  
Amenity Manager

RE: Grand Oaks Field Operations & Amenity Management Report – September 10th, 2025

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



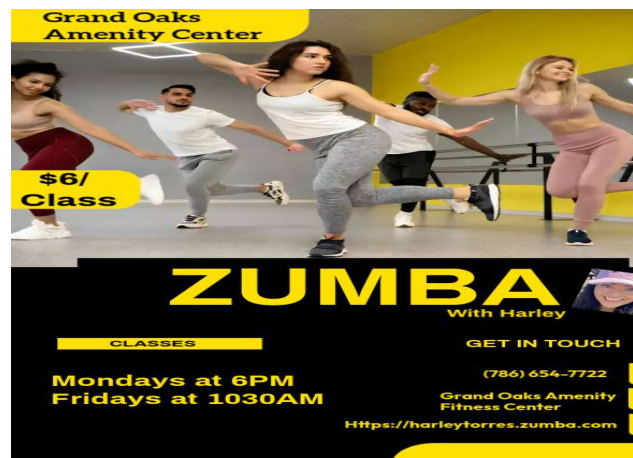
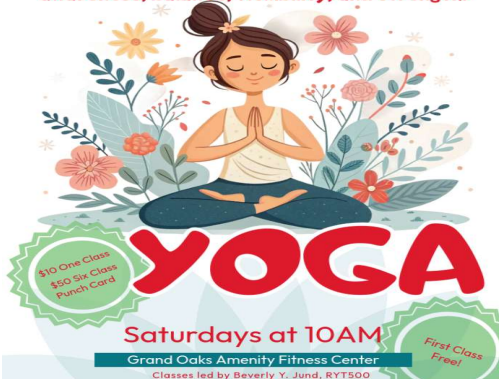
## Events & Community Information

- Weekly Food Truck on Thursdays from 5 pm to 8 pm at the Amenity Center.
- Chick-fil-A truck coming Friday, September 5<sup>th</sup>!

### Fitness Center

- Zumba Classes- Mondays at 6 pm & Fridays at 10:30 am. (We will be introducing Aqua Zumba in the Summer) (Weather Permitting)
- Dance Class Sessions- Gift of Dance School (For children). Thursday starting at 4:30 pm.
- Yoga- Saturdays at 10 am
- Total rentals for August- (6)
- Clubs Meeting in Club House
  - Mahjong (Mon & Tues.)
  - Hand & Foot (Thurs & Fridays)
  - Bible study group starts September 3<sup>rd</sup>, the First Wednesday of every month.
  - Book club meets on the last Wednesday of the month.

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



## 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.

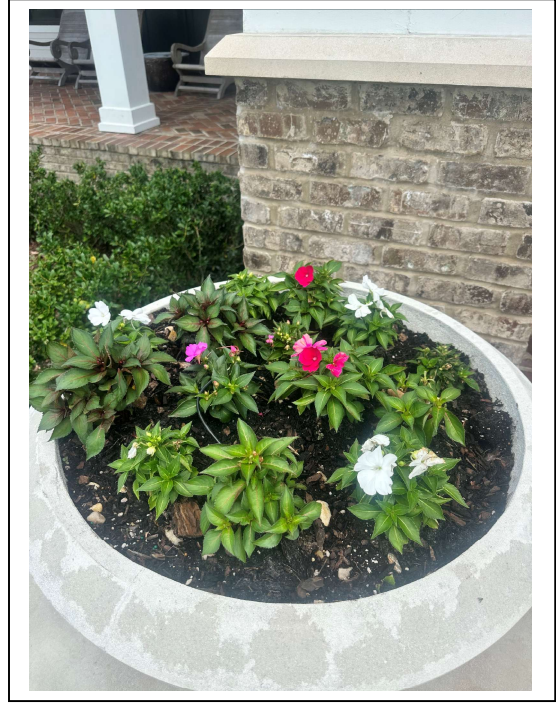


## Completed Projects

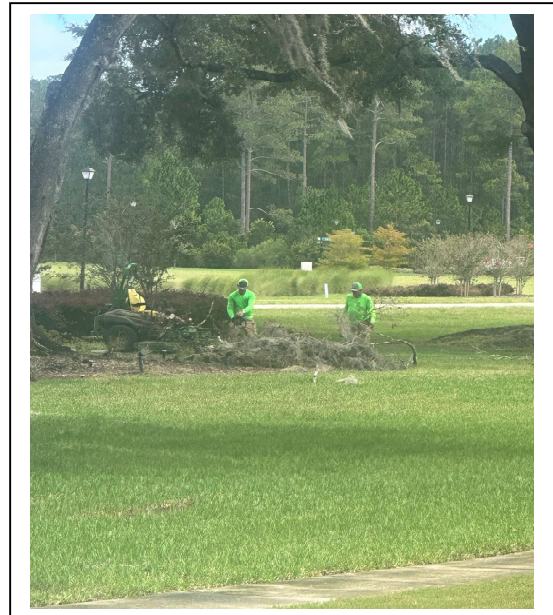
- Taylor Tree Service completed the other (2) tree removals that were needed. At this point, all approved Trees are completed.
- The Greenery replaced the Annual flowers in the planters located at the entry of the Amenity Center and cleaned up the downed limbs located around the Amenity Center.
- FPL is currently working on the light pole in Summer Bay, where the issue is present at the box of a foreign substance appearing around the lid. This is FPL property/concern and will be corrected by them.
- Lake Doctors has completed (2) successful treatments on pond 15 and will continue as needed to get the pond back to optimal condition.
- GMS completed additional fencing repairs around ponds 15, 17, and 18. We will continue to monitor and repair any additional sections as needed.
- RMS completed pressure washing on the front patio, back patio, and surrounding walkways.
- GMS installed new Gym wipes Dispensers in the gym and cleaned the carpeted area.
- Sterling Fence completed the first set of installation required for pond 15, maintaining efforts with mods to the fencing and gate. Additional alterations are needed and expected to be completed within a couple of weeks.

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

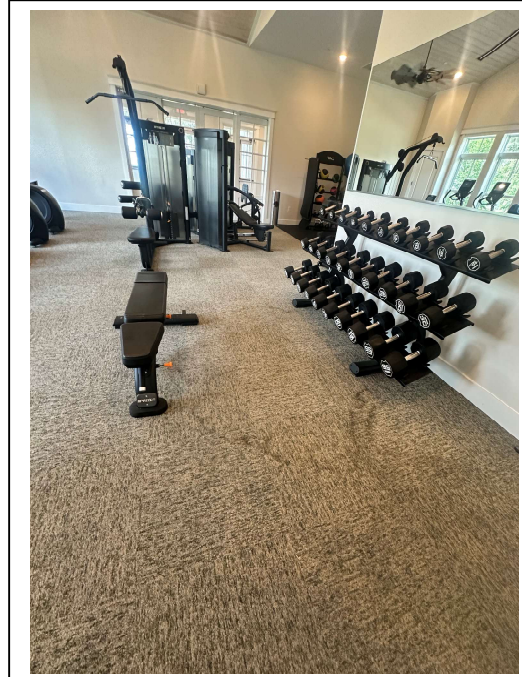
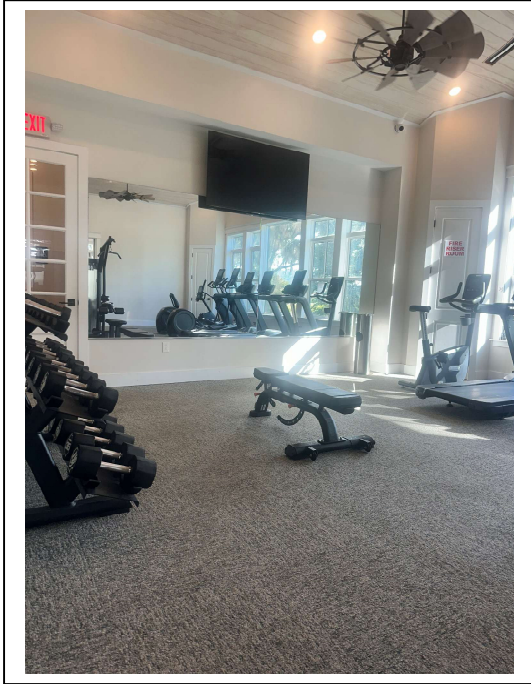
## Completed Projects



The Greenery replaced the dead Annuals in the planters located at the entry of the Amenity Center and cleaned up the downed limbs.



## Completed Projects



GMS installed new Gym wipe dispensers (The whites are the newly installed) and carpet cleaned the area. We will keep the carpet cleaning on a rotation of (2-3x) a year going forward.



## Completed Projects



GMS repaired the broken table that is in the meeting area and adjusted the entry and exit doors.



RMS pressure-washed the entry and surrounding walkways at the amenity center. Will be returning to complete additional work at the Amenity Center and Legacy Park.

## Conclusion

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



## *ELEVENTH ORDER OF BUSINESS*

*A.*

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

***Unaudited Financial Reporting***  
***July 31, 2025***



# Table of Contents

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

**Grand Oaks**  
**Community Development District**  
**Combined Balance Sheet**  
**July 31, 2025**

|   | General<br>Fund   | Debt Service<br>Fund | Capital Projects<br>Fund | Totals<br>Governmental Funds |
|---|-------------------|----------------------|--------------------------|------------------------------|
| <b>Assets:</b>                              |                   |                      |                          |                              |
| Operating Account - Truist                  | \$ 135,417        | \$ -                 | \$ -                     | \$ 135,417                   |
| Operating Account - Valley National         | \$ -              | \$ -                 | \$ -                     | \$ -                         |
| Assessment Receivable                       | \$ 2,418          | \$ 5,555             | \$ -                     | \$ 7,973                     |
| Due from Developer                          | \$ 225,768        | \$ -                 | \$ -                     | \$ 225,768                   |
| Due from Other(Litigation)                  | \$ 77,467         | \$ -                 | \$ -                     | \$ 77,467                    |
| 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                                     | \$ -              | \$ 503,419           | \$ -                     | \$ 503,419                   |
| Prepayment                                  | \$ -              | \$ 27,679            | \$ -                     | \$ 27,679                    |
| Interest                                    | \$ -              | \$ 786               | \$ -                     | \$ 786                       |
| Construction                                | \$ -              | \$ -                 | \$ 25,317                | \$ 25,317                    |
| Due from General Fund                       | \$ -              | \$ 7,801             | \$ -                     | \$ 7,801                     |
| <b><u>Series 2020</u></b>                   |                   |                      |                          |                              |
| Reserve                                     | \$ -              | \$ 864,494           | \$ -                     | \$ 864,494                   |
| Interest                                    | \$ -              | \$ (0)               | \$ -                     | \$ (0)                       |
| Revenue                                     | \$ -              | \$ 18,891            | \$ -                     | \$ 18,891                    |
| Prepayment                                  | \$ -              | \$ 4,835             | \$ -                     | \$ 4,835                     |
| Construction                                | \$ -              | \$ -                 | \$ 23,114                | \$ 23,114                    |
| Cost of Issuance                            | \$ -              | \$ -                 | \$ -                     | \$ -                         |
| Due from General Fund                       | \$ -              | \$ 5,178             | \$ -                     | \$ 5,178                     |
| <b><u>Series 2021</u></b>                   |                   |                      |                          |                              |
| Reserve                                     | \$ -              | \$ 300,024           | \$ -                     | \$ 300,024                   |
| Revenue                                     | \$ -              | \$ 3,414             | \$ -                     | \$ 3,414                     |
| Construction                                | \$ -              | \$ -                 | \$ 9,348                 | \$ 9,348                     |
| Construction - State Road 16                | \$ -              | \$ -                 | \$ 429                   | \$ 429                       |
| Due from General Fund                       | \$ -              | \$ 1                 | \$ -                     | \$ 1                         |
| <b>Total Assets</b>                         | <b>\$ 443,553</b> | <b>\$ 2,414,856</b>  | <b>\$ 58,208</b>         | <b>\$ 2,916,617</b>          |
| <b>Liabilities:</b>                         |                   |                      |                          |                              |
| Accounts Payable                            | \$ 102,882        | \$ -                 | \$ 200,302               | \$ 303,184                   |
| Due to Debt Service                         | \$ 12,318         | \$ -                 | \$ -                     | \$ 12,318                    |
| Due to Capital Projects                     | \$ -              | \$ -                 | \$ -                     | \$ -                         |
| Due to General Fund                         | \$ -              | \$ -                 | \$ -                     | \$ -                         |
| Deposits                                    | \$ -              | \$ -                 | \$ -                     | \$ -                         |
| Unavailable Revenue                         | \$ 87,401         | \$ -                 | \$ -                     | \$ 87,401                    |
| <b>Total Liabilites</b>                     | <b>\$ 202,601</b> | <b>\$ -</b>          | <b>\$ 200,302</b>        | <b>\$ 402,903</b>            |
| <b>Fund Balance:</b>                        |                   |                      |                          |                              |
| Prepaid Items                               | \$ -              | \$ -                 | \$ -                     | \$ -                         |
| Assigned For:                               |                   |                      |                          |                              |
| Debt Service - Series 2019                  | \$ -              | \$ 1,218,030         | \$ -                     | \$ 1,218,030                 |
| Debt Service - Series 2020                  | \$ -              | \$ 893,386           | \$ -                     | \$ 893,386                   |
| Debt Service - Series 2021                  | \$ -              | \$ 303,439           | \$ -                     | \$ 303,439                   |
| Restricted For:                             |                   |                      |                          |                              |
| Capital Projects - Series 2019              | \$ -              | \$ -                 | \$ 25,317                | \$ 25,317                    |
| Capital Projects - Series 2020              | \$ -              | \$ -                 | \$ 31,811                | \$ 31,811                    |
| Capital Projects - Series 2021              | \$ -              | \$ -                 | \$ (199,222)             | \$ (199,222)                 |
| Unassigned                                  | \$ 240,953        | \$ -                 | \$ -                     | \$ 240,953                   |
| <b>Total Fund Balances</b>                  | <b>\$ 240,953</b> | <b>\$ 2,414,856</b>  | <b>\$ (142,094)</b>      | <b>\$ 2,513,714</b>          |
| <b>Total Liabilities &amp; Fund Balance</b> | <b>\$ 443,553</b> | <b>\$ 2,414,856</b>  | <b>\$ 58,208</b>         | <b>\$ 2,916,617</b>          |

# Grand Oaks

## Community Development District

### General Fund

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

For The Period Ending July 31, 2025

|                         | Adopted             | Prorated Budget     | Actual            |                     |
|-------------------------|---------------------|---------------------|-------------------|---------------------|
|                         | Budget              | Thru 07/31/25       | Thru 07/31/25     | Variance            |
| <b>Revenues:</b>        |                     |                     |                   |                     |
| Assessments - On Roll   | \$ 588,242          | \$ 588,242          | \$ 606,050        | \$ 17,808           |
| Assessments - Direct    | \$ 649,186          | \$ 649,186          | \$ 332,545        | \$ (316,641)        |
| Interest Income         | \$ -                | \$ -                | \$ 9,101          | \$ 9,101            |
| Developer Contributions | \$ -                | \$ -                | \$ -              | \$ -                |
| Miscellaneous Income    | \$ -                | \$ -                | \$ 5,507          | \$ 5,507            |
| <b>Total Revenues</b>   | <b>\$ 1,237,428</b> | <b>\$ 1,237,428</b> | <b>\$ 953,203</b> | <b>\$ (284,225)</b> |

#### **Expenditures:**

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

|  |                   |                   |                   |                   |
|--|-------------------|-------------------|-------------------|-------------------|
| Supervisor Fees                            | \$ 12,000         | \$ 10,000         | \$ 2,800          | \$ 7,200          |
| District Engineer                          | \$ 13,200         | \$ 11,000         | \$ 9,560          | \$ 1,440          |
| Dissemination Agent                        | \$ 9,270          | \$ 7,725          | \$ 5,568          | \$ 2,158          |
| District Counsel                           | \$ 20,000         | \$ 16,667         | \$ 36,993         | \$ (20,326)       |
| Auditing Services                          | \$ 6,600          | \$ 10,900         | \$ 10,900         | \$ -              |
| Trustee Fees                               | \$ 9,500          | \$ 7,917          | \$ 5,814          | \$ 2,103          |
| Management Fees                            | \$ 65,245         | \$ 54,371         | \$ 48,801         | \$ 5,570          |
| Accounting Services                        | \$ -              | \$ -              | \$ -              | \$ -              |
| Information Technology                     | \$ -              | \$ -              | \$ 1,050          | \$ (1,050)        |
| Website Administration                     | \$ 1,545          | \$ 1,288          | \$ 3,510          | \$ (2,223)        |
| ADA Website Compliance                     | \$ 4,200          | \$ 3,500          | \$ 1,553          | \$ 1,948          |
| Postage                                    | \$ 1,200          | \$ 1,000          | \$ 129            | \$ 871            |
| Printing And Binding                       | \$ -              | \$ -              | \$ 515            | \$ (515)          |
| Insurance                                  | \$ 3,500          | \$ 3,500          | \$ 3,500          | \$ -              |
| Legal Advertising                          | \$ 2,200          | \$ 1,833          | \$ 618            | \$ 1,215          |
| Bank Fees                                  | \$ 150            | \$ 125            | \$ 2,184          | \$ (2,059)        |
| Office Supplies                            | \$ -              | \$ -              | \$ 76             | \$ (76)           |
| Dues, Licenses & Subscriptions             | \$ 175            | \$ 146            | \$ 375            | \$ (229)          |
| Misc - Assessment Collection Cost          | \$ -              | \$ -              | \$ -              | \$ -              |
| <b>Total General &amp; Administrative:</b> | <b>\$ 148,785</b> | <b>\$ 129,971</b> | <b>\$ 133,946</b> | <b>\$ (3,975)</b> |

# Grand Oaks

## Community Development District

### General Fund

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

For The Period Ending July 31, 2025

|   | Adopted             | Prorated Budget     | Actual            |                   |
|---|---------------------|---------------------|-------------------|-------------------|
|   | Budget              | Thru 07/31/25       | Thru 07/31/25     | Variance          |
| <b><u>Operation and Maintenance</u></b> |                     |                     |                   |                   |
| <b>Field Expenses</b>                   |                     |                     |                   |                   |
| Electricity                             | \$ 110,000          | \$ 91,667           | \$ 31,361         | \$ 60,306         |
| Utility                                 | \$ 12,000           | \$ 10,000           | \$ 391            | \$ 9,609          |
| Landscape Maintenance                   | \$ 229,008          | \$ 190,840          | \$ 217,302        | \$ (26,462)       |
| Irrigation Repairs                      | \$ 10,000           | \$ 8,333            | \$ 15,553         | \$ (7,219)        |
| Landscape Replacement                   | \$ 18,000           | \$ 15,000           | \$ 842            | \$ 14,158         |
| Landscape - Mulch                       | \$ 40,000           | \$ 33,333           | \$ 3,762          | \$ 29,571         |
| Landscape - Annuals                     | \$ 14,265           | \$ 11,888           | \$ -              | \$ 11,888         |
| Lake Maintenance                        | \$ 16,000           | \$ 13,333           | \$ 26,100         | \$ (12,767)       |
| Miscellaneous Expense                   | \$ 70,000           | \$ 58,333           | \$ -              | \$ 58,333         |
| General Repairs & Maintenance           | \$ 5,000            | \$ 4,167            | \$ 86,185         | \$ (82,018)       |
| Hardscape Maintenance                   | \$ 14,000           | \$ 11,667           | \$ -              | \$ 11,667         |
| Sidewalk & Pavement Repairs             | \$ 5,000            | \$ 4,167            | \$ -              | \$ 4,167          |
| Community Improvements                  | \$ 21,000           | \$ 17,500           | \$ -              | \$ 17,500         |
| Capital Reserve                         | \$ 100,000          | \$ 83,333           | \$ -              | \$ 83,333         |
| <b>Subtotal</b>                         | <b>\$ 664,273</b>   | <b>\$ 553,561</b>   | <b>\$ 381,495</b> | <b>\$ 172,065</b> |
| <b>Amenity Expenses</b>                 |                     |                     |                   |                   |
| Facility Management                     | \$ 195,000          | \$ 162,500          | \$ 118,750        | \$ 43,750         |
| Security                                | \$ 50,000           | \$ 41,667           | \$ 5,193          | \$ 36,473         |
| Cable/Internet                          | \$ -                | \$ -                | \$ 4,958          | \$ (4,958)        |
| Property Insurance                      | \$ 83,000           | \$ 83,000           | \$ 67,256         | \$ 15,744         |
| Utility-Water                           | \$ -                | \$ -                | \$ 4,676          | \$ (4,676)        |
| Gas                                     | \$ 2,000            | \$ 1,667            | \$ 774            | \$ 892            |
| Pool Maintenance                        | \$ 27,000           | \$ 22,500           | \$ 35,511         | \$ (13,011)       |
| Pool Permits                            | \$ -                | \$ -                | \$ 350            | \$ (350)          |
| Refuse                                  | \$ 1,800            | \$ 1,500            | \$ 1,615          | \$ (115)          |
| Janitorial Services                     | \$ 13,320           | \$ 11,100           | \$ 13,823         | \$ (2,723)        |
| Pest Control                            | \$ -                | \$ -                | \$ 4,425          | \$ (4,425)        |
| Amenity Office Supplies                 | \$ 600              | \$ 500              | \$ 286            | \$ 214            |
| Recreation Facility Maintenance         | \$ 15,000           | \$ 12,500           | \$ -              | \$ 12,500         |
| Recreation Equipment Maintenance        | \$ 22,000           | \$ 18,333           | \$ 16,679         | \$ 1,655          |
| Special Events                          | \$ 7,000            | \$ 5,833            | \$ -              | \$ 5,833          |
| Holiday Decorations                     | \$ 2,000            | \$ 1,667            | \$ 5,095          | \$ (3,428)        |
| Miscellaneous Maintenance               | \$ 5,650            | \$ 4,708            | \$ -              | \$ 4,708          |
| <b>Subtotal</b>                         | <b>\$ 424,370</b>   | <b>\$ 367,475</b>   | <b>\$ 279,392</b> | <b>\$ 88,083</b>  |
| <b>Total O&amp;M Expenses:</b>          | <b>\$ 1,088,643</b> | <b>\$ 921,036</b>   | <b>\$ 660,887</b> | <b>\$ 260,148</b> |
| <b>Total Expenditures</b>               | <b>\$ 1,237,428</b> | <b>\$ 1,051,007</b> | <b>\$ 794,833</b> | <b>\$ 256,174</b> |
| <b>Excess Revenues (Expenditures)</b>   | <b>\$ -</b>         |                     | <b>\$ 158,370</b> |                   |
| <b>Fund Balance - Beginning</b>         | <b>\$ -</b>         |                     | <b>\$ 82,583</b>  |                   |
| <b>Fund Balance - Ending</b>            | <b>\$ -</b>         |                     | <b>\$ 240,953</b> |                   |

# Grand Oaks

## Community Development District

### Debt Service Fund - Series 2019

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

For The Period Ending July 31, 2025

|   | Adopted           | Prorated Budget   | Actual              |                    |
|---|-------------------|-------------------|---------------------|--------------------|
|   | Budget            | Thru 07/31/25     | Thru 07/31/25       | Variance           |
| <b>Revenues:</b>                            |                   |                   |                     |                    |
| Assessments - On Roll                       | \$ 537,242        | \$ 537,242        | \$ 535,618          | \$ (1,624)         |
| Assessments - Direct                        | \$ 142,678        | \$ 142,678        | \$ 142,806          | \$ 128             |
| Assessments - Prepayment                    | \$ -              | \$ -              | \$ 92,034           | \$ 92,034          |
| Interest                                    | \$ -              | \$ -              | \$ 41,820           | \$ 41,820          |
| <b>Total Revenues</b>                       | <b>\$ 679,920</b> | <b>\$ 679,920</b> | <b>\$812,278</b>    | <b>\$ 132,358</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)                           | \$ -              | \$ -              | \$ (24,786)         | \$ (24,786)        |
| <b>Total Other Financing Sources (Uses)</b> | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ (24,786)</b>  | <b>\$ (24,786)</b> |
| <b>Excess Revenues (Expenditures)</b>       | <b>\$ 10,923</b>  |                   | <b>\$48,495</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>\$ 1,218,030</b> |                    |

# Grand Oaks

## Community Development District

### Debt Service Fund - Series 2020

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

For The Period Ending July 31, 2025

|   | Adopted           | Prorated Budget   | Actual              |                     |
|---|-------------------|-------------------|---------------------|---------------------|
|   | Budget            | Thru 07/31/25     | Thru 07/31/25       | Variance            |
| <b>Revenues:</b>                            |                   |                   |                     |                     |
| Assessments - On Roll                       | \$ 328,531        | \$ 328,531        | \$ 327,875          | \$ (656)            |
| Assessments - Direct                        | \$ 604,659        | \$ 604,659        | \$ 401,120          | \$ (203,539)        |
| Assessments - Prepayment                    | \$ -              | \$ -              | \$ -                | \$ -                |
| Interest                                    | \$ -              | \$ -              | \$ 39,190           | \$ 39,190           |
| <b>Total Revenues</b>                       | <b>\$ 933,190</b> | <b>\$ 933,190</b> | <b>\$768,185</b>    | <b>\$ (165,005)</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)                           | \$ -              | \$ -              | \$ (22,564)         | \$ (22,564)         |
| <b>Total Other Financing Sources (Uses)</b> | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ (22,564)</b>  | <b>\$ (22,564)</b>  |
| <b>Excess Revenues (Expenditures)</b>       | <b>\$ (399)</b>   |                   | <b>(\$187,966)</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>\$ 893,386</b>   |                     |

# Grand Oaks

## Community Development District

### Debt Service Fund - Series 2021

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

For The Period Ending July 31, 2025

|   | Adopted           | Prorated Budget   | Actual              |                     |
|---|-------------------|-------------------|---------------------|---------------------|
|   | Budget            | Thru 07/31/25     | Thru 07/31/25       | Variance            |
| <b>Revenues:</b>                            |                   |                   |                     |                     |
| Assessments - On Roll                       | \$ -              | \$ -              | \$ -                | \$ -                |
| Assessments - Direct                        | \$ 300,025        | \$ 300,025        | \$ -                | \$ (300,025)        |
| Interest                                    | \$ -              | \$ -              | \$ 8,898            | \$ 8,898            |
| <b>Total Revenues</b>                       | <b>\$ 300,025</b> | <b>\$ 300,025</b> | <b>\$ 8,898</b>     | <b>\$ (291,127)</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)                           | \$ -              | \$ -              | \$ (7,775)          | \$ (7,775)          |
| <b>Total Other Financing Sources (Uses)</b> | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ (7,775)</b>   | <b>\$ (7,775)</b>   |
| <b>Excess Revenues (Expenditures)</b>       | <b>\$ 1,521</b>   |                   | <b>\$ (297,381)</b> |                     |
| <b>Fund Balance - Beginning</b>             | <b>\$ 277,837</b> |                   | <b>\$ 600,820</b>   |                     |
| <b>Fund Balance - Ending</b>                | <b>\$ 279,358</b> |                   | <b>\$ 303,439</b>   |                     |

**Grand Oaks**  
**Community Development District**  
**Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2025**

|   | Series           | Series           | Series              |
|---|------------------|------------------|---------------------|
|   | 2019             | 2020             | 2021                |
| <b><u>Revenues:</u></b>                     |                  |                  |                     |
| Interest Income                             | \$ 524           | \$ 574           | \$ 391              |
| <b>Total Revenues</b>                       | <b>\$ 524</b>    | <b>\$ 574</b>    | <b>\$ 391</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)                           | \$ 24,786        | \$ 31,249        | \$ (922)            |
| <b>Total Other Financing Sources (Uses)</b> | <b>\$ 24,786</b> | <b>\$ 31,249</b> | <b>\$ (922)</b>     |
| <b>Excess Revenues (Expenditures)</b>       | <b>\$ 25,311</b> | <b>\$ 31,823</b> | <b>\$ (531)</b>     |
| <b>Fund Balance - Beginning</b>             | <b>\$ 6</b>      | <b>\$ (12)</b>   | <b>\$ (198,692)</b> |
| <b>Fund Balance - Ending</b>                | <b>\$ 25,317</b> | <b>\$ 31,811</b> | <b>\$ (199,222)</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    | \$ 6,882    | \$ -        | \$ -        | \$ 606,050        |
| Assessments-Direct      | \$ -        | \$ 242,453  | \$ 90,092   | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 332,545        |
| Interest Income         | \$ 9        | \$ 1,294    | \$ 1,675    | \$ 1,478    | \$ 1,207    | \$ 1,071    | \$ 819      | \$ 694      | \$ 516      | \$ 338      | \$ -        | \$ -        | \$ 9,101          |
| 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>\$ 953,203</b> |

|   |                  |                  |                  |                  |                 |                  |                 |                  |                  |                 |             |             |                   |
|---|------------------|------------------|------------------|------------------|-----------------|------------------|-----------------|------------------|------------------|-----------------|-------------|-------------|-------------------|
| <b>Expenditures:</b>                        |                  |                  |                  |                  |                 |                  |                 |                  |                  |                 |             |             |                   |
| <b><u>General &amp; Administrative:</u></b> |                  |                  |                  |                  |                 |                  |                 |                  |                  |                 |             |             |                   |
| Supervisor Fees                             | \$ 200           | \$ -             | \$ 200           | \$ 400           | \$ 400          | \$ -             | \$ 400          | \$ 400           | \$ 400           | \$ 400          | \$ -        | \$ -        | \$ 2,800          |
| Engineering                                 | \$ 1,710         | \$ 505           | \$ 1,375         | \$ -             | \$ 1,545        | \$ -             | \$ 420          | \$ 1,140         | \$ 1,140         | \$ 1,725        | \$ -        | \$ -        | \$ 9,560          |
| Dissemination Agent                         | \$ 773           | \$ 773           | \$ 773           | \$ 250           | \$ 250          | \$ 1,000         | \$ 350          | \$ 550           | \$ 250           | \$ 600          | \$ -        | \$ -        | \$ 5,568          |
| Attorney                                    | \$ 5,920         | \$ 1,910         | \$ 14,523        | \$ 4,559         | \$ 1,706        | \$ 4,161         | \$ -            | \$ 2,753         | \$ 1,463         | \$ -            | \$ -        | \$ -        | \$ 36,993         |
| Annual Audit                                | \$ -             | \$ 1,500         | \$ 1,500         | \$ 1,100         | \$ -            | \$ -             | \$ -            | \$ 2,000         | \$ 3,500         | \$ 1,300        | \$ -        | \$ -        | \$ 10,900         |
| 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         | \$ 4,641        | \$ -        | \$ -        | \$ 48,801         |
| Accounting Services                         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -            | \$ -             | \$ -            | \$ -             | \$ -             | \$ -            | \$ -        | \$ -        | \$ -              |
| Information Technology                      | \$ -             | \$ -             | \$ -             | \$ 150           | \$ 150          | \$ 150           | \$ 150          | \$ 150           | \$ 150           | \$ 150          | \$ -        | \$ -        | \$ 1,050          |
| Website Administration                      | \$ 350           | \$ 350           | \$ 350           | \$ 1,850         | \$ 110          | \$ 100           | \$ 100          | \$ 100           | \$ 100           | \$ 100          | \$ -        | \$ -        | \$ 3,510          |
| Website Compliance                          | \$ -             | \$ -             | \$ 1,553         | \$ -             | \$ -            | \$ -             | \$ -            | \$ -             | \$ -             | \$ -            | \$ -        | \$ -        | \$ 1,553          |
| Telephone                                   | \$ -             | \$ -             | \$ -             | \$ -             | \$ -            | \$ -             | \$ -            | \$ -             | \$ -             | \$ -            | \$ -        | \$ -        | \$ -              |
| Postage & Delivery                          | \$ -             | \$ 6             | \$ -             | \$ -             | \$ -            | \$ 72            | \$ 10           | \$ 10            | \$ 18            | \$ 13           | \$ -        | \$ -        | \$ 129            |
| Printing & Binding                          | \$ -             | \$ 132           | \$ -             | \$ -             | \$ -            | \$ 102           | \$ 17           | \$ 71            | \$ 20            | \$ 174          | \$ -        | \$ -        | \$ 515            |
| Insurance                                   | \$ 3,500         | \$ -             | \$ -             | \$ -             | \$ -            | \$ -             | \$ -            | \$ -             | \$ -             | \$ -            | \$ -        | \$ -        | \$ 3,500          |
| Legal Advertising                           | \$ -             | \$ -             | \$ 69            | \$ -             | \$ 70           | \$ 69            | \$ 68           | \$ 69            | \$ 273           | \$ -            | \$ -        | \$ -        | \$ 618            |
| Bank Fees                                   | \$ 7             | \$ -             | \$ 200           | \$ 327           | \$ 446          | \$ 372           | \$ 125          | \$ 260           | \$ 227           | \$ 221          | \$ -        | \$ -        | \$ 2,184          |
| Office Supplies                             | \$ -             | \$ 74            | \$ -             | \$ -             | \$ -            | \$ -             | \$ 0            | \$ 0             | \$ 1             | \$ 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>\$ 13,917</b> | <b>\$ 12,183</b> | <b>\$ 9,325</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 133,946</b> |

**Operation and Maintenance**

|                               |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |             |             |                   |
|-------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------|-------------|-------------------|
| <b>Field Expenses</b>         |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |             |             |                   |
| Electricity                   | \$ -             | \$ -             | \$ -             | \$ 7,272         | \$ 6,661         | \$ 2,901         | \$ 4,551         | \$ 3,427         | \$ 3,166         | \$ 3,383         | \$ -        | \$ -        | \$ 31,361         |
| 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        | \$ 19,692        | \$ -        | \$ -        | \$ 217,302        |
| Irrigation Repairs            | \$ 150           | \$ 1,287         | \$ 8,581         | \$ -             | \$ 1,600         | \$ -             | \$ 1,160         | \$ -             | \$ 2,776         | \$ -             | \$ -        | \$ -        | \$ 15,553         |
| Landscape Replacement         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             | \$ 331           | \$ 512           | \$ -        | \$ -        | \$ 842            |
| 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         | \$ 2,475         | \$ -        | \$ -        | \$ 26,100         |
| Miscellaneous Expense         | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             | \$ -        | \$ -        | \$ -              |
| General Repairs & Maintenance | \$ 13,326        | \$ 1,146         | \$ 2,306         | \$ 43,707        | \$ 8,544         | \$ 1,072         | \$ 2,186         | \$ 7,632         | \$ 4,502         | \$ 1,763         | \$ -        | \$ -        | \$ 86,185         |
| 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>\$ 27,824</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 381,495</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          | \$ 10,000          | \$ -        | \$ -        | \$ 118,750        |
| Security                              | \$ 38               | \$ 909             | \$ 1,860           | \$ -               | \$ -               | \$ -               | \$ -               | \$ 113             | \$ 2,237           | \$ 38              | \$ -        | \$ -        | \$ 5,193          |
| Cable/Internet                        | \$ -                | \$ -               | \$ -               | \$ -               | \$ -               | \$ -               | \$ -               | \$ 4,859           | \$ 99              | \$ -               | \$ -        | \$ -        | \$ 4,958          |
| Property Insurance                    | \$ 67,256           | \$ -               | \$ -               | \$ -               | \$ -               | \$ -               | \$ -               | \$ -               | \$ -               | \$ -               | \$ -        | \$ -        | \$ 67,256         |
| Utility                               | \$ -                | \$ -               | \$ 450             | \$ 418             | \$ 446             | \$ 547             | \$ 1,012           | \$ 707             | \$ 581             | \$ 517             | \$ -        | \$ -        | \$ 4,676          |
| Gas                                   | \$ -                | \$ -               | \$ 150             | \$ 152             | \$ 99              | \$ 73              | \$ 73              | \$ 74              | \$ 80              | \$ 73              | \$ -        | \$ -        | \$ 774            |
| Pool Maintenance                      | \$ 3,134            | \$ 3,795           | \$ 3,038           | \$ 3,906           | \$ 2,116           | \$ 3,219           | \$ 2,550           | \$ 5,181           | \$ 4,493           | \$ 4,079           | \$ -        | \$ -        | \$ 35,511         |
| Pool Permits                          | \$ -                | \$ -               | \$ -               | \$ -               | \$ -               | \$ -               | \$ -               | \$ -               | \$ 350             | \$ -               | \$ -        | \$ -        | \$ 350            |
| Refuse                                | \$ 44               | \$ -               | \$ -               | \$ 367             | \$ 177             | \$ 180             | \$ 179             | \$ 223             | \$ 222             | \$ 224             | \$ -        | \$ -        | \$ 1,615          |
| Janitorial Services                   | \$ 1,350            | \$ 1,350           | \$ 1,350           | \$ 1,350           | \$ 1,350           | \$ 1,350           | \$ 1,350           | \$ 1,350           | \$ 1,673           | \$ 1,350           | \$ -        | \$ -        | \$ 13,823         |
| Pest Control                          | \$ 250              | \$ 135             | \$ 135             | \$ 135             | \$ 135             | \$ 135             | \$ 135             | \$ 3,095           | \$ 135             | \$ 135             | \$ -        | \$ -        | \$ 4,425          |
| 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           | \$ 1,494           | \$ -        | \$ -        | \$ 16,679         |
| 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>\$ 7,872</b>    | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 279,392</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>\$ 35,696</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 660,887</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>\$ 59,880</b>   | <b>\$ 68,208</b>   | <b>\$ 45,021</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 794,833</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>\$ (59,880)</b> | <b>\$ (68,208)</b> | <b>\$ (45,021)</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 158,370</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                  | \$864,494                   |                     |
| 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            |
| 7/11/25      | ACH          | \$ 17,010.41           | \$ -        | \$ -        | \$ 17,010.41           | \$ 6,882.43          | \$ 6,314.16               | \$ 3,813.82               | \$ -                      | \$ 17,010.41           |
| <b>TOTAL</b> |              | <b>\$ 1,468,879.95</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 1,468,879.95</b> | <b>\$ 606,050.03</b> | <b>\$ 535,494.99</b>      | <b>\$ 327,334.92</b>      | <b>\$ -</b>               | <b>\$ 1,468,879.94</b> |

**101% Net Percent Collected**

**Direct Bill ASSESSMENTS**

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

|                                |                 |                      |                      |                               |
|--------------------------------|-----------------|----------------------|----------------------|-------------------------------|
| 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                  |
|                                |                 | <b>\$ 142,806.23</b> | <b>\$ 142,806.23</b> | <b>\$ 142,806.23</b>          |

|               |                 |                      |                      |                      |
|---------------|-----------------|----------------------|----------------------|----------------------|
| 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         |
|               |                 | <b>\$ 242,453.04</b> | <b>\$ 242,453.04</b> | <b>\$ 242,453.04</b> |

|               |                 |                      |                      |                               |
|---------------|-----------------|----------------------|----------------------|-------------------------------|
| 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                  |
|               |                 | <b>\$ 368,841.84</b> | <b>\$ 368,841.84</b> | <b>\$ 368,841.84</b>          |

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

| Day Late Enterprises Inc |                 |                 |                    |                                  |
|--------------------------|-----------------|-----------------|--------------------|----------------------------------|
| 2025-06                  |                 | Net Assessments | \$239,847.97       | \$239,847.97                     |
|                          |                 |                 |                    |                                  |
| Date<br>Received         | Check<br>Number | Net<br>Assessed | Amount<br>Received | Series 2020<br>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

July 01, 2025 through July 31, 2025

| Fund         | Date    | Check No.'s | Amount       |
|--------------|---------|-------------|--------------|
| General Fund |         |             |              |
|              | 7/8/25  | 1969-1977   | \$ 37,337.70 |
|              | 7/11/25 | 1978-1979   | \$ 5,546.97  |
|              | 7/22/25 | 1980-1983   | \$ 4,125.54  |
|              | 7/29/25 | 1984-1987   | \$ 4,938.45  |
| Total Amount |         |             | \$ 51,948.66 |



| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE | .....EXPENSED TO.....<br>INVOICE | YRMO   | DPT             | ACCT# | SUB | SUBCLASS | VENDOR NAME                      | STATUS | AMOUNT   | .....CHECK.....<br>AMOUNT | #      |
|---------------|-------|---------------------------|----------------------------------|--------|-----------------|-------|-----|----------|----------------------------------|--------|----------|---------------------------|--------|
| 7/11/25       | 00021 | 7/01/25                   | 16                               | 202507 | 310-51300-34000 |       |     |          |                                  | *      | 4,641.42 |                           |        |
|               |       |                           | JUL MANAGEMENT FEES              |        |                 |       |     |          |                                  |        |          |                           |        |
|               |       | 7/01/25                   | 16                               | 202507 | 310-51300-35200 |       |     |          |                                  | *      | 100.00   |                           |        |
|               |       |                           | JUL WEBSITE ADMIN                |        |                 |       |     |          |                                  |        |          |                           |        |
|               |       | 7/01/25                   | 16                               | 202507 | 310-51300-35100 |       |     |          |                                  | *      | 150.00   |                           |        |
|               |       |                           | JUL INFORMATION TECH             |        |                 |       |     |          |                                  |        |          |                           |        |
|               |       | 7/01/25                   | 16                               | 202507 | 310-51300-31300 |       |     |          |                                  | *      | 250.00   |                           |        |
|               |       |                           | JUL DISSEMINATION SVCS           |        |                 |       |     |          |                                  |        |          |                           |        |
|               |       | 7/01/25                   | 16                               | 202507 | 310-51300-49000 |       |     |          |                                  | *      | 50.00    |                           |        |
|               |       |                           | JUL RECORD STORAGE               |        |                 |       |     |          |                                  |        |          |                           |        |
|               |       | 7/01/25                   | 16                               | 202507 | 310-51300-51000 |       |     |          |                                  | *      | .57      |                           |        |
|               |       |                           | OFFICE SUPPLIES                  |        |                 |       |     |          |                                  |        |          |                           |        |
|               |       | 7/01/25                   | 16                               | 202507 | 310-51300-42000 |       |     |          |                                  | *      | 13.11    |                           |        |
|               |       |                           | POSTAGE                          |        |                 |       |     |          |                                  |        |          |                           |        |
|               |       | 7/01/25                   | 16                               | 202507 | 310-51300-42500 |       |     |          |                                  | *      | 173.85   |                           |        |
|               |       |                           | COPIES                           |        |                 |       |     |          |                                  |        |          |                           |        |
|               |       | 7/01/25                   | 16                               | 202507 | 310-51300-49000 |       |     |          |                                  | *      | 33.02    |                           |        |
|               |       |                           | TELEPHONE                        |        |                 |       |     |          |                                  |        |          |                           |        |
|               |       |                           |                                  |        |                 |       |     |          | GOVERNMENTAL MANAGEMENT SERVICES |        |          | 5,411.97                  | 001978 |
| 7/11/25       | 00014 | 6/30/25                   | 65768366                         | 202506 | 330-53800-48400 |       |     |          |                                  | *      | 135.00   |                           |        |
|               |       |                           | JUN PEST CONTROL                 |        |                 |       |     |          |                                  |        |          |                           |        |
|               |       |                           |                                  |        |                 |       |     |          | MASSEY SERVICES, INC.            |        |          | 135.00                    | 001979 |
| 7/22/25       | 00012 | 7/10/25                   | 2025-724                         | 202507 | 310-51300-31100 |       |     |          |                                  | *      | 1,725.00 |                           |        |
|               |       |                           | JUL ENGINEERING FEES             |        |                 |       |     |          |                                  |        |          |                           |        |
|               |       |                           |                                  |        |                 |       |     |          | DOMINION ENGINEERING GROUP, INC. |        |          | 1,725.00                  | 001980 |
| 7/22/25       | 00026 | 6/30/25                   | 7197865                          | 202506 | 310-51300-48000 |       |     |          |                                  | *      | 66.64    |                           |        |
|               |       |                           | NOTICE OF MEETING-6/12/25        |        |                 |       |     |          |                                  |        |          |                           |        |
|               |       | 6/30/25                   | 7197865                          | 202506 | 310-51300-48000 |       |     |          |                                  | *      | 70.00    |                           |        |
|               |       |                           | NOTICE OF MEETING-7/2/25         |        |                 |       |     |          |                                  |        |          |                           |        |
|               |       |                           |                                  |        |                 |       |     |          | GANNETT MEDIA CORP               |        |          | 136.64                    | 001981 |
| 7/22/25       | 00021 | 7/18/25                   | 18                               | 202506 | 320-53800-60000 |       |     |          |                                  | *      | 1,347.20 |                           |        |
|               |       |                           | JUN REPAIRS & MAINTENANCE        |        |                 |       |     |          |                                  |        |          |                           |        |
|               |       | 7/18/25                   | 18                               | 202506 | 330-53800-51000 |       |     |          |                                  | *      | 285.81   |                           |        |
|               |       |                           | JUN AMENITY OFFICE SUPPLS        |        |                 |       |     |          |                                  |        |          |                           |        |
|               |       | 7/18/25                   | 18                               | 202506 | 330-53800-48300 |       |     |          |                                  | *      | 23.39    |                           |        |
|               |       |                           | JUN JANITORIAL SUPPLIES          |        |                 |       |     |          |                                  |        |          |                           |        |
|               |       |                           |                                  |        |                 |       |     |          | GOVERNMENTAL MANAGEMENT SERVICES |        |          | 1,656.40                  | 001982 |
| 7/22/25       | 00018 | 7/14/25                   | 788264                           | 202507 | 320-53800-46000 |       |     |          |                                  | *      | 607.50   |                           |        |
|               |       |                           | POOL DECK PALM PRUNING           |        |                 |       |     |          |                                  |        |          |                           |        |
|               |       |                           |                                  |        |                 |       |     |          | THE GREENERY INC.                |        |          | 607.50                    | 001983 |
|               |       |                           |                                  |        |                 |       |     |          |                                  |        |          |                           |        |
|               |       |                           |                                  |        |                 |       |     |          | GOCD GRAND OAKS CDD AMOSSING     |        |          |                           |        |

| CHECK<br>DATE      | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME        | STATUS | AMOUNT    | ....CHECK.....<br>AMOUNT # |
|--------------------|-------|-----------------------------------|--|--------------------|--------|-----------|----------------------------|
| 7/29/25            | 00057 | 5/27/25 OF616691                  | 202505 320-53800-60000                           |                    | *      | 1,486.85  |                            |
|                    |       | YRLY INSP EXTINGUISHERS           |  | CINTAS FIRE 636525 |        |           | 1,486.85 001984            |
| 7/29/25            | 00057 | 6/05/25 OF611862                  | 202506 320-53800-60000                           |                    | *      | 723.00    |                            |
|                    |       | INSTAL MISSING TRIM PLATE         |  | CINTAS FIRE 636525 |        |           | 723.00 001985              |
| 7/29/25            | 00057 | 6/17/25 OF616698                  | 202506 320-53800-60000                           |                    | *      | 353.00    |                            |
|                    |       | INSP/QTLY SPRINKLER TEST          |  | CINTAS FIRE 636525 |        |           | 353.00 001986              |
| 7/29/25            | 00018 | 7/21/25 788549                    | 202506 320-53800-46200                           |                    | *      | 2,375.60  |                            |
|                    |       | IRRIGATION REPAIRS-JUN25          |  | THE GREENERY INC.  |        |           | 2,375.60 001987            |
| TOTAL FOR BANK A   |       |                                   |  |                    |        | 51,948.66 |                            |
| TOTAL FOR REGISTER |       |                                   |  |                    |        | 51,948.66 |                            |

GOCD GRAND OAKS CDD AMOSSING

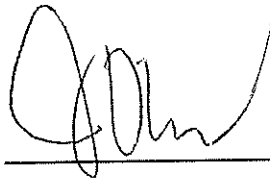
# ATTENDANCE SHEET

District: Grand Oaks

Meeting Date: 07.02.25

|    | Supervisor   | In Attendance                       | Fees  |
|----|--|-------------------------------------|-------|
| 1. | John Dodson<br>Chairperson                         | <input checked="" type="checkbox"/> | \$0   |
| 2. | Linda Cruz<br>Assistant Secretary                  | <input checked="" type="checkbox"/> | \$200 |
| 3. | Keith Hyatt<br>Assistant Secretary                 | <input type="checkbox"/>            | \$0   |
| 4. | Dennis Smith. Resigned<br><del>Vice-Chairman</del> | <input type="checkbox"/>            | \$0   |
| 5. | Clair Snider<br>Assistant Secretary                | <input checked="" type="checkbox"/> | \$200 |

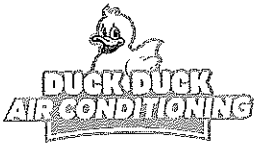
District Manager:



PLEASE RETURN COMPLETED FORM TO ALISON MOSSING

0013105130011000  
bos meeting 7.2.25

→ vacancy filled by David Crosby



**Duck Duck Rooter Plumbing, Septic &  
Air Conditioning**  
4567 Blanding Blvd, Jacksonville Fl.  
32210  
[www.DuckDuckRooter.com](http://www.DuckDuckRooter.com)  
904-862-6769

**Invoice 99152303**  
**Invoice Date 6/23/2025**  
**Completed Date 6/23/2025**  
**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

Upon arrival, I discovered a clogged drain line. I cleared the drain line using nitrogen. The system had caused flooding in the gym room and the maintenance closet. It appeared that someone had removed the secondary float switch from the drain pan. I reinserted the secondary float switch into the drain pan. The system is now draining correctly into the floor drain and maintenance closet. However, access to the floor drain is restricted due to the installation of both air handlers. Fans are currently operating on the carpet and in the gym room to assist in drying out the area, including the maintenance closet.

I discussed a maintenance contract with them for all the systems, and they requested that we provide a quote.

Approved  
Repairs & Main  
001.320.53800.60000  
Rich Gray

AC UNIT REPAIR

|                  |                 |
|------------------|-----------------|
| <b>Sub-Total</b> | <b>\$260.00</b> |
| <b>Tax</b>       | <b>\$0.00</b>   |
| <b>Total Due</b> | <b>\$260.00</b> |
| <b>Payment</b>   | <b>\$0.00</b>   |

**Balance Due \$260.00**

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.

6/23/2025

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.

\_\_\_\_\_

6/23/2025



|                                 |  |                                   |                      |
|---------------------------------|--|-----------------------------------|----------------------|
| ACCOUNT NAME<br>Grand Oaks CDD  |  | ACCOUNT #<br>803757               | INV DATE<br>06/30/25 |
| INVOICE #<br>0007197865         | INVOICE PERIOD<br>Jun 1- Jun 30, 2025        | CURRENT INVOICE TOTAL<br>\$136.64 |                      |
| PREPAY<br>(Memo Info)<br>\$0.00 | UNAPPLIED<br>(included in amt due)<br>\$0.00 | TOTAL CASH AMT DUE*<br>\$136.64   |                      |

|  |   |
|--|---|
| BILLING ACCOUNT NAME AND ADDRESS<br><br>Grand Oaks CDD<br>Alison Mossing<br>Suite 114<br>475 W Town PL<br>St Augustine, FL 32092-3648  | PAYMENT DUE DATE: JULY 31, 2025<br><br>Legal Entity: Gannett Media Corp.<br>Terms and Conditions: 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.<br>All funds payable in US dollars. |
| BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or 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. |   |

| Date    | Description         | Amount   |
|---------|---------------------|----------|
| 6/1/25  | Balance Forward     | \$68.64  |
| 6/27/25 | PAYMENT - THANK YOU | -\$68.64 |

**Package Advertising:**

| Start-End Date | Order Number | Product                 | Description         | PO Number           | Package Cost |
|----------------|--------------|-------------------------|---------------------|---------------------|--------------|
| 6/5/25         | 11315673     | SAG St Augustine Record | June 11th meeting   |                     | \$66.64      |
| 6/25/25        | 11414435     | SAG St Augustine Record | Grand Oaks July mtg | Grand Oaks July mtg | \$70.00      |

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             | \$136.64 |
| Service Fee 3.99%                 | \$5.45   |
| *Cash/Check/ACH Discount          | -\$5.45  |
| *Payment Amount by Cash/Check/ACH | \$136.64 |
| Payment Amount by Credit Card     | \$142.09 |

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

|  |                            |                            |                            |   |                              |                                       |
|--|----------------------------|----------------------------|----------------------------|---|------------------------------|---------------------------------------|
| ACCOUNT NAME<br>Grand Oaks CDD   |                            | ACCOUNT NUMBER<br>803757   |                            | INVOICE NUMBER<br>0007197865  |                              | AMOUNT PAID                           |
| CURRENT DUE<br>\$136.64  | 30 DAYS PAST DUE<br>\$0.00 | 60 DAYS PAST DUE<br>\$0.00 | 90 DAYS PAST DUE<br>\$0.00 | 120+ DAYS PAST DUE<br>\$0.00  | UNAPPLIED PAYMENTS<br>\$0.00 | TOTAL CASH AMT DUE*<br>\$136.64       |
| REMITTANCE ADDRESS (Include Account# & Invoice# on check)<br><br>Gannett Florida LocaliQ<br>PO Box 631244<br>Cincinnati, OH 45263-1244 |                            |                            |                            | TO PAY BY PHONE PLEASE CALL:<br>1-877-736-7612  |                              | TOTAL CREDIT CARD AMT DUE<br>\$142.09 |
|  |                            |                            |                            | To sign up for E-mailed invoices and online payments please contact<br>abgspecial@gannett.com |                              |                                       |

0000803757000000000000071978650001366467174

# LOCALiQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### **AFFIDAVIT OF PUBLICATION**

Katelyn Beach  
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:

06/05/2025

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 06/05/2025

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$66.64

Tax Amount: \$0.00

Payment Cost: \$66.64

Order No: 11315673

Customer No: 803757

PO #:

# of Copies:

1

**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 Thursday, June 12, 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

# LOCALiQ<sup>®</sup>

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### **AFFIDAVIT OF PUBLICATION**

Katelyn Beach  
Sarah Sweeting  
Grand Oaks CDD

475 W. Town Place, Suite 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 Govt 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:

06/25/2025

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 06/25/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$70.00

Tax Amount: \$0.00

Payment Cost: \$70.00

Order No: 11414435

Customer No: 803757

PO #: Grand Oaks July mtg

# of Copies:

1

**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, July 2nd, 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  
Pub: 06/25/25 #11414435

## Grau and Associates

1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 27667  
Date 06/02/2025

---

| SERVICE              | AMOUNT             |
|----------------------|--------------------|
| Audit FYE 09/30/2024 | \$ <u>3,500.00</u> |
| Current Amount Due   | \$ <u>3,500.00</u> |

0013105130032200

|          |         |         |          |          |          |
|----------|---------|---------|----------|----------|----------|
| 0 - 30   | 31 - 60 | 61 - 90 | 91 - 120 | Over 120 | Balance  |
| 3,500.00 | 0.00    | 0.00    | 0.00     | 0.00     | 3,500.00 |

Payment due upon receipt.

# Grau and Associates

1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 27872  
Date 07/01/2025

---

| SERVICE              | AMOUNT             |
|----------------------|--------------------|
| Audit FYE 09/30/2024 | \$ <u>1,300.00</u> |
| Current Amount Due   | \$ <u>1,300.00</u> |

0013105130032200

| 0 - 30   | 31- 60 | 61 - 90 | 91 - 120 | Over 120 | Balance  |
|----------|--------|---------|----------|----------|----------|
| 4,800.00 | 0.00   | 0.00    | 0.00     | 0.00     | 4,800.00 |

Payment due upon receipt.

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

June 30, 2025

0013105130031500

mar general counsel

Matt Biagetti  
Grand Oaks CDD  
Governmental Management Services, LLC  
Ste. 114  
475 West Town Place  
St. Augustine, FL 32092

Invoice No. 3584695  
8523-1

---

Re: General Counsel

For Professional Legal Services Rendered

|          |           |      |        |   |
|----------|-----------|------|--------|---|
| 03/03/25 | W. Haber  | 1.70 | 654.50 | Review plats and engineer's reports; confer with Dodson regarding roadways and related issues                             |
| 03/05/25 | W. Haber  | 0.40 | 154.00 | Confer with Trustee's counsel regarding reserve account; review indenture regarding same                                  |
| 03/07/25 | W. Haber  | 0.60 | 231.00 | Confer with counsel for Trustee and Oliver regarding debt service reserve   |
| 03/08/25 | G. Lovett | 0.30 | 79.50  | Monitor legislative process relating to matters impacting special districts   |
| 03/11/25 | W. Haber  | 0.30 | 115.50 | Confer with County and Oliver regarding status of audit   |
| 03/12/25 | W. Haber  | 0.20 | 77.00  | Confer with Pulte representative regarding conveyances  |
| 03/13/25 | W. Haber  | 0.40 | 154.00 | Confer with County representative, Oliver, and Mossing regarding correspondence from Joint Legislative Auditing Committee |
| 03/17/25 | W. Haber  | 0.50 | 192.50 | Review draft agreement with Stormwater Trust; confer with Lancaster regarding same  |

**KUTAK ROCK LLP**

Grand Oaks CDD

June 30, 2025

Client Matter No. 8523-1

Invoice No. 3584695

Page 2

|          |           |      |        |  |
|----------|-----------|------|--------|--|
| 03/17/25 | W. Haber  | 1.10 | 423.50 | Confer with Lancaster and Aponte regarding direction letter; participate in call regarding same    |
| 03/26/25 | W. Haber  | 0.30 | 115.50 | Confer with Dodson regarding various matters   |
| 03/28/25 | W. Haber  | 0.30 | 115.50 | Confer with Dodson regarding outstanding invoices; review correspondence regarding same            |
| 04/01/25 | W. Haber  | 0.50 | 192.50 | Review disclosure language and confer with Mossing regarding same                                  |
| 04/02/25 | W. Haber  | 1.10 | 423.50 | Prepare for and participate in call to discuss financials and related matters                      |
| 04/09/25 | W. Haber  | 2.10 | 808.50 | Prepare for and participate in Board meeting; prepare correspondence to Terracon regarding payment |
| 04/12/25 | L. Whelan | 0.30 | 115.50 | Monitor legislative process relating to matters impacting special districts                        |
| 04/14/25 | W. Haber  | 0.80 | 308.00 | Prepare for and participate in call with developer and bondholder                                  |

TOTAL HOURS 10.90

TOTAL FOR SERVICES RENDERED \$4,160.50

TOTAL CURRENT AMOUNT DUE \$4,160.50

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 # |
|-----------|-----------|
| 6/30/2025 | 38785     |

**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.

Approved  
 Robin Nixon  
 Amenity Manager

| P.O. No. | Terms  | Due Date  | Project |
|----------|--------|-----------|---------|
|          | Net 15 | 7/17/2025 |         |

| Description   | Qty | Rate   | Amount  |
|---|-----|--------|---------|
| Carpet cleaning in the Gym. Completed 6/27/25. Authorized by Robin Nixon.<br><br>0013305380048300<br>CARPET CLEANING 6/27 | 1   | 300.00 | 300.00T |

|                         |  |          |
|-------------------------|--|----------|
| <b>Subtotal</b>         |  | \$300.00 |
| <b>Sales Tax (0.0%)</b> |  | \$0.00   |
| <b>Total</b>            |  | \$300.00 |
| <b>Payments/Credits</b> |  | \$0.00   |
| <b>Balance Due</b>      |  | \$300.00 |

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 # |
|----------|-----------|
| 7/1/2025 | 38643     |

**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.

APPROVED  
 AMENITY MANAGER  
 ROBIN NIXON

| P.O. No. | Terms  | Due Date  | Project |
|----------|--------|-----------|---------|
|          | Net 30 | 7/31/2025 |         |

| Description  | Qty | Rate     | Amount    |
|--|-----|----------|-----------|
| July (7/1/2025 - 7/31/2025) Monthly Service - Cleaning 3x per week (Mon./Wed/Fri.)<br><br>0013305380048300<br>JUL CLEANING 3X PER WEEK | 1   | 1,350.00 | 1,350.00T |

|                         |  |            |
|-------------------------|--|------------|
| <b>Subtotal</b>         |  | \$1,350.00 |
| <b>Sales Tax (0.0%)</b> |  | \$0.00     |
| <b>Total</b>            |  | \$1,350.00 |
| <b>Payments/Credits</b> |  | \$0.00     |
| <b>Balance Due</b>      |  | \$1,350.00 |



PO Box 6569  
Hilton Head Island, SC 29938

Approved  
Landscape Maintenance  
001.320.53800.46000  
Rich Gray

| Invoice 786506  |                |
|---|----------------|
| Date  | PO/Contract#   |
| 06/30/25  |                |
| Account Manager   | Terms          |
| WILLIAM FLANNERY  | Due on Receipt |
| Total Amount  | \$330.51       |
| Property Address  |                |
| Grand Oaks CDD<br>4185 FL-16<br>St. Augustine, FL 32092 |                |

| Bill To   |
|---|
| Grand Oaks CDD<br>475 West Town Place, Suite 114<br>St. Augustine, FL 32092 |

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

| Description | Amount |
|-------------|--------|
|-------------|--------|

### #78812 - Tree Staking Project

This proposal outlines a plan to install tree stakes for selected trees that need additional support to grow strong and upright. By providing these trees with the necessary support, we aim to ensure their proper development, enhance the safety of our green spaces, and contribute to the community's sustainability.

We are committed to giving these trees the best chance to thrive while preserving the charm and vitality of our shared spaces.

### Scope of Work:

- **Identify and select trees:** We have accessed and identified trees outlined in the Client Communication Report. Located at ( Smith Ranch Road, entrance area near Summer Bay, intersection of Willow Creek Court and Turnbull Road) that require straightening and support to encourage healthy growth.
- **Install tree stakes:** Stake each selected tree securely to provide stability while the roots establish themselves.
- **Proper placement of stakes:** Carefully position the stakes to avoid damage to the tree and ensure they assist in aligning the trunks upright.
- **Use of high-quality materials:** Ensure all tree stakes are durable and appropriate for long-term use in the community's climate.

|   |                 |
|---|-----------------|
| Landscape Enhancement Work - 06/20/2025 | \$330.51        |
| <b>Total</b>                            | <b>\$330.51</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 |
|--------------|---------------------------------------|---------------------|------------------------|-------------------|
|              |                                       |                     |                        |                   |
| Phone #      | E-mail                                |                     | Web Site               |                   |
| 843-785-3848 | accountsreceivable@thegreeneryinc.com |                     | www.thegreeneryinc.com |                   |

|        |             |        |        |        |
|--------|-------------|--------|--------|--------|
| \$0.00 | \$23,455.56 | \$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

| Invoice 786507  |                |
|---|----------------|
| Date  | PO/Contract#   |
| 06/30/25  |                |
| Account Manager   | Terms          |
| WILLIAM FLANNERY  | Due on Receipt |
| Total Amount  | \$3,761.94     |
| Property Address  |                |
| Grand Oaks CDD<br>4185 FL-16<br>St. Augustine, FL 32092 |                |

| Bill To   |
|---|
| Grand Oaks CDD<br>475 West Town Place, Suite 114<br>St. Augustine, FL 32092 |

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

| Description | Amount |
|-------------|--------|
|-------------|--------|

#79194 - Front Entrance Mulch Job

Proposal Description: Landscape Enhancement – Front Entrance Mulching

This proposal outlines a landscape enhancement project focused on applying a fresh layer of mulch to the front entrance area. The objective is to improve the visual appeal, promote plant health, and suppress weed growth. Mulching will be performed with high-quality pine bark mulch, evenly distributed throughout the designated beds to ensure a clean and polished appearance. This enhancement will create a welcoming and well-maintained look at the property's main entry point.

|   |                   |
|---|-------------------|
| Landscape Enhancement Work - 06/30/2025 | \$3,761.94        |
| <b>Total</b>                            | <b>\$3,761.94</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 |
|---------|--------------------|---------------------|---------------------|-------------------|
| \$0.00  | \$23,455.56        | \$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<br>475 West Town Place, Suite 114<br>St. Augustine, FL 32092 |

| Invoice 786508  |                |
|---|----------------|
| Date  | PO/Contract#   |
| 06/30/25  |                |
| Account Manager   | Terms          |
| WILLIAM FLANNERY  | Due on Receipt |
| Total Amount  | \$279.11       |
| Property Address  |                |
| Grand Oaks CDD<br>4185 FL-16<br>St. Augustine, FL 32092 |                |

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

| Description  | Amount          |
|--|-----------------|
| #80914 - Palm tree staking at playground area near entrance  |                 |
| This proposal is to lift and stake a palm tree that has fallen over at the small playground area near the entrance |                 |
| Landscape Enhancement Work - 06/20/2025  | \$279.11        |
| <b>Total</b>   | <b>\$279.11</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 |
|---------|--------------------|---------------------|---------------------|-------------------|
| \$0.00  | \$23,455.56        | \$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

|   |
|---|
| <b>Bill To</b>  |
| Grand Oaks CDD<br>475 West Town Place, Suite 114<br>St. Augustine, FL 32092 |

|   |                     |
|---|---------------------|
| <b>Invoice 787251</b>                                   |                     |
| <b>Date</b>   | <b>PO/Contract#</b> |
| 07/01/25  |                     |
| <b>Account Manager</b>                                  | <b>Terms</b>        |
| WILLIAM<br>FLANNERY                                     | Due on Receipt      |
| <b>Total Amount</b>                                     | \$19,084.00         |
| <b>Property Address</b>                                 |                     |
| Grand Oaks CDD<br>4185 FL-16<br>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 July 2025 | \$19,084.00        |
| <b>Total</b>  | <b>\$19,084.00</b> |

0013205380046000  
jul 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<br>Past Due | 31-60 Days<br>Past Due | 61-90 Days<br>Past Due | 90+ Days<br>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 |

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 Svcs, 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

7/1/2025

\$2,475.00

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

00000000172171001000000028672800000024750056

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 7/11/2025

Invoice 286728B

PO #

| Invoice Date  | Description                              | Quantity | Amount    | Tax               | Total             |
|---|--|----------|-----------|-------------------|-------------------|
| 7/1/2025  | Water Management - Zone 1                |          | \$2475.00 | \$0.00            | \$2475.00         |
|   | 0013205380046300<br>jul lake maintenance |          |           |                   |                   |
| Please remit payment for this month's invoice.  |  |          |           |                   |                   |
| Please provide remittance information when submitting payments,<br>otherwise payments will be applied to the oldest outstanding invoices. |  |          |           | <b>Credits</b>    | \$0.00            |
|   |  |          |           | <b>Adjustment</b> | \$0.00            |
|   |  |          |           |                   | <b>AMOUNT DUE</b> |

**Total Account Balance including this invoice:**

\$2775.00

**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

**Governmental Management Services, LLC**

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

**Invoice****Invoice #:** 16**Invoice Date:** 7/1/25**Due Date:** 7/1/25**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 - July 2025              |           | 4,641.42 | 4,641.42          |
| Website Administration - July 2025       |           | 100.00   | 100.00            |
| Information Technology - July 2025       |           | 150.00   | 150.00            |
| Dissemination Agent Services - July 2025 |           | 250.00   | 250.00            |
| Record Storage - July 2025               |           | 50.00    | 50.00             |
| Office Supplies                          |           | 0.57     | 0.57              |
| Postage                                  |           | 13.11    | 13.11             |
| Copies                                   |           | 173.85   | 173.85            |
| Telephone                                |           | 33.02    | 33.02             |
| <b>Total</b>                             |           |          | <b>\$5,411.97</b> |
| <b>Payments/Credits</b>                  |           |          | <b>\$0.00</b>     |
| <b>Balance Due</b>                       |           |          | <b>\$5,411.97</b> |

**RECEIVED***By Tara Lee at 12:38 pm, Jul 07, 2025*



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

**INVOICE 65768366**

**Dated 6/30/2025**

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 |
|--|----------|----------|--------|------------|------------|
| <b>For service at The Amenity Center/Grand Oaks_CDD 1055 Turnbull Creek Rd St. Augustine, FL 32092</b> |          |          |        |            |            |
| Pest Prevention  | \$135.00 | \$0.00   | \$0.00 | \$0.00     | \$135.00   |

**PLEASE REMIT \$135.00**

Approved  
Robin Nixon  
Amenity Manager Grand Oaks

**RECEIVED**

**By Tara Lee at 11:12 am, Jul 09, 2025**

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

INVOICE 65768366  
Dated 6/30/2025

**PLEASE REMIT \$135.00**

**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

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



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

Date: July 10, 2025

Invoice Number 2025-7240

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<br>(hourly) | Total Hours<br>this period | Total Due        |
|-----------------------|----------------------------|----------------------------|------------------|
| Administrative        | \$85                       | 0                          | \$0.00           |
| CADD Designer         | \$130                      | 0                          | \$0.00           |
| Engineer              | \$135                      | 5                          | \$675.00         |
| Professional Engineer | \$155                      | 0                          | \$0.00           |
| Principal             | \$210                      | 5                          | \$1050.00        |
| <b>TOTAL</b>          |                            | <b>10</b>                  | <b>\$1725.00</b> |

1. Site visit to inspect pond 14 bank
2. Prepared letter on Pond 14 bank stability
3. Site visit to inspect curb damage

**Amount Due \$1,725.00**

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.

# LocaliQ

Florida  
GANNETT

|                                 |  |                                   |                      |
|---------------------------------|--|-----------------------------------|----------------------|
| ACCOUNT NAME<br>Grand Oaks CDD  |  | ACCOUNT #<br>803757               | INV DATE<br>06/30/25 |
| INVOICE #<br>0007197865         | INVOICE PERIOD<br>Jun 1- Jun 30, 2025        | CURRENT INVOICE TOTAL<br>\$136.64 |                      |
| PREPAY<br>(Memo Info)<br>\$0.00 | UNAPPLIED<br>(Included in amt due)<br>\$0.00 | TOTAL CASH AMT DUE*<br>\$136.64   |                      |

## BILLING ACCOUNT NAME AND ADDRESS

Grand Oaks Cdd  
Alison Mossing  
475 W. Town Pl. Ste. 114  
St Augustine, FL 32092-3649



## PAYMENT DUE DATE: JULY 31, 2025

Legal Entity: Gannett Media Corp.  
Terms and Conditions: 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.

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

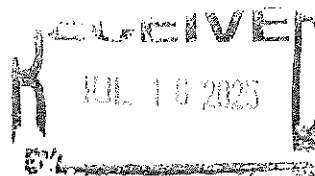
FEDERAL ID 47-2390983

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.

| Date    | Description         | Amount   |
|---------|---------------------|----------|
| 6/1/25  | Balance Forward     | \$68.64  |
| 6/27/25 | PAYMENT - THANK YOU | -\$68.64 |

## Package Advertising:

| Start-End Date | Order Number | Product                 | Description         | PO Number              | Package Cost |
|----------------|--------------|-------------------------|---------------------|------------------------|--------------|
| 6/5/25         | 11315673     | SAG St Augustine Record | June 11th meeting   |                        | \$66.64      |
| 6/25/25        | 11414435     | SAG St Augustine Record | Grand Oaks July mtg | Grand Oaks<br>July mtg | \$70.00      |



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             | \$136.64 |
| Service Fee 3.99%                 | \$5.45   |
| *Cash/Check/ACH Discount          | -\$5.45  |
| *Payment Amount by Cash/Check/ACH | \$136.64 |
| Payment Amount by Credit Card     | \$142.09 |

## PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

|   |                            |                            |                            |                              |   |                                 |
|---|----------------------------|----------------------------|----------------------------|------------------------------|---|---------------------------------|
| ACCOUNT NAME<br>Grand Oaks CDD  |                            | ACCOUNT NUMBER<br>803757   |                            | INVOICE NUMBER<br>0007197865 |   | AMOUNT PAID                     |
| CURRENT DUE<br>\$136.64   | 30 DAYS PAST DUE<br>\$0.00 | 60 DAYS PAST DUE<br>\$0.00 | 90 DAYS PAST DUE<br>\$0.00 | 120+ DAYS PAST DUE<br>\$0.00 | UNAPPLIED PAYMENTS<br>\$0.00  | TOTAL CASH AMT DUE*<br>\$136.64 |
| REMITTANCE ADDRESS (Include Account# & Invoice# on check)             |                            |                            |                            |                              | TO PAY BY PHONE PLEASE CALL:<br>1-877-736-7612  |                                 |
| Gannett Florida LocaliQ<br>PO Box 631244<br>Cincinnati, OH 45263-1244 |                            |                            |                            |                              | TOTAL CREDIT CARD AMT DUE<br>\$142.09   |                                 |
|   |                            |                            |                            |                              | To sign up for E-mailed invoices and online payments please contact<br>abgspecial@gannett.com |                                 |

00008037570000000000000071978650001366467174

# LOCALiQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### AFFIDAVIT OF PUBLICATION

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

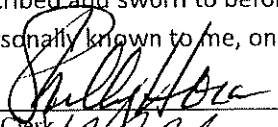
STATE OF WISCONSIN, COUNTY OF BROWN

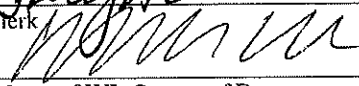
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns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

06/05/2025

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 06/05/2025

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

8-25-16

My commission expires

|                   |          |              |
|-------------------|----------|--------------|
| Publication Cost: | \$66.64  |              |
| Tax Amount:       | \$0.00   |              |
| Payment Cost:     | \$66.64  |              |
| Order No:         | 11315673 | # of Copies: |
| Customer No:      | 803757   | 1            |
| PO #:             |          |              |

**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 Thursday, June 12, 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

# LOCALIQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### AFFIDAVIT OF PUBLICATION

Katelyn Beach  
Sarah Sweeting  
Grand Oaks CDD

475 W. Town Place, Suite 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 Govt 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:

06/25/2025

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 06/25/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

|                   |                     |              |
|-------------------|---------------------|--------------|
| Publication Cost: | \$70.00             |              |
| Tax Amount:       | \$0.00              |              |
| Payment Cost:     | \$70.00             |              |
| Order No:         | 11414435            | # of Copies: |
| Customer No:      | 803757              | 1            |
| PO #:             | Grand Oaks July mtg |              |

**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, July 2nd, 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  
Pub: 06/25/25 #11414435

**Governmental Management Services, LLC**

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

**Invoice****Invoice #:** 18**Invoice Date:** 7/18/25**Due Date:** 7/18/25**Case:****P.O. Number:****Bill To:**

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

| Description                                 | Hours/Qty | Rate   | Amount   |
|---|-----------|--------|----------|
| Facility Maintenance June 1 - June 30, 2025 | 33.68     | 40.00  | 1,347.20 |
| Maintenance Supplies                        |           | 309.20 | 309.20   |
| Approved                                    |           |        |          |
| 6000 TRL                                    |           |        |          |
| 001.320.53800.61000                         |           |        |          |
| Repairs & Maintenance-\$1347.20             |           |        |          |
| 330 TRL                                     |           |        |          |
| 001.320.53800.51000                         |           |        |          |
| Amenity- Office Supplies-\$285.81           |           |        |          |
| 330 TRL                                     |           |        |          |
| 001.320.53800.48300                         |           |        |          |
| Janitorial-\$23.39                          |           |        |          |
| Rich Gray                                   |           |        |          |
| Alison Moxing                               |           |        |          |
| 7-21-25                                     |           |        |          |

---

**Total** \$1,656.40

---

**Payments/Credits** \$0.00

---

**Balance Due** \$1,656.40

---

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF JUNE 2025**

| <u>Date</u>  | <u>Hours</u>        | <u>Employee</u> | <u>Description</u>  |
|--------------|---------------------|-----------------|---|
| 6/2/25       | 2.43                | P.S.            | Removed debris around amenity center and community, straightened and organized pool deck furniture, checked and changed trash receptacles   |
| 6/4/25       | 1.77                | J.W.            | Removed debris around the amenity center and community center, blew leaves and debris off pool deck   |
| 6/6/25       | 4.58                | P.S.            | Replaced blown out light bulbs, removed debris from roadways, disposed of four large discarded tires  |
| 6/9/25       | 3.18                | P.S.            | Straightened and organized pool deck furniture, checked and changed trash receptacles, removed debris around amenity center and community   |
| 6/11/25      | 2.08                | J.W.            | Picked up PVC pipe around main road, indoor light inspection, fixed temporary fence around playground, removed debris around community, pool and amenity center, straightened and organized pool furniture  |
| 6/16/25      | 3                   | P.S.            | Blew leaves and debris off common areas, straightened and organized pool deck furniture, removed debris along roadways, checked and changed trash receptacles   |
| 6/18/25      | 1.83                | J.W.            | Removed debris on pool deck and legacy park, blew leaves and debris off pool deck, checked and changed trash receptacles  |
| 6/20/25      | 3.17                | J.W.            | Checked and changed trash receptacles as needed, blew leaves and debris off walkways and pool deck, changed trash receptacles at legacy park, removed debris on walkways, straightened and organized pool deck furniture, checked mold in pool bathrooms with amenity manager |
| 6/23/25      | 4                   | P.S.            | Worked on repairing door closure in gym, straightened and organized pool deck furniture, removed debris around amenity center and along roadways, checked and changed trash receptacles   |
| 6/25/25      | 2                   | J.W.            | Blew leaves and debris off pool deck, straightened and organized pool and patio furniture, removed debris around amenity center, pool deck, playground, field, parking lot, roadways and common areas, checked and changed trash receptacles                                  |
| 6/27/25      | 2.64                | J.W.            | Blew leaves and debris off walkways, patio and pool deck, removed debris around amenity center, pool deck, playground, field, parking lot, roadways and common areas, straightened and organized pool deck furniture, checked and changed trash receptacles                   |
| 6/30/25      | 3                   | P.S.            | Straightened and organized pool furniture, removed debris around amenity center, roadways and community, blew leaves and debris off common areas, checked and changed trash receptacles   |
| <b>TOTAL</b> | <u><u>33.68</u></u> |                 |   |
| <b>MILES</b> | <u><u>0</u></u>     |                 |   |

\*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

## Period Ending 7/05/25

## GRAND OAKS

[illegible]

|       |          |
|-------|----------|
| TOTAL | \$309.20 |
|-------|----------|



PO Box 6569  
Hilton Head Island, SC 29938

| Bill To   |
|---|
| Grand Oaks CDD<br>475 West Town Place, Suite 114<br>St. Augustine, FL 32092 |

| Invoice 788264  |              |
|---|--------------|
| Date  | PO/Contract# |
| 07/14/25  |              |
| Account Manager   | Terms        |
| WILLIAM FLANNERY  | Net 30       |
| Total Amount  | \$607.50     |
| Property Address  |              |
| Grand Oaks CDD<br>4185 FL-16<br>St. Augustine, FL 32092 |              |

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

| Description | Amount |
|-------------|--------|
|-------------|--------|

### #80721 - Pool Deck Palm Pruning

#### Proposal for Palm Tree Pruning at Pool Deck

Objective: To enhance the safety, aesthetics, and cleanliness of the pool deck area by pruning palm trees, specifically targeting the removal of seed pods and dead palm fronds.

#### Scope of Work:

- **Trimming Seed Pods:** Remove all seed pods from palm trees to prevent debris from falling into the pool or surrounding areas, reducing maintenance needs and potential hazards.
- **Removing Dead Fronds:** Cut away all dead or dying palm fronds to improve tree health, enhance visual appeal, and eliminate risks of falling debris.
- **Debris Cleanup:** Collect and dispose of all trimmed seed pods, fronds, and related debris to ensure a clean and tidy pool deck environment.
- **Safety Measures:** Adhere to industry-standard safety protocols during pruning, including the use of appropriate equipment and trained personnel to minimize risks to workers, guests, and property.

#### Benefits:

- Improved safety by reducing the risk of falling seed pods or fronds.
- Enhanced aesthetic appeal, creating a more inviting pool deck atmosphere.
- Reduced pool maintenance by minimizing debris accumulation.
- Promotion of palm tree health through proper pruning techniques.

Landscape Enhancement Work - 07/07/2025

\$607.50

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

**Total** \$607.50

Paul Stratton  
Approved 7/14/2025  
Landscape Maintenance  
13205380046000

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.**

| <b>Current</b> | <b>1-30 Days<br/>Past Due</b> | <b>31-60 Days<br/>Past Due</b> | <b>61-90 Days<br/>Past Due</b> | <b>90+ Days<br/>Past Due</b> |
|----------------|-------------------------------|--------------------------------|--------------------------------|------------------------------|
| \$607.50       | \$0.00                        | \$0.00                         | \$0.00                         | \$0.00                       |

| <b>Phone #</b> | <b>E-mail</b>                         | <b>Web Site</b>        |
|----------------|---------------------------------------|------------------------|
| 843-785-3848   | accountsreceivable@thegreeneryinc.com | www.thegreeneryinc.com |

# Check Approval Form

|                         |               |               |
|-------------------------|---------------|---------------|
| Date:                   | July 29, 2025 |               |
| District:               | Grand Oaks    |               |
| Fund Code:              | 1 Bank A      |               |
| Beginning Check #:      | 1984          |               |
| Ending Check #:         | 1987          |               |
| Total Amount of Checks: | \$ 4,938.45   | New Balance   |
| Balance in Account***:  | \$ 129,612.87 | \$ 124,674.42 |
| Recent Deposits:        |               |               |
| Prepared by:            | Tara Lee      |               |
| Signature:              | Tara R. Lee   |               |
| Approved by:            | Jim Oliver    |               |
| Signature:              |               |               |

\*\*\*Wire transfer from State Board have been verified prior to submitting check approval form.



Location : CINTAS FIRE PROTECTION

*Approved 7-25-25  
Repairs and Maintenance  
1320538006000*

Realt to:  
CINTAS FIRE 636525  
P.O. BOX 636525  
CINCINNATI, OH 452636525  
(904)562-7000

Serviced:  
GRAND OAKS  
1055 TURNBULL CREEK RD  
ST AUGUSTINE, FL 32092

\*\*\* INVOICE CUSTOMER COPY \*\*\*

Invoice # : 0F61669161 Inv Date : 7/27/2025  
Customer : 15651 Loc : 761  
Type : CHG-S Route : 14  
PO Number : Acct # : 15651  
WO Number : Acct Zip : 32092  
Service Visit : 11208558

Bill to:  
GRAND OAKS  
1055 TURNBULL CREEK RD  
ST AUGUSTINE, FL 32092

| Item        | Qty | Description                                      | Unit Price | Net Amount | Tx |
|-------------|-----|--|------------|------------|----|
| FX          | 2   | EXTINGUISHER INSTALLATION                        | 38.16      | 76.32      | Y  |
| EEWHOOK     | 2   | EXTINGUISHER WALL BRKT                           | 10.55      | 21.10      | Y  |
| IN          | 4   | INSPECTION, EXTINGUISHER ANNUAL                  | 10.93      | 43.72      | Y  |
| A436500     | 1   | EXTINGUISHER, 10# ABC AA10S                      | 270.30     | 270.30     | Y  |
| EEDISP      | 1   | EXTINGUISHER DISPOSAL                            | 28.62      | 28.62      | Y  |
| EEPIN       | 1   | PULL PIN   | 9.49       | 9.49       | Y  |
| EESEAL      | 4   | FLAG SEAL/TAMPER INDICATOR                       | 4.54       | 18.16      | Y  |
| INEL        | 32  | INSPECTION EMERGENCY LIGHTING COMPREHENSIVE INSP | 27.31      | 873.92     | Y  |
| SC          | 1   | Service Charge                                   | 145.22     | 145.22     | Y  |
| SUB-TOTAL : |     |  |            | 1,486.85   |    |
| TAX :       |     |  |            | .00        |    |
| TOTAL :     |     |  |            | 1,486.85   |    |



\*\*\* INVOICE CUSTOMER COPY \*\*\*

Location : CINTAS FIRE PROTECTION

Approved 7/25/2025  
Repairs and Maintenance  
1320538006000  
Paul Stratton

Invoice # : 0F61186294 Inv Date : 6/05/2025  
Customer : 35651 Loc : F61  
Type : CHG-S Route : 73  
PO Number : Acct # : 35651  
WO Number : Acct Zip : 32092  
Service Visit : 11219508

Remit to:  
CINTAS FIRE 636525  
P.O. BOX 636525  
CINCINNATI, OH 452636525  
(904) 562-7000

Bill to:  
GRAND OAKS  
1055 TURNBULL CREEK RD  
ST AUGUSTINE, FL 32092

Serviced:  
GRAND OAKS  
1055 TURNBULL CREEK RD  
ST AUGUSTINE, FL 32092

| Item        | Qty | Description   | Unit Price | Net Amount | Tx |
|-------------|-----|---|------------|------------|----|
| LABOR73     | 2   | LABOR, ENG SPR REPAIR<br>INSTALLED MISSING TRIM PLATE LOCATED IN THE AMENITY<br>CENTER. | 289.00     | 578.00     | N  |
| PART73      | 1   | PARTS, ENG SPR REPAIRS  | 8.00       | 8.00       | N  |
| SC          | 1   | SERVICE CHARGE  | 137.00     | 137.00     | N  |
| SUB-TOTAL : |     |   |            | 723.00     |    |
| TAX :       |     |   |            | .00        |    |
| TOTAL :     |     |   |            | 723.00     |    |

CINTAS FIRE PROTECTION  
#98454000012007  
#98452300012007  
#502087000199  
EF20000872

PLEASE PAY FROM THIS INVOICE  
PLEASE INCLUDE INVOICE NUMBER WHEN MAILING PAYMENT  
TO MAKE PAYMENT OR FOR ANY QUESTIONS

**RECEIVED**

**By Tara Lee at 2:31 pm, Jul 28, 2025**



\*\*\* INVOICE CUSTOMER COPY \*\*\*

Location : CINTAS FIRE PROTECTION

Invoice # : 0F61186294 Inv Date : 6/05/2025  
Customer : 35651 Loc : F61  
Type . . : CHG-S Route . : 73  
PO Number : Acct # : 35651  
WO Number : Acct Zip : 32092  
Service Visit : 11219508

Remit to:  
CINTAS FIRE 636525  
P.O. BOX 636525  
CINCINNATI, OH 452636525  
(904)562-7000

Bill to:  
GRAND OAKS  
1055 TURNBULL CREEK RD  
ST AUGUSTINE, FL 32092

Serviced:  
GRAND OAKS  
1055 TURNBULL CREEK RD  
ST AUGUSTINE, FL 32092

| Item | Qty | Description | Unit Price | Net Amount Tx |
|------|-----|-------------|------------|---------------|
|------|-----|-------------|------------|---------------|

PLEASE CALL 570 891-0409  
OR EMAIL Gabrielle.miller@cintas.com  
WE ACCEPT ALL MAJOR CREDIT CARDS OR CHECK BY PHONE  
AT NO ADDITIONAL COST  
CHECK PAYMENTS CAN BE MADE ONLINE AT  
WWW.CINTAS.COM PLEASE USE F61 INFRONT OF YOUR  
ACCOUNT NUMBER.  
THANK YOU FOR YOUR BUSINESS!



Location : CINTAS FIRE PROTECTION

Approved 7/25/2025  
Repairs and Maintenance  
1320538006000  
Paul Stratton

Remit to:  
CINTAS FIRE 636525  
P.O. BOX 636525  
CINCINNATI, OH 452636525  
(904)562-7000

Serviced:  
GRAND OAKS  
1055 TURNBULL CREEK RD  
ST AUGUSTINE, FL 32092

\*\*\* INVOICE

CUSTOMER COPY \*\*\*

Invoice # : 0F61669850 Inv Date : 6/17/2025  
Customer : 35651 Loc : F61  
Type : CHG-S Route : 06  
PO Number : Acct # : 35651  
WO Number : Acct Zip : 32092  
Service Visit : 11010684

Bill to:  
GRAND OAKS  
1055 TURNBULL CREEK RD  
ST AUGUSTINE, FL 32092

| Item        | Qty | Description  | Unit Price | Net Amount | Tx |
|-------------|-----|--|------------|------------|----|
| REPT118     | 1   | CITY INSPECTION SUBMITTAL FEE SPRINKLER TEST & INSPECTION REPORT FEE | 10.00      | 10.00      | N  |
| INSPWQ      | 2   | INSPECTION, QUARTERLY, SPRINKLER SYSTEM WET TYPE                     | 103.00     | 206.00     | N  |
| SC          | 1   | Service Charge   | 137.00     | 137.00     | N  |
| SUB-TOTAL : |     |  |            | 353.00     |    |
| TAX :       |     |  |            | .00        |    |
| TOTAL :     |     |  |            | 353.00     |    |

CINTAS FIRE PROTECTION  
#98454000012007  
#98452300012007  
#502087000199  
EF20000872

PLEASE PAY FROM THIS INVOICE  
PLEASE INCLUDE INVOICE NUMBER WHEN MAILING PAYMENT  
TO MAKE PAYMENT OR FOR ANY QUESTIONS  
PLEASE CALL 570 891-0409

**RECEIVED**

**By Tara Lee at 2:27 pm, Jul 28, 2025**



\*\*\* INVOICE CUSTOMER COPY \*\*\*

Location : CINTAS FIRE PROTECTION

Invoice # : 0F61669850 Inv Date : 6/17/2025  
Customer : 35651 Loc : F61  
Type : CHG-S Route : 06  
PO Number : Acct # : 35651  
WO Number : Acct Zip : 32092  
Service Visit : 11010684

Remit to:  
CINTAS FIRE 636525  
P.O. BOX 636525  
CINCINNATI, OH 452636525  
(904)562-7000

Bill to:  
GRAND OAKS  
1055 TURNBULL CREEK RD  
ST AUGUSTINE, FL 32092

Serviced:  
GRAND OAKS  
1055 TURNBULL CREEK RD  
ST AUGUSTINE, FL 32092

| Item | Qty | Description  | Unit Price | Net Amount Tx |
|------|-----|--|------------|---------------|
|      |     | OR EMAIL Gabrielle.miller@cintas.com               |            |               |
|      |     | WE ACCEPT ALL MAJOR CREDIT CARDS OR CHECK BY PHONE |            |               |
|      |     | AT NO ADDITIONAL COST                              |            |               |
|      |     | CHECK PAYMENTS CAN BE MADE ONLINE AT               |            |               |
|      |     | WWW.CINTAS.COM PLEASE USE F61 INFRONT OF YOUR      |            |               |
|      |     | ACCOUNT NUMBER.                                    |            |               |
|      |     | THANK YOU FOR YOUR BUSINESS!                       |            |               |



Customer: GRAND OAKS 35651  
Collected: \$0.0

PO#:  
Signer: ROBIN NIXON

Invoice: 669850  
Authorizer: ROBIN NIXON



PO Box 6569  
Hilton Head Island, SC 29938

Approved 7/22/25  
Paul Stratton  
Irrigation Repairs  
13205380046200

**RECEIVED**

By Tara Lee at 1:42 pm, Jul 22, 2025

Invoice 788549

| Date             | PO/Contract# |
|------------------|--------------|
| 07/21/25         |              |
| Account Manager  | Terms        |
| WILLIAM FLANNERY | Net 30       |
| Total Amount     | \$2,375.60   |

| Bill To   |
|---|
| Grand Oaks CDD<br>475 West Town Place, Suite 114<br>St. Augustine, FL 32092 |

| Property Address  |
|---|
| Grand Oaks CDD<br>4185 FL-16<br>St. Augustine, FL 32092 |

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

| Description | Qty/UOM | Rate | Amount |
|-------------|---------|------|--------|
|-------------|---------|------|--------|

#81015 - Grand Oaks June 2025 Irrigation Service Call- JAX



#### Irrigation Systems

|                     |                              |
|---------------------|------------------------------|
| Site Name:          | Grand Oaks CDD- Main Roadway |
| Technician:         | JC/karen/Willie              |
| Date of Inspection: | 6/8/2025                     |

|           |             |        |           |    |   |   |   |    |
|-----------|-------------|--------|-----------|----|---|---|---|----|
| Program A | Start Time: | 9:00pm | Run Days: |    | M |   | W |    |
| Program B | Start Time: | 9:00pm | Run Days: |    |   | T |   | Th |
| Program C | Start Time: | 2:00pm | Run Days: | Su | M | T | W | Th |

|        |                                       |          |       |            | NECESSARY REPAIRS |        |      |      |        |     |       |    |
|--------|---------------------------------------|----------|-------|------------|-------------------|--------|------|------|--------|-----|-------|----|
|        |                                       |          |       |            | Pipe Type         | Valves |      |      | Rotors |     | Spray |    |
| Zone # | Zone Name                             | Run Time | Type  | Plant Type | Pipes             | 1"     | 1.5" | 2"   | 6"     | 12" | 4"    | 6" |
| 1      | Rotor at Twinbrook Way/Turnbull Creek | 15min    | Rotor | Turf       |                   |        |      | P211 |        |     |       |    |
| 2      | Sprays between sidewalk and road      | 15min    | Spray | Turf       |                   |        |      | P211 |        |     |       |    |
| 3      | Rotors on west side of road by pond   | 15min    | Rotor | Turf       |                   |        |      | P211 |        |     |       |    |
| 4      | Sprays same areas zone 3              | 15min    | Spray | Turf       |                   |        |      | P211 |        |     |       |    |
| 5      | Sprays in beds along main road        | 20min    | Spray | Shrubs     |                   |        |      | P211 |        |     |       |    |
| 6      | Pond Rotors east side of road         | 25min    | Rotor | Turf       |                   |        |      | P211 |        |     |       |    |
| 7      | Sprays along east side up to amenity  | 20min    | Spray | Turf       |                   |        |      | P211 |        |     |       |    |
| 8      | Rotors along pond across from         | 20min    | Rotor | Turf       |                   |        |      | P211 |        |     |       |    |
| 9      | Sprays west side of road in front of  | 15min    | Spray | Turf       |                   |        |      | P211 |        |     |       |    |
| 10     | Sprays in bed left side of amenity    | 5 min    | Spray | Shrubs     |                   |        |      | P211 |        |     |       |    |
| 11     | Rotors left side of amenity           | 15min    | Rotor | Turf       |                   |        |      | P211 |        |     |       |    |
| 12     | Sprays in front of amenities          | 20min    | Spray | Turf       |                   |        |      | P211 |        |     |       |    |
| 13     | Rotors in front of amenities          | 25min    | Rotor | Turf       |                   |        |      | P211 |        |     |       |    |
| 14     | Sprays (annual) in beds front of      | 15min    | Spray | Annuals    |                   |        |      | P211 |        |     |       |    |
| 15     | Amenities center beds sprays          | 20min    | Spray | Shrubs     |                   |        |      | P211 |        |     |       |    |
| 16     | Sprays turf around amenities          | 30min    | Spray | Turf       |                   |        |      | P211 |        |     |       |    |
| 17     | Rotors directly behind amenities      | 40min    | Rotor | Turf       |                   |        |      | P211 |        |     |       |    |
| 18     | Rotors between amenities and pool     | 30min    | Rotor | Turf       |                   |        |      | P211 |        |     |       |    |
| 19     | Sprays beds around pool               | 20min    | Spray | Shrubs     |                   |        |      | P211 |        |     |       |    |
| 20     | Rotors around pond                    | 30min    | Rotor | Turf       |                   |        |      | P211 |        |     |       |    |
| 21     | Rotors between playground and pond    | 30min    | Rotor | Turf       |                   |        |      | P211 |        |     |       |    |
| 22     | Rotors at playground                  | 30min    | Rotor | Turf       |                   |        |      | P211 |        |     |       |    |
| 23     | Sprays in beds between playground     | 30min    | Rotor | Turf       |                   |        |      | P211 |        |     |       |    |
| 24     | Rotors behind playground and Pool     | 30min    | Rotor | Turf       |                   |        |      | P211 |        |     |       |    |
| 25     | Rotors behind pool                    | 30min    | Rotor | Turf       |                   |        |      | P211 |        |     |       |    |
| 26     | Rotors behind pool up to woodline     | 30min    | Rotor | Turf       |                   |        |      | P211 |        |     |       |    |
| 27     | Sprays in beds around pickleball      | 20min    | Spray | Shrubs     |                   |        |      | P211 |        |     |       |    |
| 28     | Sprays turf around pickleball court   | 30min    | Spray | Turf       |                   |        |      | P211 |        |     |       |    |
| 29     | Rotors field next to pickleball court | 30min    | Rotor | Turf       |                   |        |      | P211 |        |     |       |    |
| 30     | Rotors middle field by pickleball     | 30min    | Rotor | Turf       |                   |        |      | P211 |        |     |       |    |
| 31     | Rotors on fenced in dog park          | 30min    | Rotor | Turf       |                   |        |      | P211 |        |     |       |    |
| 32     | Rotors edge of field to woodline      | 30min    | Rotor | Turf       |                   |        |      | P211 |        |     |       |    |

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

|    |   |       |       |        |  |  |  |      |  |  |  |   |
|----|---|-------|-------|--------|--|--|--|------|--|--|--|---|
| 33 | Rotors in field                         | 30min | Rotor | Turf   |  |  |  | P266 |  |  |  |   |
| 34 | Rotors in field                         | 30min | Rotor | Turf   |  |  |  | P266 |  |  |  |   |
| 35 | Rotors in front of main parking lot for | 40min | Rotor | Turf   |  |  |  | P266 |  |  |  |   |
| 36 | Sprays in beds around main parking      | 20min | Spray | Turf   |  |  |  | P266 |  |  |  |   |
| 37 | Sprays in turf islands around main      | 15min | Spray | Turf   |  |  |  | P266 |  |  |  |   |
| 38 | Sprays between sidewalk and road        | 15min | Spray | Turf   |  |  |  | P266 |  |  |  |   |
| 39 | Rotors from amenities to summer bay     | 30min | Rotor | Turf   |  |  |  | P266 |  |  |  |   |
| 40 | Sprays in Beds from amenities to        | 15min | Spray | Shrubs |  |  |  | P266 |  |  |  |   |
| 41 | Sprays between sidewalk and road        | 15min | Spray | Turf   |  |  |  | P266 |  |  |  |   |
| 42 | Rotors between sidewalk and road        | 40min | Rotor | Turf   |  |  |  | P266 |  |  |  |   |
| 43 | Sprays in shrubs along fence line       | 15min | Spray | Shrubs |  |  |  | P266 |  |  |  |   |
| 44 | Rotors across from amenities center     | 30min | Rotor | Turf   |  |  |  | P266 |  |  |  |   |
| 45 | Sprays across from amenities center     | 15min | Spray | Turf   |  |  |  | P266 |  |  |  |   |
| 46 | Rotors diagonal from amenities by       | 30min | Rotor | Turf   |  |  |  | P266 |  |  |  |   |
| 47 | Sprays from round about to clock        | 15min | Spray | Turf   |  |  |  | P266 |  |  |  |   |
| 48 | Sprays in beds across from amenities    | 20min | Spray | Turf   |  |  |  | P266 |  |  |  |   |
| 49 | Rotors right of clock                   | 30min | Rotor | Turf   |  |  |  | P266 |  |  |  |   |
| 50 | Sprays shrubs along fence across        | 15min | Spray | Turf   |  |  |  | P266 |  |  |  |   |
| 51 | Rotors across from clock                | 30min | Rotor | Turf   |  |  |  | P266 |  |  |  |   |
| 52 | Sprays along sidewalk across from       | 15min | Spray | Turf   |  |  |  | P266 |  |  |  | 1 |



#### Irrigation Systems I

|                     |                              |
|---------------------|------------------------------|
| Site Name:          | Grand Oaks CDD-Park Clock In |
| Technician:         | JC Keren                     |
| Date of Inspection: | 6/19/2025                    |

|           |   |             |        |           |  |  |  |   |  |    |
|-----------|---|-------------|--------|-----------|--|--|--|---|--|----|
| Program A |   | Start Time: | 8:00pm | Run Days: |  |  |  | T |  | Th |
| Program B | X | Start Time: |        | Run Days: |  |  |  |   |  |    |
| Program C | X | Start Time: |        | Run Days: |  |  |  |   |  |    |

|        |                                      |          |       |            | NECESSARY REPAIRS |        |      |    |        |     |        |    |
|--------|--------------------------------------|----------|-------|------------|-------------------|--------|------|----|--------|-----|--------|----|
|        |                                      |          |       |            | Pipe Type         | Valves |      |    | Rotors |     | Sprays |    |
| Zone # | Zone Name                            | Run Time | Type  | Plant Type | Pipes             | 1"     | 1.5" | 2" | 6"     | 12" | 4"     | 6" |
| 1      | NA                                   |          |       |            |                   |        |      |    | Fail   |     |        |    |
| 2      | Sprays sidewalk, mailbox             | 15min    | Spray | Turf       |                   |        |      |    | P266   |     |        |    |
| 3      | Sprays shrubs, mailboxes             | 15min    | Spray | Shrubs     |                   |        |      |    | Fail   |     |        |    |
| 4      | Rotors along pond                    | 15min    | Rotor | Turf       |                   |        |      |    | P266   |     |        |    |
| 5      | Sprays play ground area              | 15min    | Spray | Turf       |                   |        |      |    | P266   |     |        |    |
| 6      | Sprays bluffs sign                   | 15min    | Spray | Turf       | Lateral           |        |      |    | P266   |     |        |    |
| 7      | Clock ship                           |          |       |            |                   |        |      |    | Fail   |     |        |    |
| 8      | Sprays blackjack oak way             | 15min    | Spray | Turf       |                   |        |      |    | P266   |     |        |    |
| 9      | Sprays sidewalk, blackjack oak way   | 15min    | Spray | Turf       |                   |        |      |    | P266   |     |        |    |
| 10     | Fence line & island shrubs           | 15min    | Spray | Shrubs     |                   |        |      |    | P266   |     |        |    |
| 11     | Sprays sidewalk                      | 15min    | Spray | Turf       |                   |        |      |    | P266   |     |        |    |
| 12     | Sprays sidewalk                      | 15min    | Spray | Turf       |                   |        |      |    | P266   |     |        |    |
| 13     | Sprays sidewalk & center island      | 15min    | Spray | Turf       |                   |        |      |    | P266   |     |        |    |
| 14     | Sprays fence line & island shrubs    | 15min    | Spray | Shrubs     |                   |        |      |    | Fail   |     |        |    |
| 15     | Sprays sidewalk                      | 15min    | Spray | Turf       |                   |        |      |    | P266   |     |        |    |
| 16     | Rotors behind sidewalk               | 15min    | Rotor | Turf       |                   |        |      |    | P266   |     |        |    |
| 17     | Sprays sidewalk                      | 15min    | Spray | Turf       |                   |        |      |    | P266   |     |        |    |
| 18     | Rotors around pond                   | 15min    | Rotor | Turf       |                   |        |      |    | P266   |     |        |    |
| 19     | Sprays sidewalk, entrance            | 15min    | Spray | Turf       |                   |        |      |    | P266   |     |        | 1  |
| 20     | NA                                   |          |       |            |                   |        |      |    | Fail   |     |        |    |
| 21     | Sprays center island shrub           | 15min    | Spray | Shrubs     |                   |        |      |    | P266   |     |        |    |
| 22     | Sprays center island & exit sidewalk | 15min    | Spray | Turf       |                   |        |      |    | P266   |     |        |    |
| 23     | Sprays exit sidewalk & island        | 15min    | Spray | Turf       |                   |        |      |    | P266   |     |        |    |
| 24     | Sprays center island                 | 15min    | Spray | Turf       |                   |        |      |    | P266   |     |        |    |
| 25     | NA                                   |          |       |            |                   |        |      |    | Fail   |     |        |    |
| 26     | Sprays sidewalk                      | 15min    | Spray | Turf       |                   |        |      |    | P266   |     |        |    |
| 27     | Sprays sidewalk                      | 15min    | Spray | Turf       |                   |        |      |    | P266   |     |        |    |
| 28     | Sprays sidewalk & island             | 15min    | Spray | Turf       |                   |        |      |    | P266   |     |        |    |
| 29     | Sprays sidewalk                      | 15min    | Spray | Turf       |                   |        |      |    | P266   |     |        |    |
| 30     | Rotors by pond                       | 15min    | Rotor | Turf       |                   |        |      |    | P266   |     |        |    |
| 31     | Sprays sidewalk                      | 15min    | Spray | Turf       |                   |        |      |    | P266   |     |        |    |
| 32     | NA                                   |          |       |            |                   |        |      |    | Fail   |     |        |    |

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

|    |                                  |       |       |        |          |  |  |      |   |  |  |  |
|----|----------------------------------|-------|-------|--------|----------|--|--|------|---|--|--|--|
| 33 | Sprays shrubs at willow creek    | 15min | Spray | Shrubs |          |  |  | Pass |   |  |  |  |
| 34 | Sprays the grove sign            | 15min | Spray | Shrubs |          |  |  | Pass |   |  |  |  |
| 35 | Sprays sidewalk                  | 15min | Spray | Turf   |          |  |  | Pass |   |  |  |  |
| 36 | Rotors behind sidewalk           | 15min | Rotor | Turf   |          |  |  | Fail |   |  |  |  |
| 37 | Sprays sidewalk to tule rd       | 15min | Spray | Turf   |          |  |  | Pass |   |  |  |  |
| 38 | Rotors behind sidewalk           | 15min | Rotor | Turf   |          |  |  | Pass |   |  |  |  |
| 39 | Sprays sidewalk to twinbrook way | 15min | Spray | Turf   | Laterals |  |  | Pass |   |  |  |  |
| 40 | Sprays shrubs along fence line   | 15min | Spray | Shrubs |          |  |  | Pass |   |  |  |  |
| 41 | NA                               |       |       |        |          |  |  | Fail |   |  |  |  |
| 42 | Rotors along sidewalk            | 15min | Rotor | Turf   |          |  |  | Pass |   |  |  |  |
| 43 | Sprays sidewalk                  | 15min | Spray | Turf   |          |  |  | Pass |   |  |  |  |
| 44 | Rotors park area                 | 15min | Rotor | Turf   |          |  |  | Pass | 1 |  |  |  |
| 45 | Rotors exit & hwy 16             | 15min | Rotor | Turf   |          |  |  | Pass |   |  |  |  |
| 46 | Clock skip                       |       |       |        |          |  |  | Fail |   |  |  |  |
| 47 | Rotors entrance & hwy 16         | 15min | Rotor | Turf   |          |  |  | Pass |   |  |  |  |
| 48 | Sprays entrance shrubs           | 15min | Spray | Shrubs |          |  |  | Pass |   |  |  |  |

There are 7 valves that need to be located and troubleshot. At this point in time they do not appear to be a high priority at this time as no turf or plants appear to be under stress.

These valves should be located and troubleshot in the future to make sure that there are no zone failures or other serious issues that may appear.

#### Irrigation REPAIR - 07/18/2025

\$2,375.60

|   |            |          |
|---|------------|----------|
| Labor - 07/17/25                          | 8.93       | \$75.00  |
| Labor - 07/18/25                          | 15.33      | \$75.00  |
| PVC Slip FIX 1 1/2" (Material)            | 1.00 EA    | \$32.51  |
| 1/2" 90 Degree PVC Fitting (Material)     | 2.00 EA    | \$1.53   |
| Spray Head 6" Rainbird 1806 (material)    | 3.00 EA    | \$14.05  |
| Hunter ICD-100 Decoder (Material)         | 3.00 Each  | \$240.84 |
| Shrub Head Adaptor (Material)             | 10.00 Each | \$0.78   |
| 1/2" Flex Tubing - FT (Material)          | 3.00 FT    | \$1.05   |
| 1/2" PVC Male Threaded Adapter (Material) | 1.00 EA    | \$0.64   |
| 2" PVC Elbow (Material)                   | 4.00 EA    | \$4.22   |
| 2-Wire (FT) (Material)                    | 5.00 FT    | \$1.37   |
| 3M DBRY's (Contractor 2-pack) (Material)  | 32.00 EA   | \$9.46   |
| Standard Spray Nozzles (Material)         | 16.00 EA   | \$1.85   |
| 1.5" PVC Pipe SCH 40 (Material)           | 40.00 FT   | \$1.20   |
| 2" PVC Pipe SCH 40 (Material)             | 3.00 FT    | \$1.61   |
| 1 1/2" x 1/2" fip tee (Material)          | 1.00 EA    | \$2.28   |

**Total \$2,375.60**

**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 |
|------------|--------------------|---------------------|---------------------|-------------------|
| \$2,983.10 | \$0.00             | \$0.00              | \$0.00              | \$0.00            |

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