

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

OCTOBER 8, 2025

# *AGENDA*

# Grand Oaks Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

Call In Number: **1-877-304-9269, code 2167915**

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

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October 1, 2025

Board of Supervisors  
Grand Oaks Community Development District

Dear Board Members:

The Grand Oaks Community Development District Meeting is scheduled for **Wednesday, October 8, 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. Consideration of Candidates to Fill Vacant Seat
  - 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 September 10, 2025 Meeting
- V. Consideration of Proposals
  - A. Drainage
  - B. Holiday Lighting (*will be sent under separate cover*)
- VI. Discussion of Policies Regarding Use of Alcohol at CDD Facilities
- VII. Staff Reports
  - A. Attorney

- B. Engineer
- C. Manager – Review of Fiscal Year 2025 Goals & Objectives
- D. Operation Manager
  - 1. Report
  - 2. Landscape Maintenance Update
- E. Amenity Center Manager - Report

VIII. Supervisor’s Request and Public Comments

IX. Financial Reports

- A. Financial Statements as of August 31, 2025

- B. Summary of Operations and Maintenance Invoices

- X. Next Scheduled Meeting – November 12, 2025 @ 1:30 p.m. @ Grand Oaks Amenity Center

XI. Adjournment

*THIRD ORDER OF BUSINESS*

*A.*

Dear CDD board,

My name is Ilana Boyd, and I would like to take this opportunity to introduce myself and share why I believe I would be a strong candidate for the Grand Oaks community Development District Board of Supervisors Vacancy.

My husband and I have proudly called Grand Oaks home for the past three years. Moving to Florida was a long-standing dream of ours, and when the opportunity presented itself, we eagerly began the search for our “forever” home. We explored communities all across the county, and while Grand Oaks wasn’t initially on our list, our realtor encouraged us to consider it, highlighting its prime location and incredible potential.

At the time, the community was still in its early development stages—just dirt roads and renderings—but we took a leap of faith and invested in the vision. Like many of you, we believed in what Grand Oaks was promised to become. Fast forward to today, and while the foundation is there, it’s clear that the reality has fallen short of expectations. The trust we placed in those managing our investment has not been honored. Instead of transparency and accountability, we've received excuses.

That’s why I’m stepping forward.

I want to serve on the board because I believe in the power of clear communication, accountability, and strong representation. I am not afraid to have tough conversations, ask hard questions, or respectfully challenge decisions that do not align with the best interests of our community. In my professional life, I’ve worked with physicians, directors, and senior leadership across various organizations, advocating for transparency and ethical practices. I plan to bring that same tenacity and integrity to this role.

Our community deserves better. We deserve transparency. We deserve to see real progress. And most importantly, we deserve to have a voice.

Grand Oaks still holds the potential to become the vibrant, thriving community we all envisioned when we chose to make it our home. I would be honored to be your representative—to listen, advocate, and help ensure that our community moves forward in the direction we were promised.

Thank you for your time and consideration,  
Ilana Boyd

# ILANA BOYD

Saint Augustine, FL 32092

[ILanadawn15@gmail.com](mailto:ILanadawn15@gmail.com)

+1 617 605 4458

## Professional Summary

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Compassionate and skilled Registered Nurse with diverse experience in pediatric, psychiatric, primary care, and educational settings. Adept at working collaboratively with multidisciplinary teams to deliver high-quality patient care, focusing on injury prevention, wellness promotion, and regulatory compliance in occupational health environments. Proven ability to coordinate care, manage health assessments, and implement workplace health and safety protocols while fostering strong communication and collaboration among staff, providers, and leadership. Committed to reducing workplace injuries, improving employee health outcomes, and promoting a culture of safety and well-being. Strong leadership in supervising clinical teams and supporting the professional growth of staff while ensuring the highest standards of care.

## Work Experience

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### **Clinical Supervisor**

UF Health-Saint Johns, FL

February 2023 to September 2025

Developed and implemented training programs for new hires, ensuring compliance with industry standards and best practices

Conducted regular performance evaluations to assess staff competency and identify areas for improvement

Collaborated with the management team to establish department goals, objectives, and performance metrics

Oversaw the scheduling of clinical staff to ensure adequate coverage for patient needs while optimizing efficiency

Led weekly team meetings to discuss cases, share knowledge, and address any challenges or concerns

Provided patient care daily which consists of vital signs, reconciliation of medications, and updating pertinent new diagnosis.

Triaged calls and provided nursing judgment to give the most effective and safe treatment.

Improved communication between departments by implementing regular interdisciplinary meetings resulting in better coordination of care

Counseled patients on treatment options, medication adherence, lifestyle modifications, etc

### **Health Educator Registered Nurse**

First Coast Technical College-Saint Augustine, FL

November 2022 to February 2023

Facilitated partnerships between educational institution and local hospitals to create immersive learning environments

Managed classroom logistics, grading, and administrative duties, ensuring a smooth and organized educational experience

Promoted professionalism and adherence to ethical standards, helping students develop a strong understanding of their role in the healthcare system

Designed and implemented hands-on clinical training, ensuring students gained practical experience in providing safe, competent patient care in real-world settings



## **Supervisor Registered Nurse**

Willow Lake Day Camp Lake-Hopatcong, NJ  
June 2017 to August 2022

Fostered strong communication channels between medical staff, parents, and external healthcare providers to ensure optimal care delivery and camper well-being.

Implemented standardized documentation procedures for medical records, ensuring compliance with healthcare regulations and camp policies

## **Registered Nurse**

Wayne public school district-Wayne, NJ  
September 2017 to June 2022

Fostered strong partnerships between families, healthcare providers, and school staff to create integrated support systems for students with special needs.

Streamlined health communication processes between staff and parents while implementing contact tracing protocols during public health challenges.

## **Registered Nurse**

DeerKill Day Camp-Suffern, NY  
June 2016 to August 2017

Coordinated with camp staff and parents to deliver optimal healthcare services, facilitating clear communication channels for camper medical needs and treatment plans.

Implemented comprehensive medical file audit system, ensuring 100% compliance with health and safety regulations while streamlining documentation processes.

## **Staff Nurse**

North American Family Institute-Haverhill, MA  
April 2004 to November 2008

Partnered with physicians and specialists to develop and implement effective care plans, improving patient recovery rates

Led patient education initiatives and emergency response protocols, strengthening preventive care measures and crisis management

## **Staff Nurse**

Women's Health, Inc-Salem-MA  
August 2003 to April 2004

Facilitated effective communication between medical staff and patients, ensuring proper care coordination and timely response to patient inquiries

Participated in care plan development with physicians and specialists, ensuring seamless delivery of medical services and treatment protocols

## **Staff Nurse**

BayRidge Hospital-Lynn, MA  
January 2002 to December 2003

Facilitated cross-departmental communication to enhance patient care coordination and treatment plan effectiveness

Partnered with multidisciplinary teams to implement comprehensive patient care strategies and optimize treatment outcomes.

## Education

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Robert Wood Johnson

November 2021 to November 2021

### **Nursing (ASN)**

St. Vincent School of Staten Island, NY

May 2000 to May 2002

## Skills

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- Electronic health records (EHR) management
- Data Analysis
- Clinical Assessment
- Team Collaboration
- Patient Education
- EMR Systems
- Regulatory Compliance.
- RN experience
- Patient Advocacy
- Telehealth experience
- Healthcare compliance
- Leadership

## Languages

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- English

## Certifications and Licenses

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**RN License**

**First Aid Certification**

**BLS Certification**

**CPR Certification**

**AED Certification**

**Wilderness First Aid Certification**

**J. Marton Bray**  
**418 Lone Cypress Way**  
**Saint Augustine, Florida 32092**  
[jmartonbray@yahoo.com](mailto:jmartonbray@yahoo.com) 321-356-5049

### **Summary of Qualifications**

Administrative and support professional experiences in working in fast paced environments demanding strong organizational, technical and interpersonal skills. Trustworthy, ethical and discreet with commitment to superior customer and patient services. Confident and poised when interacting with individuals at all levels including an assertive and professional demeanor. Detail oriented and resourceful in completing projects based on an innate ability to learn quickly and multitask effectively. Skills including but not limited to: customer/patient service counselling, AP/AR, donation/volunteer management, real estate/auto/homeowners insurance and claims, coding/billing, merchandising, medical transcription, ACT, statistics, notary application processing and stamp production, foreign exchange student placement coordinator, class instructor (ARC), public relations, intake coordination, nutrition, compliance programming, operations management, financial assistant/researcher, special events, screening/interviews, graphic art and community service supervision for court appointed individuals.

### **Highlights of Experience**

#### **Administrative Experience and Support**

Administrative, support and operations management in financial institution including cashier of money market accounts, stocks/bonds and reconciliation of trade errors and research, investigation and resolution of financial records. Patient and client interviews for registration, triage, insurance, coding and authorization within hospital based and outpatient centers, with an ability to maintain composure and work efficiently in these fast paced environments while preserving confidentiality. Including billing, human resources, payroll and logistics. Health and Safety Services Director, quality assurance task force to evaluate instructor performance, shelter operations, training and supervising of all volunteers as well as court appointed workers.

### **History of Employment**


Marton Art Studios (Director) <a href="http://www.project403.com">www.project403.com</a>	2020-present
Sandburg Insurance and Notary Processing Centers, Orlando, Florida	2003-2005
Morgan Stanley, Port Richey, Florida Operations Manager	2000-2003
American Red Cross, Port Richey, Florida Director of Health & Safety Services	1998-2000
Columbia Regional Medical Center, Hudson, Florida Medical Dept. Coord.	1997-1998
Mountainside Hospital, Montclair, New Jersey Medical Dept. Coord.	1995-1997
Luchko Insurance and Real Estate, Clifton, New Jersey	1985-1995

### **Community Involvement: Volunteer**

*Waters Edge Homeowners Board of Directors Vice President	2021-2023
*Port Orange Police Department, VIPS Corporal, Secretary & Treasurer	2017-2023
*Girl Scouts of Central Florida Troop Leader	2012-2015
*Academic Year in America (Foreign Exchange Student Program)	2010-2011
*Orange County Environmental Commission Board	2006-2012
*Central Florida Genealogic Society	2003-2018
*Orlando Lucerne Hospital *Lowry Park Zoo Docent *American Red Cross	

### **Education**

BS Community Health & Science Education	William Paterson College Wayne, New Jersey
Bob Ross Certified Instructor CRI Wildlife, Landscape & Floral	2019-present

**From:** Dick Trowbridge dick.trowbridge99@gmail.com   
**Subject:** Grand Oaks CDD Board of Supervisors Vacancy Candidate  
**Date:** September 23, 2025 at 9:56 AM  
**To:** ssweeting@gmsnf.com

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Good morning, Ms. Sweeting

I request to be considered for the vacant Grand Oaks CDD Board of Supervisors seat. I have reviewed Chapter 90 of the Florida Statutes and understand the Form 1 requirements. Grand Oaks residents and registered voters since 2023, we have the home we want in the community we want and look forward to the future of a stabilized and full grown Grand Oaks. My attached resume describes professional executive leadership and civic volunteer history that qualifies me to serve our community on the board of Supervisors. Please contact me with any questions. Thanks for considering me as a candidate.

Regards,  
Dick

**Dick Trowbridge**  
[Dick.Trowbridge99@gmail.com](mailto:Dick.Trowbridge99@gmail.com)  
757-581-0099

**Dick Trowbridge**  
**Resume for Grand...**  
110 KB



## **Dick Trowbridge**

396 Lone Cypress Way, St Augustine, FL 32092

### **Experience**

**Summary:** Executive leadership of logistics, financial, production, and support operations for complex Department of Defense, nonprofit Medical Device and Education organizations. Innovation in efficiently achieving high levels of mission success and customer service.

- 30 years of active duty US Navy service – retired as Captain.
- Service mission oriented, both professionally and as a volunteer.
- Grand Oaks resident since 2023.

### **Executive Director/CEO - Horizons Hampton Roads**

Norfolk/Portsmouth/Virginia Beach VA 2012-2022 CEO for 501 (c) 3 nonprofit with annual budget over \$1M. Horizons supports under-served children academically, socially and emotionally from kindergarten through high school. Over 400 students in grades K-8 participate each summer at locations in Norfolk, Portsmouth and Virginia Beach. Horizons partners with the public school systems in each city, and with independent school partners who provide facility use during the summer.

### **Vice President, Production & Logistics - LifeNet Health Virginia Beach VA**

2007–2011 LifeNet Health helps to save lives and restore health for thousands of patients around the world through transplant solutions, from organ procurement to new innovations in bio-implant technologies and cellular therapies.

- Strategic leadership for all aspects of manufacturing, production planning, logistics and procurement for \$150M ISO-certified nonprofit medical device company, ensuring full compliance with FDA standards, for distribution of over 350K annual bio-implants.

### **Director - Supply, Financial Management and Readiness U.S. Navy Submarine Force**

Norfolk VA 2005–2007 Directed logistics policy and material distribution for U.S. Navy submarine operations. Developed and executed \$360 million annual budget for 47 ships and ashore activities. Prioritized 50 world-wide construction projects, valued at \$1.6B, to support future submarine operations.

### **Vice Commander - Navy Exchange Service Command Virginia Beach VA**

2001–2005 Executive leadership for financial management, human resources, contracting, and audits for major retailer with \$2.5 billion in annual sales and 17,000 employees at 109 locations world-wide, achieved upper tier customer satisfaction ratings.

### **Commanding Officer - Defense Distribution Depot Norfolk VA**

1999–2001 CEO for physical distribution center providing global support to over 150 ships and other Department of Defense activities. Managed storage, security and inventory accuracy of 400K line items valued at \$5.7 billion, 620 person work force, \$42 million operating budget, and 33 warehouse facilities totaling 5.4 million square feet.

## **Education**

**University of Florida:** MBA

**Jacksonville University:** BS - Business

## **Civic Volunteer Service**

**Board of Directors, Hillcrest Farms Homeowners Association, Virginia Beach VA**  
2011-2017 The board coordinates with a property management group to finance, maintain and landscape common areas; and maintain architectural compliance for a 300-home community.

**Military Economic Development Advisory Committee, City of Virginia Beach VA**  
2012–2023 City government coordination with local military base commanders for outreach, economic development, and workforce development.

**Horizons National Student Enrichment Program Board of Directors, Westport CT**  
2014-2015 The board sets strategic priorities and provides support for national educational summer enrichment program for under-served public school students in grades K-8 with a broad range of academic abilities, at over 40 locations across the United States.

**Virginia Beach GrowSmart Foundation Board of Directors, Virginia Beach VA**  
2014–2023 City government program recognizing that the first eight years of life are crucial for an individual's future success and also for the city's economic vitality and overall quality of life. Prioritize youngest citizens and work to ensure their healthy physical, cognitive, and social-emotional development. The GrowSmart Foundation acts as an advocacy group that seeks to garner support from both the public and private sectors.

# Ryan S. Treulieb

Saint Augustine, Florida 32092 | 516-993-2133 | ryan.treulieb@gmail.com |

## Attorney

Skilled and highly trained litigation attorney proficient in handling sophisticated commercial matters with top-tier clientele. Capable of independent and aggressive case handling, with a focus on resolution management. Excellent written and verbal communication and negotiation skills. Superior skills and techniques that begin with outstanding pre-trial research and analysis.

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### AREAS OF EXPERTISE

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- Homeowners Insurance Claims
- Personal Injury
- Insurance Claims Adjudication
- Trucking and Transportation
- Negotiation and Settlement
- Motion Practice
- Case Analysis
- Legal Research & Discovery
- Team Collaboration

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### PROFESSIONAL EXPERIENCE

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**SOLO ENTREPRENEUR | Kingdom JI LLC**, St. Petersburg, Florida May 2022 to Present

Oversee all aspects of operations, acquisition, and financing and portfolio management regarding real estate investments. Identifying investment opportunities, securing capital, and building relationships with investors, clients, and industry professionals.

**ASSOCIATE ATTORNEY | Ovadia Law Group, P.A.**, Boca Raton, Florida January 2022 to Present

Implement litigation strategies and processes for effective litigation practices. Practices in the area of Personal Injury Protection. Conduct depositions and draft legal pleadings and discovery. Attend hearings.

**ASSOCIATE ATTORNEY | Ragsdale Liggett, PLLC**, Orange Park, Florida May 2021 to January 2022

Conducted research, analysis, and provided counsel on claims involving Trucking and Transportation, Construction Defects, Personal Injury, and a variety of legal matters. Communicated with colleagues, policyholders, claimants, witnesses, insurers, medical staff, and stakeholders. Assembled, reviewed, and evaluated hearing and lawsuit files. Developed legal pleadings, discovery stipulations, motions, proposals, contracts, reports, briefs, correspondence, and other documents. Identified risks, evaluated legal liability, and advised on risk mitigation.

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### EDUCATION & CERTIFICATES

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**Juris Doctor** | Florida Coastal School of Law, Jacksonville, Florida

**Bachelor of Science in Legal Studies** | John Jay College of Criminal Justice, New York, New York

#### Licensure

Admitted to the Florida Bar, 2015

U.S. District Court- Northern and Middle Districts of Florida

FINRA Series 7, 63, and 66 (Not Active)

*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 October 8, 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 8TH DAY OF OCTOBER, 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, September 10, 2025, at 1:30 p.m. at the Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida.

Present and constituting a quorum were:

John Dodson	Chairman
Linda Cruz	Vice Chairperson
David Crosby	Supervisor

Also, present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel
Bill Schaeffer <i>by phone</i>	District Engineer
Rich Gray	GMS
Matt Biagetti	GMS
Robin Nixon	GMS
Kyle Magee <i>by phone</i>	Kutak Rock
Allen Flannery	The Greenery

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

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

Mr. Oliver opened the public comment period.

Resident commented on food truck placements/locations. She asked about the trail sign.

Residents asked about broadcast and publishing the number for dial ins for meetings.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation Letter from Supervisor Snider**

Mr. Oliver noted Supervisor Snider has resigned. He added this seat is #4 and they need to fill this seat with a qualified elector that is a registered voter.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, all in favor, Accepting the Letter of Resignation from Supervisor Snider, was approved.

**B. Discussion of Appointment Process to Fill Unexpired Term of Office (11/28)**

Mr. Oliver outlined the process to fill the vacancy and stated anyone interested can send their letter of interest by September 30th. On October 8<sup>th</sup> the Board will consider these resumes, and they can be introduced to the Board. A resident will fill this seat.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the August 13, 2025, Meeting**

Mr. Oliver presented the minutes of the August 13, 2025, meeting and asked for any comments, corrections, or changes. Hearing no changes from the Board, Mr. Oliver asked for a motion to approve.

On MOTION by Ms. Cruz seconded by Mr. Crosby, all in favor, the Minutes of the August 13, 2025 Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Report Regarding Findings Related to Past Use of Construction Funds**

Mr. Haber presented the background on this issue. He noted the Board had hired Burr and Foreman for the purpose of investigating certain usage of the construction funds made available by issuance of bonds.

Mr. Haber explained the past use of funds and noted there was no written report provided. He added there were many findings of concern, and it was possible to take legal action. Mr. Haber recommended to keep the files open but with no immediate action. There was a question on the statute of limitations and Mr. Haber will follow-up. Misappropriation of funds and further litigation were further discussed. Mr. Oliver spoke about not having a written report.

**SIXTH ORDER OF BUSINESS****Update Regarding Process to Inspect, Repair, and Reopen Tree House**

Mr. Haber explained the items regarding the tree house. He advised the Board on an outstanding lawsuit against the CDD on an injury that occurred at that facility. He advised not to discuss details on the record. He discussed the impact on the CDD and the legal positions. He commented on maintenance aspect of this issue. He discussed moving forward with changes to the facility and to provide notices to all involved on the changes to be made and have a final inspection before changes are made. The Board asked about issuing a notice. A draft will be developed for a notice with Mr. Biagetti reaching out to Mr. Haber.

Discussion ensued on how to proceed with changes, timelines, insurance, installation of a sign, moving forward expenses, recoupment of funds, litigation, and claim against the contractor can be pursued by counsel.

**SEVENTH ORDER OF BUSINESS****Consideration of Policies Regarding Use of Alcohol at CDD Facilities**

Mr. Oliver explained this item is for the policies and noted this is still and work in progress and they were looking at 3 options. It was noted they need to get resident input. Ms. Cruz asked about having counsel draft the policies. She explained this would not be alcohol for sale, just for private parties such as card games, bridal showers, and residents getting together by BYOB.

Other discussion was held on rental possibilities for the amenity center, rental pricing, liabilities, insurance, and hiring bartenders. It was noted the CDD had a policy on no alcohol, and the policy would need to be changed. It was suggested to focus on the policies for the residents and not renting out.

**EIGHTH ORDER OF BUSINESS****Discussion Items:****A. Drainage Correction at the Amenity Center**

Mr. Gray reviewed the history and provided an explanation of the location and what was occurring. He noted the rainy season has brought a lot of standing water with a concern of the ADA compliant ramp issues. A proposal will be developed.

The various locations of drainage issues were discussed, and it was noted they had paid for areas around the firepit before that didn't work. The firepit was discussed on prior work and the work that will need to be done. This will be reviewed and a follow-up provided.

Other topics discussed included the drainage problems in the amenity and pool area, other drainage areas with issues. Proposals and a ranking of priorities will be brought back to the next meeting.

**B. Discussion of Holiday Lighting**

Mr. Gray stated this was for clarification on what the Board wanted for holiday lighting. The Board discussed the holiday lighting and the options that were available. Topics ensued on property areas for lighting, solar lighting, additional areas added for decorating, reflectors, costs, lights around the monument, and specific locations.

Flowers were discussed and Ms. Cruz suggested the types of plants like Blue Daze and yellow lantana.

The Board requested proposals for holiday lighting.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Magee has nothing further to report.

**B. Engineer**

Mr. Schaefer stated he was contacted by NST and will meet this week to discuss specifics of money generated.

**C. Manager**

Mr. Oliver discussed the financial statements as of through the end of July. He noted when the 2024 budget was adopted last August and they had total of total budgeted expenditures of \$1,237,000. On a prorated basis they would have spent \$1,051,000 dollars, and they have \$794,000 has been spent. Currently they have \$256,000 on the positive side.

The revenues side was collection of assessment at \$316,000, and they have a \$283,000 deficit. He added as of the end of August the total is \$62,000 and will fall short.

Mr. Oliver discussed financial issues and needing to pay bills. He proposed an agreement of a loan of credit with Regions Bank of \$100,000 to approve a loan to pay critical bills. He asked for the Board's approval of this line of credit.

Ms. Cruz asked on the terms of the loan. Mr. Oliver stated before another rate changes 6.5 – 7% and a \$500 originating fee. This is a fixed rate. It was clarified this was for critical issues.

On MOTION by Ms. Cruz, seconded by Mr. Crosby, with all in favor, the Regions Bank Loan of \$100,000, was approved subject to approval by the Chair.

**D. Operation Manager**

**1. Report**

The Operation Manager’s was reviewed, and the report included the issues on Pond #15 and noted they have been completed. Other discussion included trees, preventative maintenance, the trail sign, proposals for \$300, and other pond work.

**2. Landscape Maintenance Update**

Mr. Allen Flannery from The Greenery provided updates on needing lake access, the landscaping, mowing, water maintenance, tree issues, mowing schedules, and needing the credits owed to them.

Other discussion was held on annual flowers, irrigation, removal of a tree, lights at the amenity center, checking the timer, pond treatments, and pool clubhouse.

**3. Discussion of Sidewalk Edging**

This item was placed on hold. Suggestions to hold off on mulching and annuals.

**E. Amenity Center Manager – Report**

Ms. Nixon provided the Amenity Center Manager report to include adding classes, updates on parking space, food trucks, keeping food trucks at the amenity center, fitness center classes, pool area space, mailbox area, safety issues, and signs.

**TENTH ORDER OF BUSINESS**

**Supervisor’s Requests and Public Comments**

There were no Supervisors requests.

Audience member asked for the call in number to be included in emails for residents to join the meetings.

Audience member asked about updates on the Tinkler legal issue.

Audience member asked about HOA updates.

**ELEVENTH ORDER OF BUSINESS                      Financial Reports**

**A. Financial Statements as of July 31, 2025**

Mr. Oliver stated the financials are through July 31<sup>st</sup>. Expenses and collections were discussed.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, the Check Register totaling \$51,948.66 was approved,

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

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

**TWELFTH ORDER OF BUSINESS                      Next Scheduled Meeting – October 8, 2025 @  
1:30 p.m. @ Grand Oaks Amenity Center**

Mr. Oliver stated the next meeting is scheduled for October 8, 2025, at 1:30 p.m. at the Grand Oaks Amenity Center.

**THIRTEENTH ORDER OF BUSINESS                      Adjournment**

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

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

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



*FIFTH ORDER OF BUSINESS*

*A.*

# Work Order Proposal



Proposal Date: 9/29/2025  
Proposal Work Order #: 79950  
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 #:

## Amenity clubhouse drainage project

This proposal outlines a solution to address a drainage issue that is causing water to collect and impact the surrounding landscape. The proposed work will include the installation of drainage infrastructure—such as catch basins, drain lines, and drainage pop-ups—to effectively redirect water flow away from the affected area. This solution is designed to improve water management, prevent erosion, and protect adjacent structures or landscaped areas from water damage.

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
<b>Site Prep, Debris Disposal, Amendments, Equipment &amp; Clean-Up</b>					<b>\$6,602.83</b>
Pop Up Emitter 4"	3.00	EA	\$93.48	\$280.44	
12"X12" Catch Basin	4.00	EA	\$576.06	\$2,304.23	
EZ Flow 4" Drain Pipe	130.00	LF	\$30.91	\$4,018.16	
<b>Total for Work Order #79950</b>					<b>\$6,602.83</b>



Drain boxes

Existing drain

Pop-up



Pop-up

Drain Box



# 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:** 9/29/2025  
**Proposal Work Order #:** 79950  
**Prepared By:** WILLIAM FLANNERY

**Total:** \$6,602.83  
**Deposit Amount (50%):** \$3,301.41

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

**By** WILLIAM FLANNERY  
**Date** WILLIAM FLANNERY  
9/29/2025  
**The Greenery, Inc.**

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



*SIXTH 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.

*SEVENTH ORDER OF BUSINESS*

*C.*

**Grand Oaks Community Development District (“District”)  
Performance Measures/Standards & Annual Reporting Form**

**October 1, 2024 – September 30, 2025**

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

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

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

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

**Achieved:** Yes  No

**Goal 1.2: Notice of Meetings Compliance**

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

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

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

**Achieved:** Yes  No

**Goal 1.3: Access to Records Compliance**

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

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

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

**Achieved:** Yes  No

**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: Field Management and/or District Management Site Inspections Objective:** Field

manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

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

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

**Achieved:** Yes  No

**Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the fiscal year by the District’s engineer.

**Achieved:** Yes  No

**3. Financial Transparency and Accountability**

**Goal 3.1: Annual Budget Preparation**

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

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

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

**Achieved:** Yes  No

**Goal 3.2: Financial Reports**

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

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

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

**Achieved:** Yes  No

**Goal 3.3: Annual Financial Audit**

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

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

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

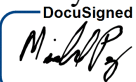
**Achieved:** Yes  No

SIGNATURES:   
Chair/Vice Chair: \_\_\_\_\_  
Printed Name: Keith Hyatt

9/10/2024

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

Grand Oaks Community Development District

SIGNATURES:   
District Manager: \_\_\_\_\_  
Printed Name: Michael Perez

9/6/2024

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

Grand Oaks Community Development District



*D.*

*1.*

# Grand Oaks

Community Development District

Field Operations & Amenity Management Report

10/08/2025



**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  
October 8th, 2025

To: Board of Supervisors

From: Rich Gray  
Field Operations Manager

Robin Nixon  
Amenity Manager

RE: Grand Oaks Field Operations & Amenity Management Report – October 8th, 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.
- Currently working with the Jacksonville Jaguars for special group Ticket pricing for Grand Oaks residents only for the Jaguars Vs. Los Angeles Chargers. Sunday, November 16th, at 1pm.

### 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 September- (4)
- 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.



# YOGA

**Saturdays at 10AM**  
Grand Oaks Amenity Fitness Center


Classes led by Beverly Y. Jund, RYT500  
Sunshineyogi092@gmail.com  
904.527.0554

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

**First Class Free!**


Made with PosterMyWall.com

Grand Oaks Amenity Center



**\$6/Class**

# ZUMBA

With Harley 

**CLASSES**


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

**GET IN TOUCH**

(786) 654-7722

Grand Oaks Amenity Fitness Center

<https://harleytorres.zumba.com>



# Events & Community Information

BIBLE

Study

@ Grand Oaks

**JOIN US**

First Wednesday of every month.  
6:30pm - 8:00pm  
Located at the Amenity Center!

We Want to Hear from You!

**Hello Grand Oaks Neighbors,**  
We're excited to explore a special group outing for our community to cheer on the Jacksonville Jaguars as they take on the Los Angeles Chargers! Before we can move forward, we need to know how many residents would like to participate so we can secure discounted group pricing through the Jaguars ticket office.

**Game Details**

- Matchup: Jacksonville Jaguars vs. Los Angeles Chargers
- Date & Time: Sunday, November 16, 2025 | Kickoff at 1:00 p.m. ET
- Location: EverBank Stadium, Downtown Jacksonville

**How It Would Work**

- Group Rate: If we meet the Jaguars' minimum number of attendees (usually 10-20 tickets), we can receive special Grand Oaks-only pricing.
- Seating: We'll aim to secure a block of seats so everyone can sit together and enjoy the game as a neighborhood group.
- Payment: Once we gauge interest and receive the official group rate, we'll send details on ticket cost, payment methods, and deadlines. No money is due today—we're just collecting interest at this stage.

Please Note: All ticket purchases and related transactions will be handled directly with the Jacksonville Jaguars ticket office. The Grand Oaks Community Development District (CDD) is not affiliated with the team, receives no proceeds from ticket sales, and does not financially benefit from this promotion or event.

No School? No Problem!

Grand Oak's Freezer Pop Kids Meet-Up

Kids Meet-Up  
(All AGes are welcome)

Friday, September 19th  
1pm - 2pm  
Located at the Grand Oaks Swimming Pool Pavilion

\*Free event/Grand Oaks Freezer Pop children's meet up. Sep.19th.

## **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.

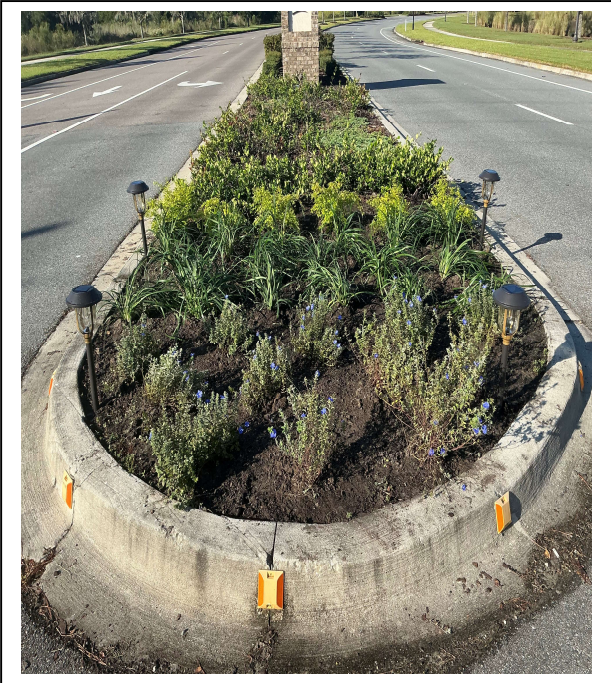
## Completed Projects

- FPL completed the needed repairs to the handhold box located inside Summer Bay. They also replaced all surrounding sod in the area that was damaged.
- Lake Doctors has completed (3) successful treatments on pond 15 and will continue as needed to get the pond back to optimal condition.
- GMS has continued to complete fencing repairs on an as-needed basis around all CDD-owned ponds. Will continue to inspect weekly.
- MHD replaced the downed camera at Legacy Park and corrected the malfunctioning reader at the Main entrance to the Pool Deck.
- Sterling Fence completed the remaining alterations to the pond gate that has been installed to allow better access into Pond 15.
- The Greenery has completed the Chem/Fert treatment but will continue to monitor areas of improvement and retreat if needed. Additionally, the Greenery is working on straightening and staking all the leaning oaks along the drive.

\*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 planted all new flowers at the entrance median and removed (2) smaller dead Weeping Willows from the pond banks.



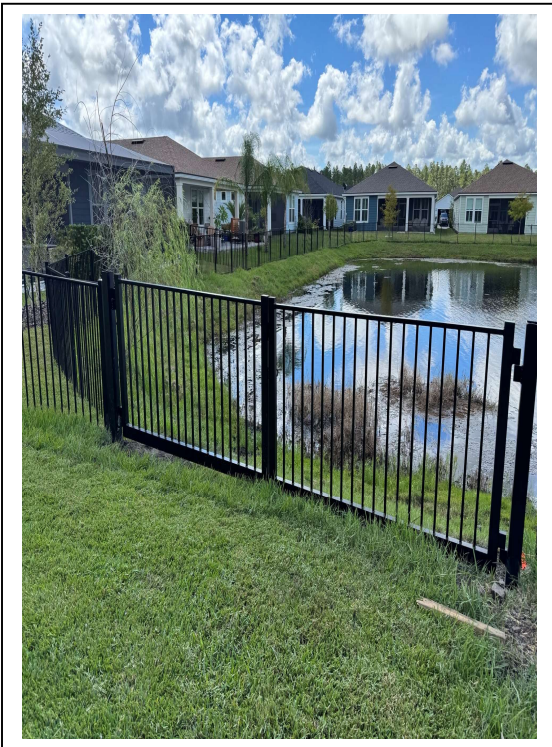
## Completed Projects



-GMS installed solar lights at the Amenity entrance median as instructed by the board for better entry locating.

-FPL corrected the damaged handhold box and issues present and replaced all damaged sod.

-Sterling Fence completed the needed alterations to the access gate on Pond 15.



## Conclusion

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



2.

**Dear Grand Oaks CDD,**

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

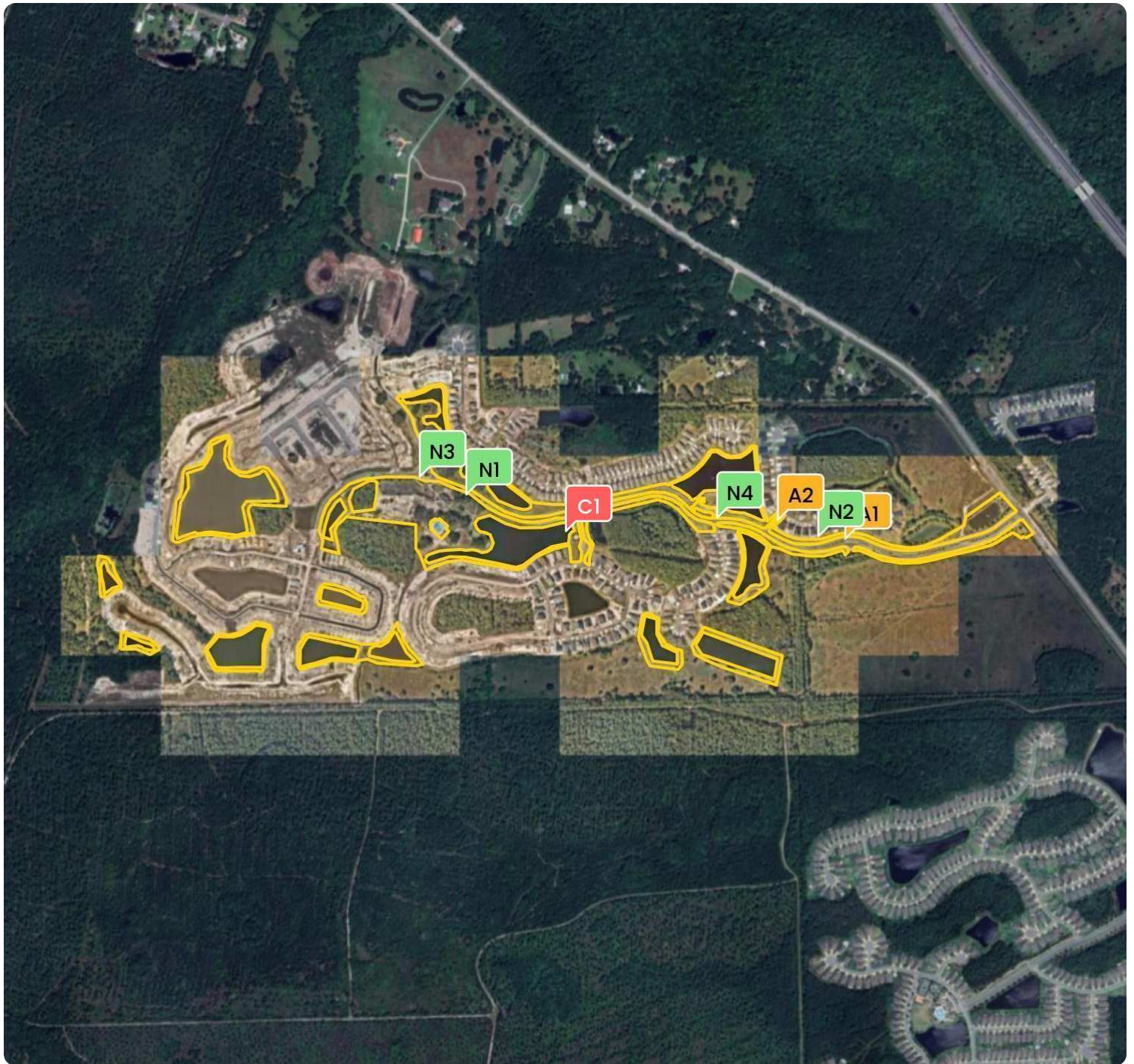
In this report, you will find a high-level overview of our recent accomplishments on your property, including the completion of specific projects and any notable highlights that showcase the beauty and health of your landscape. We also provide insights into ongoing tasks, giving you a clear picture of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

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

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

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

Warm regards,  
William Allen Flannery, CRM



## Client Communication Report

G

Reported On:  
**September 30, 2025**

Report By:  
**William Allen Flannery**

Property Size:  
**44.14 Acres**

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

## Client Communication Report

### ACCOMPLISHMENTS

1. Our team has done a great job at cleaning up and detailing this meeting island Landscape bed.
2. Our production team has shifted focus on cleaning and detailing entrance monument beds

### NOTES TO OWNER/CLIENT

1. Due to heavy rainfall recently, September 29, 2025, the turf areas are highly saturated. To adapt, we are pivoting from mowing tasks to focus on detailing work, specifically around the monument areas at the HOA entrances. Additionally, we are more than likely going to be postponing mowing, this week, to ensure the safety of our team members.
2. Our production team has been working on addressing weeds along the entrance landscaped Boulevard beds
3. Due to recent heavy rainfall, the turf remains wet and saturated, prompting us to exercise caution with mower use to protect the ground and ensure team safety. However, we are still planning to complete the scheduled turf maintenance around the designated ponds this week.
4. We are committed to restaking an oak tree in front of the Grove entrance monument. Earlier this week, we attempted to complete this task, but the soil was too saturated and mushy to proceed safely. Our production team plans to revisit and address this later this week when conditions improve.

## 1. ACCOMPLISHMENTS

Created On September 30, 2025 by William Allen Flannery  Created On Site

Our team has done a great job at cleaning up and detailing this meeting island Landscape bed.



### Note Attachments





## 2. ACCOMPLISHMENTS

Created On September 30, 2025 by William Allen Flannery  Created On Site

Our production team has shifted focus on cleaning and detailing entrance monument beds



### Note Attachments



## 1. NOTES TO OWNER/CLIENT

Created On September 29, 2025 by William Allen Flannery

Due to heavy rainfall recently, September 29, 2025, the turf areas are highly saturated. To adapt, we are pivoting from mowing tasks to focus on detailing work, specifically around the monument areas at the HOA entrances. Additionally, we are more than likely going to be postponing mowing, this week, to ensure the safety of our team members.

---



## 2. NOTES TO OWNER/CLIENT

Created On September 30, 2025 by William Allen Flannery  Created On Site

Our production team has been working on addressing weeds along the entrance landscaped Boulevard beds



### Note Attachments





### 3. NOTES TO OWNER/CLIENT

Created On September 30, 2025 by William Allen Flannery  Created On Site

Due to recent heavy rainfall, the turf remains wet and saturated, prompting us to exercise caution with mower use to protect the ground and ensure team safety. However, we are still planning to complete the scheduled turf maintenance around the designated ponds this week.



#### 4. NOTES TO OWNER/CLIENT

Created On September 30, 2025 by William Allen Flannery  Created On Site

We are committed to restaking an oak tree in front of the Grove entrance monument. Earlier this week, we attempted to complete this task, but the soil was too saturated and mushy to proceed safely. Our production team plans to revisit and address this later this week when conditions improve.



##### Note Attachments



Enhancing People's Lives Through Beautiful Landscapes

## Combined Summary of Client Communication Reports for Grand Oaks CDD

This summary incorporates the August 29, 2025; September 5, 2025; September 24, 2025; and September 30, 2025 reports from The Greenery, Inc., prepared by William Allen Flannery, CRM. The reports cover landscape maintenance for the 44.14-acre property at 1055 Turnbull Creek Road, St. Augustine, FL, USA. As of September 30, 2025 (the current date and latest report), it highlights progress, ongoing efforts, weather-related adaptations, and any unresolved items across the periods, organized chronologically where relevant.

### Report Overviews

- August 29, 2025 Report: Focuses on scheduled maintenance, enhancement recommendations for mulch issues, and upcoming turf assessments
- September 5, 2025 Report: Emphasizes accomplishments like plant installations and cleanups, includes an attached enhancement proposal, and addresses operational challenges with apologies.
- September 24, 2025, Report: Highlights accomplishments in trimming and planting, with client notes on irrigation and maintenance pace.
- September 30, 2025 Report: Highlights detailing accomplishments amid weather challenges, with notes on rainfall affects and adaptive plans. No new recommendations or maintenance items listed.

### Key Maintenance and Accomplishments

- Pond Maintenance: Late August (August 28–30) scheduled essential work with remote-controlled mowers for best conditions. Early September (September 5) addressed access confusion to Pond 14 due to new hires, with a map provided and resolution by week's end. Mid-September (September 24) confirmed on-pace rotation using a new attachment for water-edge trimming. Late September (September 30) notes continued caution due to saturated turf from heavy rainfall on September 29 but plans to complete scheduled maintenance around designated ponds this week.
- Ornamental Bed and Detailing Work: September 24 highlighted line-trimming around ponds. September 30 reports strong progress in cleaning and detailing the median island landscape bed and shifting focus to entrance monument beds.
- New Plant Installations: September 5 installed fresh flowers in amenity clubhouse pots. September 24 added plant new material to the entrance Median Island flower bed, with temporary 20-minute daily irrigation at 2 PM.



- **Tree and Limb Work:** September 5 involved cutting and removing a large limb behind the clubhouse. September 24 noted ongoing staking of a leaning oak tree, expected completion the following week. September 30 updates to re-staking an oak tree in front of the Grove entrance monument; attempted earlier but delayed by saturated soil from rainfall, with plans to revisit later this week when conditions improve.
- **Mulch Cleanup and Related:** September 5 cleaned spilled mulch from sidewalks near the amenity clubhouse. This addresses the ongoing washout issue temporarily. No direct updates in later reports.
- **Weed and Boulevard Bed Addressing:** September 30 notes the production team working on weeds along entrance landscaped Boulevard beds.
- **Irrigation and Turf-Related Work:** September 5 reported active irrigation system inspections. This supports the August 29 plan for investigating concerning turf areas in early September. September 30 details adaptations due to heavy rainfall on September 29 causing high saturation: pivoting from mowing to detailing around HOA entrances, postponing general mowing for safety, while still aiming to maintain turf around ponds.

#### Recommendations for Property Enhancements

All center on mulch washout near the pool/amenity clubhouse during rainfall:

1. **Durable Landscape Edging:** August 29 prepared a quote for installation along the sidewalk to contain mulch, reduce cleanup, enhance safety, and improve appearance.
2. **Rubberized Edging Alternative:** August 29 estimated ready in early September. September 5 attached a specific enhancement proposal. No updates in September 24 or 30; implementation status unclear as of September 30 (pending approval).

#### Notes to Owner/Client

- **Turf Assessment (August 29):** Planned Irrigation Team investigation of concerning areas in early September, with follow-up discussions. Links to September 5's inspections and September 30's saturation issues.
- **Operational Apology (September 5):** Apologized for Pond 14 access confusion due to new employee onboarding, with commitment to resolve.
- **Weather Impacts (September 30):** Multiple notes on heavy rainfall effects, including saturated turf leading to mowing postponements, safety precautions, and delayed tree staking. Emphasizes adaptive focus on detailing.

*NINTH ORDER OF BUSINESS*

*A.*

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

***Unaudited Financial Reporting***  
***August 31, 2025***



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Operating Account - Truist	\$ 65,594	\$ -	\$ -	\$ 65,594
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	\$ -	\$ -	\$ -	\$ -
INV - SBA	\$ -	\$ -	\$ -	\$ -
Prepaid Expense	\$ 2,483	\$ -	\$ -	\$ 2,483
<b>Investments:</b>				
<b><u>Series 2019</u></b>				
Reserve	\$ -	\$ 672,528	\$ -	\$ 672,528
Revenue	\$ -	\$ 502,770	\$ -	\$ 502,770
Prepayment	\$ -	\$ 146	\$ -	\$ 146
Interest	\$ -	\$ 786	\$ -	\$ 786
Construction	\$ -	\$ -	\$ 27,834	\$ 27,834
Due from General Fund	\$ -	\$ 7,801	\$ -	\$ 7,801
<b><u>Series 2020</u></b>				
Reserve	\$ -	\$ 867,361	\$ -	\$ 867,361
Interest	\$ -	\$ (0)	\$ -	\$ (0)
Revenue	\$ -	\$ 18,954	\$ -	\$ 18,954
Prepayment	\$ -	\$ 4,852	\$ -	\$ 4,852
Construction	\$ -	\$ -	\$ 23,210	\$ 23,210
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Due from General Fund	\$ -	\$ 5,178	\$ -	\$ 5,178
<b><u>Series 2021</u></b>				
Reserve	\$ -	\$ 300,024	\$ -	\$ 300,024
Revenue	\$ -	\$ 3,426	\$ -	\$ 3,426
Construction	\$ -	\$ -	\$ 10,380	\$ 10,380
Construction - State Road 16	\$ -	\$ -	\$ 430	\$ 430
Due from General Fund	\$ -	\$ 1	\$ -	\$ 1
<b>Total Assets</b>	<b>\$ 373,730</b>	<b>\$ 2,389,382</b>	<b>\$ 61,854</b>	<b>\$ 2,824,966</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 91,817	\$ -	\$ 200,302	\$ 292,119
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>\$ 191,536</b>	<b>\$ -</b>	<b>\$ 200,302</b>	<b>\$ 391,838</b>
<b>Fund Balance:</b>				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Assigned For:				
Debt Service - Series 2019	\$ -	\$ 1,189,598	\$ -	\$ 1,189,598
Debt Service - Series 2020	\$ -	\$ 896,332	\$ -	\$ 896,332
Debt Service - Series 2021	\$ -	\$ 303,451	\$ -	\$ 303,451
Restricted For:				
Capital Projects - Series 2019	\$ -	\$ -	\$ 27,834	\$ 27,834
Capital Projects - Series 2020	\$ -	\$ -	\$ 31,907	\$ 31,907
Capital Projects - Series 2021	\$ -	\$ -	\$ (198,189)	\$ (198,189)
Unassigned	\$ 182,195	\$ -	\$ -	\$ 182,195
<b>Total Fund Balances</b>	<b>\$ 182,195</b>	<b>\$ 2,389,382</b>	<b>\$ (138,448)</b>	<b>\$ 2,433,129</b>

Total Liabilities & Fund Balance	\$	373,730	\$	2,389,382	\$	61,854	\$	2,824,966
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# Grand Oaks

## Community Development District

### General Fund

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

For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	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	\$ -		\$ 9,321	\$ 9,321
Interest Income - SBA	\$ -	\$ -	\$ -	\$ -
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ -	\$ -	\$ 5,507	\$ 5,507
<b>Total Revenues</b>	<b>\$ 1,237,428</b>	<b>\$ 1,237,428</b>	<b>\$ 953,423</b>	<b>\$ (284,005)</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 3,200	\$ 7,800
District Engineer	\$ 13,200	\$ 12,100	\$ 9,560	\$ 2,540
Dissemination Agent	\$ 9,270	\$ 8,498	\$ 5,818	\$ 2,680
District Counsel	\$ 20,000	\$ 18,333	\$ 36,993	\$ (18,659)
Auditing Services	\$ 6,600	\$ 10,900	\$ 10,900	\$ -
Trustee Fees	\$ 9,500	\$ 8,708	\$ 5,814	\$ 2,894
Management Fees	\$ 65,245	\$ 59,808	\$ 53,443	\$ 6,365
Accounting Services	\$ -	\$ -	\$ -	\$ -
Information Technology	\$ -	\$ -	\$ 1,200	\$ (1,200)
Website Administration	\$ 1,545	\$ 1,416	\$ 3,610	\$ (2,194)
ADA Website Compliance	\$ 4,200	\$ 3,850	\$ 1,553	\$ 2,298
Postage	\$ 1,200	\$ 1,100	\$ 139	\$ 961
Printing And Binding	\$ -	\$ -	\$ 528	\$ (528)
Insurance	\$ 3,500	\$ 3,500	\$ 3,500	\$ -
Legal Advertising	\$ 2,200	\$ 2,017	\$ 708	\$ 1,308
Bank Fees	\$ 150	\$ 138	\$ 2,385	\$ (2,247)
Office Supplies	\$ -	\$ -	\$ 77	\$ (77)
Dues, Licenses & Subscriptions	\$ 175	\$ 160	\$ 375	\$ (215)
Misc - Assessment Collection Cost	\$ -	\$ -	\$ -	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 148,785</b>	<b>\$ 141,528</b>	<b>\$ 139,801</b>	<b>\$ 1,727</b>



# Grand Oaks

## Community Development District

### General Fund

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

For The Period Ending August 31, 2025

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
<b><i>Operation and Maintenance</i></b>				
<b>Field Expenses</b>				
Electricity	\$ 110,000	\$ 100,833	\$ 34,640	\$ 66,193
Utility	\$ 12,000	\$ 11,000	\$ 391	\$ 10,609
Landscape Maintenance	\$ 229,008	\$ 209,924	\$ 236,936	\$ (27,012)
Irrigation Repairs	\$ 10,000	\$ 9,167	\$ 15,553	\$ (6,386)
Landscape Replacement	\$ 18,000	\$ 16,500	\$ 842	\$ 15,658
Landscape - Mulch	\$ 40,000	\$ 36,667	\$ 3,762	\$ 32,905
Landscape - Annuals	\$ 14,265	\$ 13,076	\$ -	\$ 13,076
Lake Maintenance	\$ 16,000	\$ 14,667	\$ 28,775	\$ (14,108)
Miscellaneous Expense	\$ 70,000	\$ 64,167	\$ -	\$ 64,167
General Repairs & Maintenance	\$ 5,000	\$ 4,583	\$ 94,717	\$ (90,133)
Hardscape Maintenance	\$ 14,000	\$ 12,833	\$ 1,790	\$ 11,043
Sidewalk & Pavement Repairs	\$ 5,000	\$ 4,583	\$ -	\$ 4,583
Community Improvements	\$ 21,000	\$ 19,250	\$ -	\$ 19,250
Capital Reserve	\$ 100,000	\$ 91,667	\$ -	\$ 91,667
<b>Subtotal</b>	<b>\$ 664,273</b>	<b>\$ 608,917</b>	<b>\$ 417,406</b>	<b>\$ 191,511</b>
<b>Amenity Expenses</b>				
Facility Management	\$ 195,000	\$ 178,750	\$ 128,750	\$ 50,000
Security	\$ 50,000	\$ 45,833	\$ 5,540	\$ 40,293
Cable/Internet	\$ -	\$ -	\$ 4,958	\$ (4,958)
Property Insurance	\$ 83,000	\$ 83,000	\$ 67,256	\$ 15,744
Utility-Water	\$ -	\$ -	\$ 5,161	\$ (5,161)
Gas	\$ 2,000	\$ 1,833	\$ 847	\$ 986
Pool Maintenance	\$ 27,000	\$ 24,750	\$ 38,615	\$ (13,865)
Pool Permits	\$ -	\$ -	\$ 350	\$ (350)
Refuse	\$ 1,800	\$ 1,650	\$ 1,839	\$ (189)
Janitorial Services	\$ 13,320	\$ 12,210	\$ 15,173	\$ (2,963)
Pest Control	\$ -	\$ -	\$ 4,560	\$ (4,560)
Amenity Office Supplies	\$ 600	\$ 550	\$ 286	\$ 264
Recreation Facility Maintenance	\$ 15,000	\$ 13,750	\$ -	\$ 13,750
Recreation Equipment Maintenance	\$ 22,000	\$ 20,167	\$ 18,173	\$ 1,994
Special Events	\$ 7,000	\$ 6,417	\$ -	\$ 6,417
Holiday Decorations	\$ 2,000	\$ 1,833	\$ 5,095	\$ (3,262)
Miscellaneous Maintenance	\$ 5,650	\$ 5,179	\$ -	\$ 5,179
<b>Subtotal</b>	<b>\$ 424,370</b>	<b>\$ 395,923</b>	<b>\$ 296,603</b>	<b>\$ 99,319</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 1,088,643</b>	<b>\$ 1,004,839</b>	<b>\$ 714,009</b>	<b>\$ 290,830</b>
<b>Total Expenditures</b>	<b>\$ 1,237,428</b>	<b>\$ 1,146,367</b>	<b>\$ 853,810</b>	<b>\$ 292,557</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 99,612</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 82,583</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 182,195</b>	

# Grand Oaks

## Community Development District

### Debt Service Fund - Series 2019

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

For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	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	\$ -	\$ -	\$ 46,161	\$ 46,161
<b>Total Revenues</b>	<b>\$ 679,920</b>	<b>\$ 679,920</b>	<b>\$816,619</b>	<b>\$ 136,699</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)
Special Call 8/1	\$ -	\$ -	\$ 30,000	\$ (30,000)
Interest Expense 8/1	\$ -	\$ -	\$ 347	\$ (347)
<b>Total Expenditures</b>	<b>\$ 668,998</b>	<b>\$ 668,997</b>	<b>\$ 769,344</b>	<b>\$ (100,347)</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (27,213)	\$ (27,213)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (27,213)</b>	<b>\$ (27,213)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 10,923</b>		<b>\$20,063</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>\$ 1,189,598</b>	

# Grand Oaks

## Community Development District

### Debt Service Fund - Series 2020

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

For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	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	\$ -	\$ -	\$ 42,136	\$ 42,136
<b>Total Revenues</b>	<b>\$ 933,190</b>	<b>\$ 933,190</b>	<b>\$771,132</b>	<b>\$ (162,058)</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>(\$185,020)</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>\$ 896,332</b>	

# Grand Oaks

## Community Development District

### Debt Service Fund - Series 2021

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

For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -
Assessments - Direct	\$ 300,025	\$ 300,025	\$ -	\$ (300,025)
Interest	\$ -	\$ -	\$ 9,910	\$ 9,910
<b>Total Revenues</b>	<b>\$ 300,025</b>	<b>\$ 300,025</b>	<b>\$ 9,910</b>	<b>\$ (290,115)</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)	\$ -	\$ -	\$ (8,777)	\$ (8,777)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (8,777)</b>	<b>\$ (8,777)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 1,521</b>		<b>\$ (297,370)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 277,837</b>		<b>\$ 600,820</b>	
<b>Fund Balance - Ending</b>	<b>\$ 279,358</b>		<b>\$ 303,451</b>	

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

	Series 2019	Series 2020	Series 2021
<b>Revenues:</b>			
Interest Income	\$ 615	\$ 670	\$ 423
<b>Total Revenues</b>	<b>\$ 615</b>	<b>\$ 670</b>	<b>\$ 423</b>
<b>Expenditures:</b>			
Capital Outlay - Construction	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources:</b>			
Transfer In/(Out)	\$ 27,213	\$ 31,249	\$ 80
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 27,213</b>	<b>\$ 31,249</b>	<b>\$ 80</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 27,828</b>	<b>\$ 31,919</b>	<b>\$ 503</b>
<b>Fund Balance - Beginning</b>	<b>\$ 6</b>	<b>\$ (12)</b>	<b>\$ (198,692)</b>
<b>Fund Balance - Ending</b>	<b>\$ 27,834</b>	<b>\$ 31,907</b>	<b>\$ (198,189)</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	\$ 10,000	\$ -	\$ 128,750
Security	\$ 384	\$ 909	\$ 1,860	\$ -	\$ -	\$ -	\$ -	\$ 113	\$ 2,237	\$ 38	\$ -	\$ -	\$ 5,540
Cable/Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,859	\$ 99	\$ -	\$ -	\$ -	\$ 4,958
Property Insurance	\$ 67,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,256
Utility	\$ -	\$ -	\$ 450	\$ 418	\$ 446	\$ 547	\$ 1,012	\$ 707	\$ 581	\$ 517	\$ 484	\$ -	\$ 5,161
Gas	\$ -	\$ -	\$ 150	\$ 152	\$ 99	\$ 73	\$ 73	\$ 74	\$ 80	\$ 73	\$ 73	\$ -	\$ 847
Pool Maintenance	\$ 3,134	\$ 3,795	\$ 3,038	\$ 3,906	\$ 2,116	\$ 3,219	\$ 2,550	\$ 5,181	\$ 4,493	\$ 4,079	\$ 3,104	\$ -	\$ 38,615
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350	\$ -	\$ -	\$ -	\$ 350
Refuse	\$ 44	\$ -	\$ -	\$ 367	\$ 177	\$ 180	\$ 179	\$ 223	\$ 222	\$ 224	\$ 225	\$ -	\$ 1,839
Janitorial Services	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,673	\$ 1,350	\$ 1,350	\$ -	\$ 15,173
Pest Control	\$ 250	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 3,095	\$ 135	\$ 135	\$ 135	\$ -	\$ 4,560
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	\$ 1,494	\$ -	\$ 18,173
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>\$ 6,865</b>	<b>\$ -</b>	<b>\$ 296,603</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>\$ 56,077</b>	<b>\$ 37,969</b>	<b>\$ 40,450</b>	<b>\$ -</b>	<b>\$ 714,009</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>\$ 68,260</b>	<b>\$ 47,294</b>	<b>\$ 46,305</b>	<b>\$ -</b>	<b>\$ 853,810</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>\$ (68,260)</b>	<b>\$ (47,294)</b>	<b>\$ (46,305)</b>	<b>\$ -</b>	<b>\$ 99,612</b>

**Grand Oaks**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2019A, Special Assessment Bonds</b>		
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	\$672,528	
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)
Special Call - 8/1/25		(\$30,000)
<b>Current Bonds Outstanding</b>		<b>\$9,685,000</b>

<b>Series 2020, Special Assessment Bonds</b>		
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	\$867,361	
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	Distributio	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	Check	Net	Amount	General
Received	Number	Assessed	Received	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	Check	Net	Amount	Series 2019
Received	Number	Assessed	Received	Debt Service Fund
11/13/24	Wire	\$142,806.23	\$142,806.23	\$142,806.23
		<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	Check	Net	Amount	General
Received	Number	Assessed	Received	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	Check	Net	Amount	Series 2020
Received	Number	Assessed	Received	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 Received	Check Number	Net Assessed	Amount Received	General Fund
		\$ 319,296.08		
		<b>\$ 319,296.08</b>	<b>\$ -</b>	<b>\$ -</b>

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

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		
		<b>\$ 206,398.11</b>	<b>\$ -</b>	<b>\$ -</b>

*B.*

# Grand Oaks Community Development District

## Summary of Check Register

August 01, 2025 through August 31, 2025

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund			
	8/7/25	1988-1993	\$ 6,910.72
	8/12/25	1994-1998	\$ 35,813.73
	8/15/25	1999-2002	\$ 4,591.50
	8/19/25	2003-2004	\$ 2,835.71
	8/26/25	2005-2010	\$ 15,091.50
<b>Total Amount</b>			<b>\$ 65,243.16</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/07/25	00004	7/25/25 4031	202508 330-53800-45505	AUG POOL SVCS/CHEMICALS C BUSS ENTERPRISES, INC	*	3,103.90	3,103.90 001988
8/07/25	00076	7/24/25 4	202507 310-51300-31300	AMT SE2019 PREPAY \$30K	*	250.00	
		7/24/25 4	202507 310-51300-31300	AMT SE2020 PREPAY \$5K DISCLOSURE SERVICES LLC	*	100.00	350.00 001989
8/07/25	00078	7/02/25 99473964	202507 320-53800-60000	TURNUED BREAKER ON DUCK DUCK ROOTER LLC	*	270.00	270.00 001990
8/07/25	00018	7/31/25 789096	202507 320-53800-46210	SOD RPLMT-AMENITY CENTER THE GREENERY INC.	*	511.82	511.82 001991
8/07/25	00003	8/01/25 295080B	202508 320-53800-46300	AUG LAKE MAINTENANCE THE LAKE DOCTORS INC	*	2,475.00	2,475.00 001992
8/07/25	00003	8/01/25 295829B	202508 320-53800-46300	QRTLY FOUNTAIN SERVICE THE LAKE DOCTORS INC	*	200.00	200.00 001993
8/12/25	00021	8/01/25 19	202508 330-53800-12000	AUG FACILITY MANAGEMENT GOVERNMENTAL MANAGEMENT SERVICES	*	10,000.00	10,000.00 001994
8/12/25	00021	8/01/25 20	202508 310-51300-34000	AUG MANAGEMENT FEES	*	4,641.42	
		8/01/25 20	202508 310-51300-35200	AUG WEBSITE ADMIN	*	100.00	
		8/01/25 20	202508 310-51300-35100	AUG INFORMATION TECH	*	150.00	
		8/01/25 20	202508 310-51300-31300	AUG DISSEMINATION SVCS	*	250.00	
		8/01/25 20	202508 310-51300-49000	AUG RECORD STORAGE	*	50.00	
		8/01/25 20	202508 310-51300-51000	OFFICE SUPPLIES	*	.42	
		8/01/25 20	202508 310-51300-42000	POSTAGE	*	9.91	
		8/01/25 20	202508 310-51300-42500	COPIES	*	12.75	

GOCD GRAND OAKS CDD AMOSSING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/01/25		20	202508	310-51300-49000					TELEPHONE GOVERNMENTAL MANAGEMENT SERVICES	*	30.23	5,244.73	001995
8/12/25	00014	7/24/25	66071848	202507	330-53800-48400				JUL PEST CONTROL MASSEY SERVICES, INC.	*	135.00	135.00	001996
8/12/25	00025	8/01/25	38921	202508	330-53800-48300				AUG CLEANING 3X PER WEEK NORTHEAST QUALITY SERVICES LLC	*	1,350.00	1,350.00	001997
8/12/25	00018	8/01/25	789288	202508	320-53800-46000				AUG LANDSCAPE MAINTENANCE THE GREENERY INC.	*	19,084.00	19,084.00	001998
8/15/25	00004	6/25/25	3853	202507	330-53800-45505				JUL POOL SVCS/CHEMICALS C BUSS ENTERPRISES, INC	*	4,079.00	4,079.00	001999
8/15/25	00031	8/13/25	08132025	202508	310-51300-11000				BOS MEETING 8.13.25 CLARA C SNIDER	*	200.00	200.00	002000
8/15/25	00030	8/13/25	08132025	202508	310-51300-11000				BOS MEETING 8.13.25 LINDA M CRUZ	*	200.00	200.00	002001
8/15/25	00015	5/08/25	37878	202505	330-53800-34500				POOL HOUSE CAMERA MAINT MHD COMMUNICATIONS	*	112.50	112.50	002002
8/19/25	00021	8/13/25	21	202507	320-53800-60000				JUL REPAIRS & MAINTENANCE GOVERNMENTAL MANAGEMENT SERVICES	*	1,492.71	1,492.71	002003
8/19/25	00021	8/13/25	22	202508	320-53800-60000				PRESSURE WASHING SERVICES GOVERNMENTAL MANAGEMENT SERVICES	*	1,343.00	1,343.00	002004
8/26/25	00078	8/12/25	10623826	202508	320-53800-60000				RECONNECT DRAIN LINE DUCK DUCK ROOTER LLC	*	569.00	569.00	002005
8/26/25	00078	8/18/25	10646523	202508	320-53800-60000				SVC CALL-DRAIN CLOGGED DUCK DUCK ROOTER LLC	*	135.00	135.00	002006

GOCD GRAND OAKS CDD AMOSSING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/26/25	00078	8/19/25 10648362	202508 320-53800-60000	SVC CALL-WATER PUDDLES DUCK DUCK ROOTER LLC	*	135.00	135.00 002007
8/26/25	00021	7/01/25 15	202507 330-53800-12000	JUL FACILITY MANAGEMENT GOVERNMENTAL MANAGEMENT SERVICES	*	10,000.00	10,000.00 002008
8/26/25	00022	8/25/25 3612307	202505 310-51300-31500	MAY GENERAL COUNSEL JUN GENERAL COUNSEL KUTAK ROCK LLP	*	2,752.50 1,462.50	4,215.00 002009
8/26/25	00015	7/24/25 38533	202507 330-53800-34500	REMOTE SVC CALL-INTERNET MHD COMMUNICATIONS	*	37.50	37.50 002010
TOTAL FOR BANK A						65,243.16	
TOTAL FOR REGISTER						65,243.16	

GOCD GRAND OAKS CDD AMOSSING



# INVOICE

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

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



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

Approved 7/25/2025  
Pool Maintenance  
13305380045505  
Paul Stratton

## Invoice details

Invoice no.: 4031  
Terms: Net 30  
Invoice date: 07/25/2025  
Due date: 08/24/2025

**RECEIVED**

**By Tara Lee at 9:05 am, Jul 28, 2025**

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: AUGUST	1	\$1,800.00	\$1,800.00
2.	LIQUID BLEACH	PER GAL	250	\$4.75	\$1,187.50
3.	TRICHLOR	PER LB	5	\$7.95	\$39.75
4.	TILE SOAP	PER GAL	1	\$76.65	\$76.65

**Total**

**\$3,103.90**

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

Disclosure Services LLC

1005 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
7/24/2025	4

Bill To
Grand Oaks CDD C/O GMS

Terms	Due Date
	7/24/2025

Description	Amount
Amortization Schedule Series 2019 8-1-25 Prepay \$30,000	250.00
Amortization Schedule Series 2020 8-1-25 Prepay \$5,000	100.00

**RECEIVED**  
By Tara Lee at 9:16 am, Jul 29, 2025

<b>Total</b>	\$350.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$350.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



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

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

**BILL TO**

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

Approved 8/1/25  
 Repairs and Maintenance  
 1320538006000  
 Paul Stratton

<b>INVOICE</b> 99473964	<b>INVOICE DATE</b> Jul 02, 2025
----------------------------	-------------------------------------

**JOB ADDRESS**

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

**Completed Date:** 7/2/2025  
**Payment Term:** Net 30  
**Due Date:** 8/1/2025

**DESCRIPTION OF WORK**

On arrival checked over systems made sure both are cooling properly. The one for the concession stand, somebody had turned the breaker off for the condenser in the breaker panel turned it back on system started cooling back down. The bathroom unit unit is cooling properly and maintaining 70° in both bathrooms

**RECEIVED**  
*By Tara Lee at 1:47 pm, Aug 01, 2025*

<b>SUB-TOTAL</b>	\$270.00
<b>TAX</b>	\$0.00
<b>TOTAL DUE</b>	\$270.00
<b>BALANCE DUE</b>	\$270.00

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

**CUSTOMER AUTHORIZATION**

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.

Sign here

Date 7/2/2025

**CUSTOMER ACKNOWLEDGEMENT**

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.



PO Box 6569  
Hilton Head Island, SC 29938

Invoice 789096	
Date	PO/Contract#
07/31/25	
Account Manager	Terms
WILLIAM FLANNERY	Net 30
Total Amount	\$511.82
Property Address	
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092	

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

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

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

#78844 - Amenity Clubhouse Sod Enhancement  
Proposal Description – Sod Replacement at Amenity Clubhouse

This proposal includes the removal of existing turf and installation of new St. Augustine sod in a small area located in front of the amenity clubhouse. The goal is to restore a healthy, uniform appearance to this high-visibility area, enhancing the overall aesthetic and curb appeal of the clubhouse entrance.

**RECEIVED**  
By Tara Lee at 2:00 pm, Aug 01, 2025

Scope of Work:

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

Approved 8-1-25  
Landscape Maintenance  
13205380046000  
Paul Stratton

Landscape Enhancement Work - 07/29/2025	\$511.82
<b>Total</b>	<b>\$511.82</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:

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

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER                      EXP. DATE  
SIGNATURE                          AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
729170	8/1/2025	\$2,475.00

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

00000000172171001000000029508000000024750050

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 8/11/2025**                      **Invoice 295080B**                      **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
8/1/2025	Water Management - Zone 1		\$2475.00	\$0.00	\$2475.00

Please remit payment for this month's invoice.

Approved 8-1-25  
Lake Maintenance  
13205380046300  
Paul Stratton

**RECEIVED**  
**By Tara Lee at 1:53 pm, Aug 01, 2025**

	<b>Credits</b>	\$0.00
	<b>Adjustment</b>	\$0.00
		<b>AMOUNT DUE</b>

**Total Account Balance including this invoice:**

\$2675.00

**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

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
729170	8/1/2025	\$200.00

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

00000000172171001000000029582900000002000088

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

<b>GRAND OAKS CDD</b>	<b>Turnbull Creek Blvd, St Augustine, Florida 32092</b>	<b>Tampa, FL 33607</b>
<b>Invoice Due Date 8/11/2025</b>	<b>Invoice 295829B</b>	<b>PO #</b>

Invoice Date	Description	Quantity	Amount	Tax	Total
8/1/2025	Fountain Cleaning Service - Quarterly		\$200.00	\$0.00	\$200.00

Please remit payment for this month's invoice.

**RECEIVED**  
*By Tara Lee at 1:55 pm, Aug 01, 2025*

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

<b>Credits</b>	\$0.00
<b>Adjustment</b>	\$0.00
<b>AMOUNT DUE</b>	

<b>Total Account Balance including this invoice:</b>	\$2675.00	<b>This Invoice Total:</b>	\$200.00
--	-----------	----------------------------	----------

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 #: 19  
Invoice Date: 8/1/25  
Due Date: 8/1/25  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Management - August 2025		10,000.00	10,000.00
<i>Alison Moxing</i> 8-6-25			

<b>Total</b>	<b>\$10,000.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$10,000.00</b>

**RECEIVED**  
By Tara Lee at 8:48 am, Aug 07, 2025

**Governmental Management Services, LLC**  
 475 West Town Place, Suite 114  
 St. Augustine, FL 32092

# Invoice

**Invoice #:** 20  
**Invoice Date:** 8/1/25  
**Due Date:** 8/1/25  
**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 - August 2025		4,641.42	4,641.42
Website Administration - August 2025		100.00	100.00
Information Technology - August 2025		150.00	150.00
Dissemination Agent Services - August 2025		250.00	250.00
Record Storage - August 2025		50.00	50.00
Office Supplies		0.42	0.42
Postage		9.91	9.91
Copies		12.75	12.75
Telephone		30.23	30.23

**Total** \$5,244.73

**Payments/Credits** \$0.00

**Balance Due** \$5,244.73

**RECEIVED**  
*By Tara Lee at 8:54 am, Aug 07, 2025*





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

**INVOICE 66071848**  
 Dated 7/24/2025

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

Account # 9304803  
 Purchase order

DESCRIPTION	AMOUNT	DISCOUNT	TAX	ADJUSTMENT	AMOUNT DUE
<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
<b>PLEASE REMIT</b>					<b>\$135.00</b>

Approved 8/8/2025  
 Pest Control  
 13305380048400  
 Paul Stratton

**RECEIVED**  
*By Tara Lee at 2:12 pm, Aug 08, 2025*

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

INVOICE 66071848  
 Dated 7/24/2025

**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

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

Saint Augustine, FL 32092

# Invoice

Date	Invoice #
8/1/2025	38921

APPROVED BY ROBIN NIXON  
 AMENITY MANAGER GRAND OAKS

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

**Bill To:**

Grand Oaks CDD  
 1055 Turnbull Creek Road

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

P.O. No.		Terms	Due Date	Project
		Net 30	8/31/2025	
Description	Qty	Rate	Amount	
August (8/1/2025 - 8/31/2025) Monthly Service - Cleaning 3x per week (Mon./Wed/Fri.)	1	1,350.00	1,350.00T	
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p><b>RECEIVED</b>            By Tara Lee at 8:44 am, Aug 07, 2025</p> </div>				
			<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

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

Invoice 789288	
<b>Date</b>	<b>PO/Contract#</b>
08/01/25	
<b>Account Manager</b>	<b>Terms</b>
WILLIAM FLANNERY	Net 30
<b>Total Amount</b>	\$19,084.00
<b>Property Address</b>	
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092	

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

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

Approved 8/5/25  
Landscape Maintenance  
1320538004600  
Paul Stratton

**RECEIVED**  
By Tara Lee at 3:54 pm, Aug 05, 2025

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
\$21,971.42	\$0.00	\$0.00	\$0.00	\$0.00

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

# INVOICE

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

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



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

Approved 8/13/2025  
Pool Maintenance  
13305380045505  
Paul Stratton

### Invoice details

Invoice no.: 3853  
Terms: Net 30  
Invoice date: 06/25/2025  
Due date: 07/25/2025

**RECEIVED**  
*By Tara Lee at 12:37 pm, Aug 13, 2025*

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: JULY	1	\$1,800.00	\$1,800.00
2.	TRICHLOR	PER LB	23	\$7.95	\$182.85
3.	LIQUID BLEACH	PER GAL	305	\$4.75	\$1,448.75
4.	SULFURIC ACID	PER GAL	30	\$8.70	\$261.00
5.	BICARB	PER LB	45	\$1.50	\$67.50
6.	PERLITE	PERLITE FILTER MEDIA 25#, PER BAG	1	\$42.14	\$42.14
7.	FLOOR RETURN	2" WHITE ADJUSTABLE FLOOR RETURN	2	\$63.38	\$126.76
8.	LABOR	INSTALLATION/REPAIR LABOR, PER HOUR	1	\$150.00	\$150.00

**Total** **\$4,079.00**

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

Overdue

07/25/2025

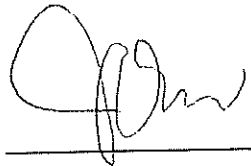
# ATTENDANCE SHEET

District: Grand Oaks

Meeting Date: 08.13.25

	Supervisor	In Attendance	Fees
1.	John Dodson <i>Chairperson</i>	<input checked="" type="checkbox"/>	\$0
2.	Linda Cruz <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200 ✓
3.	Keith Hyatt <i>Assistant Secretary</i>	<input type="checkbox"/>	\$0
4.	David Crosby	<input checked="" type="checkbox"/>	\$0
5.	Clair Snider <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200 ✓

District Manager:

 8/13/2025

PLEASE RETURN COMPLETED FORM TO ALISON MOSSING

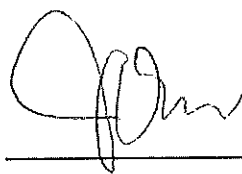
# ATTENDANCE SHEET

District: Grand Oaks

Meeting Date: 08.13.25

	Supervisor	In Attendance	Fees
1.	<b>John Dodson</b> <i>Chairperson</i>	<input checked="" type="checkbox"/>	\$0
2.	<b>Linda Cruz</b> <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200 ✓
3.	<b>Keith Hyatt</b> <i>Assistant Secretary</i>	<input type="checkbox"/>	\$0
4.	<b>David Crosby</b>	<input checked="" type="checkbox"/>	\$0
5.	<b>Clair Snider</b> <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200 ✓

District Manager:

 8/13/2025

PLEASE RETURN COMPLETED FORM TO ALISON MOSSING

Approved 8/12/2025  
 Security  
 13305380034500  
 Paul Stratton

**RECEIVED**  
 By Tara Lee at 3:50 pm, Aug 12, 2025



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

<b>Date</b>	<b>Invoice</b>
05/08/2025	37878
<b>Account</b>	
Grand Oaks	

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

**Ship To**  
 Grand Oaks CDD  
 1055 Turnbull Creek Road  
 St Augustine , FL 32092  
 United States

Terms	Due Date	PO Number	Reference
NET15	05/23/2025		85-8017603153C-1

**Service Request Number** 594267

Summary Voicemail from HD - BARRON,ELENA at (904) 697-6601 on May 1 2025 9:02 AM

Billing Method Actual Rates

Detail Thu 5/1/2025/10:10 AM UTC-04/ Josh Nielsen (time)-  
 - User states they are only onsite M-F 9am - 2pm, lock box outside of the front door 6789

Thu 5/1/2025/9:30 AM UTC-04/ Josh Nielsen (time)-  
 - Camera is Pool House Front Left  
 - Right click and select channel info:  
 [image]  
 - Other cameras have their channel address as a 10.151.151.x as their network  
 - 19.168.100.12 doesn't show on the firewall anywhere - this camera is not on the NVR directly but is still showing offline  
 - Switching from sub stream to main stream does nothing  
 - Unable to ping that IP or view camera settings with in Paramount  
 - Front Left camera seemed to have died on Sunday 4/26 around 4am  
 - Will reach out to Rebecca and request we send a tech onsite to evaluate the camera

Thu 5/1/2025/9:05 AM UTC-04/ noreply@voicemail.goto.com  
 This email comes from outside the organization.  
 Do not click links or open attachments unless it is an email you expected to receive.

[GoTo logo]  
 You received a new voicemail message  
 [Info] New voicemail message  
 Time:Thursday, May 1 2025 9:02 AM  
 From:HD - BARRON,ELENA (904) 697-6601  
 Duration:1 minute 14 seconds  
 Voicemail box:6002  
 Transcript:  
 Hi, my name is Alaina Barron, I'm the amenity manager for the Grand Oaks CDD community, and I believe we have an account under, it's from the previous invoice I can see it's just Grand Oaks. We have a camera that's down. It's labeled in our system as the pool house front-less camera. It's been down since Monday to my knowledge. It's just staying offline, and I've closed out of the camera system and opened it back up I restarted the computer, so I'm not sure why it's down, but if somebody could give me a call back on how to possibly fix it or if we need to have somebody come out here and look at it, that's okay as well. My call back number is 904-697-6601 or I have a work email as well, which is GrandOaksManager at GMSN, as in North Florida, F.com, GrandOaksManager at GMSNF.com. Or you can just reach back out via phone call. I appreciate it, have a good day, bye-bye.

Rate this transcript's accuracy  
[Star rating]  
Mailbox Capacity: 93/99 available

© 2025 GoTo Group, Inc.  
333 Summer St, Boston, MA 02210, United States  
Follow us on Twitter, LinkedIn, Facebook  
[image]

Resolution  
Company Name           Grand Oaks CDD  
Contact Name

Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Help Desk Technician	Remote - Business Hours	0.75	150.00	\$112.50
<b>Total Services:</b>				<b>\$112.50</b>

We appreciate your business! MHD Communications accepts checks and all major credit cards.  A late payment charge of 5% per month will be applied to all unpaid balances.	<b>Invoice Subtotal:</b>	\$112.50
	<b>Sales Tax:</b>	\$0.00
	<b>Invoice Total:</b>	<b>\$112.50</b>
	<b>Payments:</b>	\$0.00
	<b>Credits:</b>	\$0.00
	<b>Balance Due:</b>	<b>\$112.50</b>



**Invoice Time Detail**

**Invoice Number:** 37878  
**Company:** Grand Oaks CDD

**Charge To: Grand Oaks CDD / Voicemail from HD - BARRON,ELENA at (904) 697-6601 on May 1 2025 9:02 AM Location: Main**

<b>Date</b>	<b>Staff</b>	<b>Notes</b>	<b>Bill</b>	<b>Hours</b>	<b>Rate</b>	<b>Ext Amt</b>
05/01/2025	Nielsen, Josh	<b>Service Ticket:594267</b> <b>Summary:</b> Voicemail from HD - BARRON,ELENA at (904) 697-6601 on May 1 2025 9:02 AM - Camera is Pool House Front Left - Right click and select channel info: [image] - Other cameras have their channel address as a 10.151.151.x as their network - 19.168.100.12 doesn't show on the firewall anywhere - this camera is not on the NVR directly but is still showing offline - Switching from sub stream to main stream does nothing - Unable to ping that IP or view camera settings with in Paramount - Front Left camera seemed to have died on Sunday 4/26 around 4am - Will reach out to Rebecca and request we send a tech onsite to evaluate the camera	Y	0.75	150.00	\$112.50

**Subtotal: \$112.50**

**Invoice Time Total:**

**Billable Hours:**

**0.75**

Governmental Management Services, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

# Invoice

Invoice #: 21  
Invoice Date: 8/13/25  
Due Date: 8/13/25  
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 July 1 - July 31, 2025	30.51	40.00	1,220.40
Maintenance Supplies		272.31	272.31
Approved 8/14/2025 Repairs and Maintenance 13205380060000 Paul Stratton			

*Alison Moring*  
8-15-25

<b>Total</b>	<b>\$1,492.71</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$1,492.71</b>

**RECEIVED**  
By Tara Lee at 10:24 am, Aug 15, 2025

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/2/25	3	J.W.	Removed all weeds out of the flowerbed in back of pool area, set up for board meeting, blew leaves and debris off walkways, patio and pool deck, cleaned exterior windows on the front and back patios, removed debris around amenity center, playground, field, parking lot, roadways and common areas, straightened and organized pool and patio furniture
7/3/25	2.35	J.W.	Removed debris around amenity center, pool, common areas and roadways, blew leaves and debris off walkways, pickleball courts, Legacy Park and patios, checked ponds for any debris and removed, checked and changed trash receptacles
7/7/25	2.5	J.W.	Light inspection to check all lights and marked down ones that needed to be replaced, blew leaves and debris off walkways, pool deck and patios, checked and changed all trash receptacles
7/9/25	2.5	J.W.	Removed debris around amenity center, pool, common areas and roadways, blew leaves and debris off walkways, pickleball courts, Legacy Park and patios, checked and changed trash receptacles, straightened and organized pool deck furniture
7/11/25	2.12	J.W.	Fixed temporary fence around the playground, blew leaves and debris off walkways and pool deck, checked and changed trash receptacles, removed debris around amenity center and pool deck
7/14/25	3.92	J.W.	Checked pond back in Summer Bay and removed debris, blew leaves and debris off walkways, patio and pickleball courts, checked and changed trash receptacles, removed debris from amenity center, playground, field, parking lot and roadways, straightened and organized pool and patio furniture
7/16/25	2.65	J.W.	Fixed table and umbrella stand on pool deck, hung new lock box on back of the building, removed debris around amenity center, pool deck, playground, field, parking lot and roadways, checked and changed trash receptacles
7/18/25	2.17	J.W.	Checked ponds and removed debris, blew leaves and debris off walkways, patios and pickleball courts, checked and changed trash receptacles, removed debris from amenity center, playground, field, parking lot and roadways, straightened pool and patio furniture, lighting inspection at amenity center
7/21/25	1.5	J.W.	Blew mulch and leaves off walkways, straightened and organized pool furniture, removed debris from amenity, playground, pool deck and parking lot, checked and changed trash receptacles
7/23/25	3	J.W.	Removed broken hinge from front pool gate to ensure it closed properly, straightened and organized pool deck furniture, removed debris around amenity center, pool deck, playground, field, parking lot and roadways, checked and changed trash receptacles
7/25/25	3.07	J.W.	Straightened and organized pool deck furniture, lighting inspection of amenity center, blew leaves and debris off walkways and pickleball courts, removed debris around amenity center, pool deck, legacy park and walkways, checked and changed all trash receptacles
7/28/25	1.73	J.W.	Removed debris from pool deck, walkways, amenity center and roadways, straightened and organized pool deck furniture, checked and changed trash receptacles
<b>TOTAL</b>	<u>30.51</u>		
<b>MILES</b>	<u>0</u>		

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

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 8/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
GRAND OAKS	6/25/25	Wall Mount Key Safe	49.21	R.N.
	7/7/25	42 Gal Trash Bags 50ct (2)	73.42	R.G.
	7/11/25	Stapler (2)	13.62	R.G.
	7/11/25	Caution Wet Floor Signs 6pk	40.40	R.G.
	7/15/25	Gate Hinges	45.92	P.S.
	7/15/25	Self Tapping Screws #10x3/4 100pc	13.77	P.S.
	7/15/25	Self Tapping Screws #10x1 100pc	13.77	P.S.
	7/17/25	Toggle Bolts 10pc	7.34	P.S.
	7/31/25	Paver Base (2)	14.88	P.S.
		<b>TOTAL</b>	<b><u><u>\$272.31</u></u></b>	

Governmental Management Services, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

# Invoice

Invoice #: 22  
Invoice Date: 8/13/25  
Due Date: 8/13/25  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Pressure washed sidewalk and curbing of amenity center and ceiling cobwebs on front side		516.00	516.00
Pressure washed sidewalk surrounding amenity center out to pool and gazebo		827.00	827.00

Approved 8/14/25  
Repairs and Maintenance  
13205380060000  
Paul Stratton

*Alison Mossing*  
8-15-25

Total	\$1,343.00
Payments/Credits	\$0.00
Balance Due	\$1,343.00

**RECEIVED**

By Tara Lee at 1:09 pm, Aug 15, 2025

**Governmental Management Services, Inc.**  
475 West Town Place, Suite 114, Saint Augustine, Florida 32092

Service Detail

Bill To: Grand Oaks CDD

Invoice Date: 8/1/25

Due Date: Upon Receipt

Amount Due: \$ 1,343.00

---

<u>Date</u>	<u>Description</u>	<u>Amount</u>
	Pressure washed sidewalk and curbing along front of amenity center and ceiling cobwebs on front side	\$516.00
	Pressure washed sidewalk surrounding amenity center out to pool and gazebo	\$827.00

Hot Water and Chemical Treatment to remove dirt, mildew, and algae.

TOTAL AMOUNT DUE: \$1,343.00

Should you have any questions, please contact Rich Gray @ (904) 759-8890 or rgray@msnf.com

Remit Payment



904-862-6769

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

INVOICE 106238264	
----------------------	--

**BILL TO**

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

**Completed Date:** 8/12/2025  
**Payment Term:** Net 30  
**Due Date:** 9/11/2025

**JOB ADDRESS**

Grand Oaks  
1055 Turnbull Creek Road St. Augustine, FL 32092 USA  
Duck Duck Rooter Plumbing, Septic & Air Conditioning  
4567 Blanding Blvd, Jacksonville Fl. 32210  
www.DuckDuckRooter.com

Approved by Robin Nixon  
Amenity Manager/ Grand Oaks

**DESCRIPTION OF WORK**

During inspection, I found a dirty filter on the smaller air handler. I also found a 1-inch drain line disconnected underneath the bigger unit. I reconnected the line and dried all standing water. The system is draining correctly.

**SUB-TOTAL** \$569.00

**TAX** \$0.00

**TOTAL DUE** \$569.00

**BALANCE DUE** \$569.00

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

**RECEIVED**

**By Tara Lee at 11:25 am, Aug 20, 2025**



904-862-6769

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

**BILL TO**

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

INVOICE 106465239	
----------------------	--

**Completed Date:** 8/18/2025

**Payment Term:** Net 30

**Due Date:** 9/17/2025

Approved by Robin Nixon  
Amenity Manager/ Grand Oaks

**JOB ADDRESS**

Grand Oaks - Office  
1055 Turnbull Creek Road St. Augustine, FL 32092 USA  
Duck Duck Rooter Plumbing, Septic & Air Conditioning  
4567 Blanding Blvd, Jacksonville Fl. 32210  
www.DuckDuckRooter.com

**DESCRIPTION OF WORK**

Upon arrival, found the office locked where the thermostat is located for the smaller air handler. Checked the drain line and safety switch; they were dry. Will need the thermostat available to troubleshoot. Did clean out the secondary pan for the big unit right when you walk in.

Found the metal drain on the floor clogged, which is the reason the water is not draining properly. Added tabs to help; will need to come up with a game plan to resolve the issue. Added drain tabs to help by the metal drain.

**RECEIVED**  
*By Tara Lee at 11:34 am, Aug 20, 2025*

SUB-TOTAL \$135.00  
TAX \$0.00  
**TOTAL DUE \$135.00**

**BALANCE DUE \$135.00**

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

**CUSTOMER AUTHORIZATION**

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.

Sign here

Date 8/18/2025

**CUSTOMER ACKNOWLEDGEMENT**

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





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

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

**BILL TO**

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

INVOICE 106483622	
----------------------	--

**Completed Date:** 8/19/2025  
**Payment Term:** Net 30  
**Due Date:** 9/18/2025

Approved by Robin Nixon  
 Amenity Manager/ Grand Oaks

**JOB ADDRESS**

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

**DESCRIPTION OF WORK**

Upon arrival, I found the office cooling and no water on the floor. I explained to the property manager in the office that the reason water puddles up is because when all three units are running in the middle of the day, the metal drain on the floor is full of algae and will need to be cleaned or removed by their maintenance man.

The system is up and cooling; it is 72° in the office.

**RECEIVED**  
*By Tara Lee at 11:28 am, Aug 20, 2025*

**SUB-TOTAL** \$135.00  
**TAX** \$0.00  
**TOTAL DUE** \$135.00

**BALANCE DUE** \$135.00

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

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.

Sign here 

Date 8/19/2025

**CUSTOMER ACKNOWLEDGEMENT**

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

**Governmental Management Services, LLC**

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

**Invoice**

Invoice #: 15  
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
Facility Management - July 2025		10,000.00	10,000.00
<i>Alison Moring</i> 7-7-25			

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

**RECEIVED**  
By Tara Lee at 3:07 pm, Aug 25, 2025

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 25, 2025

Check Remit To:  
Kutak Rock LLP  
PO Box 30057  
Omaha, NE 68103-1157



**RECEIVED**  
*By Tara Lee at 1:46 pm, Aug 25, 2025*

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

Invoice No. 3612307  
8523-1

Re: General Counsel

For Professional Legal Services Rendered

05/08/25	W. Haber	0.20	77.00	Review agenda for May meeting
05/09/25	W. Haber	0.50	192.50	Review resident correspondence and confer with Oliver regarding same
05/10/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts
05/13/25	W. Haber	0.60	231.00	Confer with Oliver regarding inquiry about payment; confer with bond counsel and review indenture regarding same
05/14/25	W. Haber	1.70	654.50	Prepare for and participate in Board meeting; confer with bond counsel regarding use of ponds
05/14/25	K. Magee	0.20	55.00	Review agenda and prepare for board of supervisors meeting
05/16/25	W. Haber	0.20	77.00	Review and respond to inquiry regarding default

**KUTAK ROCK LLP**

Grand Oaks CDD

August 25, 2025

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Invoice No. 3612307

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05/19/25	W. Haber	1.10	423.50	Review and revise lease agreement with National Stormwater Trust; confer with Lancaster regarding same
05/20/25	W. Haber	0.20	77.00	Review and respond to inquiry regarding default
05/21/25	W. Haber	0.40	154.00	Confer with Trustee's Counsel regarding disclosure obligations
05/28/25	W. Haber	0.60	231.00	Review and revise disclosure language; confer with Lancaster regarding same; confer with Oliver regarding counsel inquiry
05/29/25	W. Haber	1.10	423.50	Confer with Sweeting regarding June meeting; review document request and confer with Oliver; respond to inquiry from A. Mossing regarding audit; confer with D. Mossing regarding disclosure
05/30/25	W. Haber	0.20	77.00	Confer with Mossing regarding disclosure
06/05/25	W. Haber	0.20	77.00	Research inquiry from auditor regarding HOA reimbursement
06/07/25	J. Johnson	0.20	85.00	Confer with Haber regarding CDD audit question
06/09/25	W. Haber	0.20	77.00	Review FY 25/26 budget and correspondence regarding same
06/09/25	K. Jusevitch	0.20	31.00	Prepare budget resolution
06/10/25	W. Haber	0.80	308.00	Confer with Biagetti regarding mold claim and slide claim; review and revise release document; review agenda for June meeting
06/12/25	W. Haber	1.40	539.00	Prepare for and participate in Board meeting
06/17/25	W. Haber	0.20	77.00	Review and revise budget notice
06/17/25	K. Jusevitch	0.20	31.00	Correspond with district manager regarding budget hearing notice
06/20/25	M. Eckert	0.10	45.00	Respond to auditor request
06/20/25	W. Haber	0.50	192.50	Prepare response to auditor inquiry
TOTAL HOURS		11.30		

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TOTAL FOR SERVICES RENDERED \$4,215.00

TOTAL CURRENT AMOUNT DUE \$4,215.00



**Terms Due Date PO Number Reference**  
**MHD Communications**  
**5808 Breckenridge Pkwy Ste G Tampa, FL 33610**  
**(813) 948-0202**

**Date Invoice** 07/24/2025 38533

**Account**  
Grand Oaks

**Bill To:**

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

Approved by Robin Nixon  
Amenity Manager/ Grand Oaks

**Ship To**

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

**RECEIVED**

*By Tara Lee at 11:43 am, Aug 20, 2025*

NET15 08/08/2025 85-8017603153C-1

**Service Request Number 656436**

Summary Entrypass Issues

Billing Method Actual Rates

Detail Wed 7/23/2025/4:35 PM UTC-04/ Robin Nixon GrandOaksManager@gmsnf.com This email comes from outside the organization.

Do not click links or open attachments unless it is an email you expected to receive.

Oh great news Thank you!!

Best regards,  
Grand Oaks Manager | Robin Nixon  
GrandOaksManager@gmsnf.com

On Wed, Jul 23, 2025 at 4:33 PM MHD Communications Help Desk <helpdesk@mhdit.com> wrote:

Wed 7/23/2025/4:31 PM UTC-04/ Josh Nielsen (time)-  
Hey Robin

Looks like the web service on the computer stopped running for some reason. Once we restarted that, the Entrypass portal came right up. Let me know if you need anything else!

Respectfully,  
Joshua Nielsen  
MHD Communications

Wed 7/23/2025/4:19 PM UTC-04/ Josh Nielsen (time)-  
- Called Robin  
- The computer they access the web on IS the Kantech server  
- Server service stopped running  
- Started the service again and everything is operating as it should be

Wed 7/23/2025/2:44 PM UTC-04/ Ashley Raulerson  
Robin says Entrypass web version is not working properly. It is telling her

"connection failed". Internet is up. They did lost power at one point this week, though.  
904-347-4575

Resolution

Company Name Grand Oaks CDD

Contact Name Robin Nixon

Work Type
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Services Hours Rate Amount Billable Services

Help Desk Technician Remote - Business Hours 0.25 150.00 \$37.50 **Total Services: \$37.50**

**Invoice Subtotal: \$37.50**

We appreciate your business!  
MHD Communications accepts checks and all major credit cards.

applied to all unpaid balances.

**Sales Tax: \$0.00 Invoice Total: \$37.50 Payments: \$0.00 Credits: \$0.00 Balance Due: \$37.50**

A late payment charge of 5% per month will be  
**Invoice Time Detail**

**Invoice Number: 38533**

**Company: Grand Oaks CDD**

**Charge To: Grand Oaks CDD / Entrapass Issues Location: Main**

**Date Staff Notes Bill Hours Rate Ext Amt**  
as it should be

07/23/2025 Nielsen, Josh **Service Ticket:656436**

Y 0.25 150.00 \$37.50 **Subtotal: \$37.50**

**Summary:**Entrapass

Issues

- Called Robin
- The computer they access the web on IS the Kantech server
- Server service stopped running
- Started the service again and everything is operating

**Invoice Time Total: Billable Hours: 0.25**