

Grand Oaks
Community Development District

NOVEMBER 12, 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

November 5, 2025

Board of Supervisors
Grand Oaks Community Development District

Dear Board Members:

The Grand Oaks Community Development District Meeting is scheduled for **Wednesday, November 12, 2025 at 1:30 p.m.** at the Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida 32092.

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments (*regarding agenda items below*)
- III. Consideration of Resolution 2026-01, Election of Officers
- IV. Consideration of Minutes of the October 8, 2025 Meeting
- V. Consideration of Resolution 2026-02, Designation of Registered Agent
- VI. Consideration of Lease Agreement with National Stormwater Trust, Inc.
- VII. Consideration of Proposals for Drainage
- VIII. Staff Reports
 - A. Attorney – Consideration of Access/Maintenance Easement for Phase 2A(2) Ponds
 - B. Engineer
 - C. Manager – Review of Fiscal Year 2025 Goals and Objectives
 - D. Operation Manager

1. Report
2. Landscape Maintenance Update
3. Discussion Regarding Legacy Park Fountains

E. Amenity Center Manager - Report

IX. Supervisor's Request and Public Comments

X. Financial Reports

A. Financial Statements as of September 30, 2025

B. Summary of Operations and Maintenance Invoices

XI. Next Scheduled Meeting – December 10, 2025 @ 1:30 p.m. @ Grand Oaks
Amenity Center

XII. Adjournment

THIRD ORDER OF BUSINESS

RESOLUTION 2026-01

**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 November 12, 2025 desires to elect the below recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE GRAND OAKS 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 12TH DAY OF NOVEMBER, 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, October 8, 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
Dick Trowbridge	Supervisor

Also, present were:

Jim Oliver	District Manager
Joe Brown <i>by phone</i>	District Counsel
Bill Schaeffer <i>by phone</i>	District Engineer
Allen Flannery	The Greenery – Landscape Maintenance
Rich Gray	GMS - Director of Operations
Matt Biagetti	Assistant District Manager
Robin Nixon	Amenities Manager
Christy Buganski	Riverside Management Services

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments (*Regarding Agenda Items Listed Below*)

Mr. Oliver noted that the meeting agenda and e-blast included information letting residents know they could call in to listen to the meeting. He said that it was a way for residents to hear the meeting without attending in person. Mr. Oliver reminded callers to keep their phones on mute to

avoid background noise and noted that some staff members were also participating by phone and would need to speak during the meeting.

Mr. Oliver explained that one of the main agenda items was filling the vacant seat #4, previously held by Ms. Claire Snyder. He noted that it was a general election seat, meaning it could only be filled by a qualified elector, which is a registered voter living in Grand Oaks. He added that the District had received letters of interest from four very good candidates.

Mr. Oliver opened the floor for public comment, reminding everyone that it wasn't a Q&A session but a chance to share recommendations or concerns with the Board. Residents who had reviewed the agenda online were invited to comment on which of the four applicants they preferred. The Chair asked that comments be limited to three minutes and directed to the Board of Supervisors before beginning public comment.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Candidates to Fill Vacant Seat

Mr. Oliver noted that at the start of the meeting, a few residents shared comments. Candidates in attendance introduced themselves to the Board, and made brief remarks.

B. Appointment of New Supervisors to Fill Unexpired Term of Office (11/28)

Mr. Oliver asked for any nominations to fill the vacant seat. Mr. Crosby nominated Dick Trowbridge to fill the vacant seat.

On MOTION by Mr. Crosby, seconded by Ms. Cruz, with all in favor, the Appointment of Dick Trowbridge to Fill Unexpired Term of Office (11/28), was approved.

C. Oath of Office for Newly Appointed Supervisor

Mr. Oliver administered the oath of office to Mr. Trowbridge. He also provided information regarding Florida's Sunshine Law and Public Records Law.

D. Election of Officers, Resolution 2025-10

Mr. Oliver stated that the Board had discussed electing officers. They said that as a Board member, Dick Trowbridge would also serve as Assistant Secretary so he could sign documents for the District.

On MOTION by Mr. Crosby, seconded by Mr. Dodson, with all in favor, the Election of Officers, Resolution 2025-10 Appointing Dick Trowbridge as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS**Consideration of Minutes of the September 10, 2025, Meeting**

Mr. Oliver presented the minutes of the September 10, 2025, meeting and asked for any comments, corrections, or changes. Hearing no changes from the Board, Mr. Oliver asked for a motion to approve.

On MOTION by Mr. Dodson, seconded by Ms. Cruz, with all in favor, the Minutes of the September 10, 2025 Meeting, were approved.

FIFTH ORDER OF BUSINESS**Consideration of Proposals****A. Drainage**

Mr. Oliver reminded the Board that the budget had been adopted in August and that the assessment roll had been certified, including several direct-billed entities. He noted that the county tax bills go out on November 1, and there's usually a short funding gap before assessment revenue begins to come in. Pulte helped bridge that gap by paying for its complete O&M assessments early. They delivered a \$242,000 check to today's meeting so the District wouldn't need to use its line of credit to pay invoices. The Board thanked Pulte for stepping up and noted its continued commitment and confidence in the future of the community.

Mr. Gray presented updated drainage proposals. After monitoring the area over the past month and getting significant rainfall, he reduced the scope from seven drainage boxes to four, focusing on the worst problem spots near the pool gate and the handicap ramp by the building. He said one additional area on the back side might need attention later. A Board member asked whether the small section could be fixed by regrading rather than installing a French drain, since the photo showed a natural dip. The drainage proposal was tabled to a future meeting.

B. Holiday Lighting (*will be sent under separate cover*)

Mr. Oliver stated that the Board had received an update on the holiday lighting. Mr. Gray said that he got two proposals after being asked to at the last meeting. He noted that the budget

was \$2,000, but the whole setup that matched last year's decorations came in at \$3,525. That option included the entry monuments, clubhouse rooflines, pool decorations, wreaths, and takedown with storage. The cheaper \$2,000 option only covered the roofline and four wreaths, and the District would have to store the lights themselves after takedown. Mr. Gray noted that he had discussed the due date for payment, since assessment funds don't come in until late November or December.

Mr. Oliver said that it could probably be paid in the first quarter without using the line of credit. It was noted that last year's lighting cost was about \$5,500 because extra decorations were added the year before. They agreed that scaling back now would not be necessary. Mr. Gray went over the complete \$3,525 proposal line by line, describing what each part included. The discussion ended with the Board leaning toward keeping the full setup, pending how payment timing and storage costs would be handled.

On MOTION by Ms. Cruz, seconded by Mr. Dodson, with all in favor, the Holiday Lighting Proposal, was approved.

SIXTH ORDER OF BUSINESS

Discussion of Policies Regarding Use of Alcohol at CDD Facilities

Mr. Oliver stated that the Board had discussed developing policies for alcohol use at District facilities. Mr. Dodson said it was still a work in progress and that Ms. Nixon was getting resident feedback. He noted the goal was to have reasonable guardrails that allow adults to enjoy beverages responsibly on CDD property. A Board member asked whether residents holding small gatherings could pour their own drinks or if they would need to hire a certified bartender, noting that the current language wasn't clear. Mr. Dodson explained that casual use, like a few friends having drinks together, wouldn't require a bartender, but larger, organized events would need one for insurance purposes. Another Board member asked that if someone rents a facility for a formal function and serves alcohol, they should have a certified bartender with their own insurance so the District isn't exposed to liability. He added that casual users bringing their own drinks shouldn't be affected. Mr. Dodson agreed and said the District's attorney, Mr. Haber, who wrote similar policies for other Districts, would draft a version specific to this one.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Brown noted that he was filling in for Wes Haber and said he didn't have a report but could answer questions or pass them along to Wes.

B. Engineer

Mr. Schaeffer joined the meeting by phone and said that he had met with the National Stormwater Trust to review their permitting and proposed modifications to the District's stormwater system. He said he reviewed the submitted documents and had no concerns about what they were proposing. He also mentioned talking with the landscape company about some issues and agreed that doing an on-site visit would make sense given the costs involved.

C. Manager – Review of Fiscal Year 2025 Goals & Objectives

Mr. Oliver stated that during the review of the Fiscal Year 2025 goals and objectives, the document was signed on September 10, 2024, and was included in the agenda packet. Mr. Oliver noted that a new state law now requires all special Districts, including CDDs, to establish annual goals and objectives and later evaluate their performance against them. Mr. Oliver added that the Board would review the details further at the November meeting, but said, based on his review, that the District had met all its current goals. He pointed out that if these same goals had been in place for FY 2023, the District wouldn't have met them due to delays in the audit process, but the FY 2024 audit was completed on time by June 30. He also added that the goals covered communication, financial reporting, and transparency, and that accountability had improved compared to the previous year. The only area he planned to double-check was infrastructure and facilities maintenance, which he would review offline with the engineer. Mr. Oliver stated that by saying the FY 2025 goals had already been approved, and this discussion was just a self-check of the prior year's objectives, before briefly noting again that Pulte's assessment payments had already been discussed earlier in the meeting.

D. Operation Manager**1. Report**

Mr. Gray gave his operations update. He noted that crews were working on pressure washing and general cleanup in preparation for the holiday lighting around Legacy Bar. He mentioned a downed tree at 287 Royal Oak Court from the recent storm and said the tree service

was scheduled to remove it on Friday, after it had been down for about 2 to 3 weeks. Mr. Gray also reported that the maintenance was planned for the following week.

2. Landscape Maintenance Update

Mr. Gray stated that the ponds had already been serviced and inspected for the year, including the annual diving inspection, and that another inspection would be scheduled around April. Mr. Gray added that staff found some extra carpet tiles in storage and planned to replace worn ones in the gym before Christmas. Other than that, he said everything was running smoothly and there were no significant issues to report.

E. Amenity Center Manager – Report

Ms. Nixon stated that the amenity center operations had run smoothly this month. Food trucks continued every Thursday until about 8:00 p.m., and clubhouse reservations stayed steady with openings still available for the month and bookings already extending into December and January. She noted that the coffee truck, Deja Brew, was scheduled for Sunday morning from 8:00 to noon. Ms. Nixon asked the Board for permission to work with Champion Swim in the spring. She said that the instructor was highly recommended, specialized in teaching students with special needs, offered three class levels, and planned to donate 10 percent of the proceeds to the CDD. She agreed to provide a certificate of insurance. Board members discussed setting clear rules—requiring a written agreement, indemnification, and insurance coverage—and raised concerns about non-resident participation, liability exposure, and whether classes should be limited to residents or require participant waivers. Ms. Nixon also announced an upcoming movie night on Friday, the 17th, sponsored entirely by the Master HOA (Leland Management). She suggested organizing a December holiday “Vendor Village” event with First Coast Vendor Village, featuring food trucks, a DJ, inflatables, and other vendors, at no cost to the CDD since the vendors would pay the organizer. The Board supported the idea.

Greater Union Landscaping had donated fall decorations at the entrance, and Ms. Nixon publicly thanked Mr. Flannery and his crew. A One Blood drive was scheduled for Saturday, November 8, from 9 to 2 p.m., offering a \$20 gift card and a small gift to donors. There was an extended discussion about the food-truck location. Ms. Nixon noted that vendors had been moved from the Legacy Park mailbox area to the amenity center due to cars parked there for days, which were limiting truck access. Some residents preferred the old location for visibility, but staff

explained the booking company wanted the new spot for safety, space, and compliance reasons. She stated that they had planned to ask the booking company about temporary signage to remind residents and possibly address chronic parking issues through towing.

Residents raised frustrations with the HOA's communication and billing processes; the HOA's budget meeting was scheduled for November 13. A resident also asked about the poor condition of pocket parks in the Bluffs; the Board planned to confirm whether those tracts had been conveyed and, if not, to push the developer to maintain them before turnover.

Mr. Flannery from The Greenery reported positive staffing changes and offered a choice between a \$2,500 cash credit or a \$3,600 landscape enhancement credit. Mowing around ponds followed a seasonal schedule. Residents asked about the large open field behind the amenity center, noting ant hills and sparse grass. Mr. Flannery confirmed that it was Bahia grass and had been seeded only once. The Board agreed to get quotes for re-sodding or improvements so the area could be used for play while the playground remained closed. Finally, the Board heard that Southern Recreation had inspected the playground and prepared a repair proposal. He noted that legal counsel had confirmed that proceeding with approved fixes would not affect ongoing litigation, so staff planned to bring costs for Board approval at the next meeting.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Public Comments

Mr. Oliver asked if there were any Supervisor requests or comments. Mr. Oliver then asked if there were any audience comments.

Mr. Dodson asked the Board to accept his resignation from the Board of Supervisors.

On MOTION by Ms. Cruz, seconded by Mr. Crosby, with all in favor, the Accepting John Dodson's Resignation, was approved.

Mr. Oliver asked if there were any nominations to fill Mr. Dodson's vacant seat. Mr. Crosby nominated Justin Dudley to fill the vacant seat.

On MOTION by Ms. Crosby, seconded by Ms. Cruz, with all in favor, the Appointing Justin Dudley to Fill the Vacant Seat, was approved.

NINTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of August 31, 2025

Mr. Oliver stated the financials are through August 31, 2025. Expenses and collections were discussed.

On MOTION by Ms. Cruz, seconded by Ms. Crosby, with all in favor, the Financial Statements as of August 31, 2025, were approved.
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B. Summary of Operations and Maintenance invoices

Mr. Oliver stated that the invoices totaled \$65,243.16. There were no further questions or comments on the check register.

TENTH ORDER OF BUSINESS

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

Mr. Oliver stated the next meeting is scheduled for November 12, 2025, at 1:30 p.m. at the Grand Oaks Amenity Center.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Oliver asked for a motion to adjourn the meeting.

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

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

SECTION 1. Wesley Haber is hereby designated as the Registered Agent for the Grand Oaks Community Development District.

SECTION 2. The District’s Registered Office shall be located at 107 West College Avenue, Tallahassee, Florida 32301.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with St. Johns County and the Florida Department of Economic Opportunity.

SECTION 4. This Resolution shall become effective immediately upon adoption.

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

ATTEST:

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Vice Chairman, Board of Supervisors

SIXTH ORDER OF BUSINESS

LEASE AGREEMENT

- I. **THE PARTIES.** This Lease Agreement ("Agreement") is made on [REDACTED], 2025, by and between:

Lessor: Grand Oaks Community Development District, with a mailing address of 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 ("Lessor"), who agrees to lease the Premises to:

Lessee: National Stormwater Trust, Inc., with a mailing address of 2282 Killearn Center Boulevard, Tallahassee, Florida 32309 ("Lessee"), who agrees to lease the Premises under the following terms.

Collectively Lessor and Lessee shall be known as the "Parties."

- II. **DESCRIPTION OF PREMISES.** Lessor agrees to lease to Lessee the following described property:

The treatment volume in the amount of [REDACTED] Acre/Feet to be created by Lessee within stormwater management facility SWMF 5 (the "Facility"), as authorized in Environmental Resource Permit No. 139022-21 issued by the St. Johns River Water Management District (the "Permit"), hereinafter known as the "Premises."

- III. **USE OF PREMISES.** Lessor and Lessee agree that Lessee will be permitted to access, use, and install equipment at the Facility in accordance with the Permit, attached hereto as Attachment B, for the creation, operation, and management of stormwater treatment volume and to use, sell, transfer, assign, and reserve the created treatment volume of the Facility for projects selected by Lessee within the applicable stormwater basin or other areas authorized by the SJRWMD ("Stormwater Nutrient CreditTM"). Lessee's permitted uses shall include, without limitation, (1) treating, collecting, capturing, storing, infiltrating, discharging, transferring, delivering, moving, removing, attenuating, and redirecting water, water flows, or water volumes; (2) improving, constructing, operating, securing, repairing, replacing, maintaining, and monitoring existing, new, or proposed equipment and facilities; (3) accessing, possessing, managing, and operating the Facility and Premises, and (4) utilizing and selling the water storage, treatment, aquifer recharge, and/or pollutant treatment capacity authorized in the Permit, and the data collected physically or by Lessee's equipment, to or for the benefit of third parties.

Any change in the above-mentioned uses of the Premises or Facility shall only be permitted upon Lessor's prior written consent.

- IV. **TERM OF LEASE.** The term of this Agreement shall be for a period of ninety-nine (99) years, commencing on [REDACTED], 2025 ("Term").

- V. **RENT.** Lessee shall be obligated to pay rent to Lessor in the amounts and at the times set forth in Attachment A (hereinafter referred to as the "Rent").

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VI. EXPENSES. It is recognized by both Parties that the Rent is the entirety of the payments from Lessee to Lessor. Lessee is not obligated to pay any expenses, including but not limited to utilities, real estate taxes, insurance (other than on Lessee's personal property), charges, or expenses of any nature whatsoever in connection with the use of the Facility. Lessor shall be obligated to maintain the Facility, except for structures and equipment placed or installed on the Facility by Lessee, along with ongoing maintenance and compliance matters, pursuant to the Permit, which shall be maintained or otherwise addressed by Lessee. Provided, however, that should the installation, operation, or maintenance of Lessee's equipment damage Lessor's real and/or personal property, Lessee shall be responsible for the cost to repair such damage and complete such repair within 30 days of its occurrence. Should Lessee fail to timely repair any damage, Lessor shall have the right, but not the obligation, to complete such repair and Lessee shall be obligated to reimburse Lessor for the cost.

VII. INSURANCE. Lessee will provide and maintain personal liability and property damage insurance as a lessee, at least to the limits of One Million Dollars (\$1,000,000.00), that will designate Lessor as a named insured and shall provide Lessor with a copy of the insurance certification or policy prior to Lessee making any leasehold improvements.

VIII. LEASEHOLD IMPROVEMENTS. Lessee agrees that it shall make no leasehold improvements, alterations, or changes of any nature to the Facility other than those set forth in the Permit without first obtaining Lessor's consent in writing, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, Lessor may reasonably withhold consent of such improvements, alterations, or changes if they conflict with the current development rights within the boundary of the Grand Oaks Community Development District containing a maximum of 999 single-family homes with related amenities, a maximum of 100,000 square feet of commercial space and a maximum of 50,000 square feet of office space. Thereafter, any and all leasehold improvements made by Lessee to the Facility that are permanently affixed or attached to the Facility (not to include equipment) ("Permanent Leasehold Improvements") shall become the property of Lessor at the expiration or termination of this Agreement. Provided, however, should Lessor determine, in its sole discretion, at the time of expiration or termination of this Agreement, that it does not want the Permanent Leasehold Improvements, Lessor shall provide Lessee written notice of such determination within 30 days of the expiration or termination, and Lessee shall be required to remove the Permanent Leasehold Improvements within 30 days of its receipt of the written notice. All leasehold improvements shall be made in accordance with applicable federal, state, and local laws, codes, ordinances, and regulations, and in compliance with the Permit and any other applicable permits or the terms and conditions of any Lessor bond covenants. If Lessee makes any improvements to the Facility, Lessee shall be responsible for any associated costs.

Nothing in this Agreement shall be construed to authorize Lessee or any other person or entity acting for Lessee to encumber the Rent or the interest of Lessee in the Premises or Facility, or any person or entity under and through whom Lessee has acquired its interest in the Premises or Facility, with a mechanic's lien or any other type of encumbrance. Under no circumstance shall Lessee be construed to be the agent, employee, or representative of

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Lessor. In the event a lien is placed against the Premises, Facility, or any other property owned by Lessor, through actions of Lessee, Lessee will promptly pay the same or bond against the same and take steps immediately to have the lien removed. If Lessee fails to have the lien removed, Lessor shall have the right, but not the obligation, to take steps to remove the lien, and Lessee shall pay Lessor for all expenses related to the lien and removal thereof.

- IX. DEFAULT AND POSSESSION.** In the event that Lessee shall fail to pay the Rent or expenses as set forth herein, or any part thereof, when the same is due and payable, or shall otherwise be in default of any other terms of this Agreement for a period of more than 30 days after receiving notice of default, then the Parties expressly agree and covenant that Lessor may declare this Agreement terminated and may immediately re-enter the Premises and take possession of them together with any of Lessee's personal property, equipment, or fixtures left on the Facility, which items may be held by Lessor as security for Lessee's eventual payment and/or satisfaction of rental defaults or other defaults of Lessee under this Agreement. It is further agreed that, if Lessee is in default, Lessor shall be entitled to take any and all action to protect its interest in the personal property, real property, and equipment. In addition, Lessor may sue Lessee for any damages or past Rents due and owing and may undertake all legal and/or equitable remedies then available.

Any failure by Lessor to comply with the material provisions of this Agreement or failure in the performance or observance of any of the covenants or actions required by this Agreement in any material respects shall be deemed a default by Lessor. Provided, however, that Lessor shall have a period of 30 days following receipt of written notice from Lessee within which to cure a default. Upon any event of default by Lessor, Lessee may pursue any available remedy at law or in equity. Lessee also may elect to terminate this Agreement at any time prior to Lessee making any leasehold improvements, for any reason or for no reason, by providing 30 days advance written notice to Lessor.

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In the event any legal action must be instituted to enforce any terms or provisions under this Agreement, the prevailing party shall be entitled to recover a reasonable attorney's fee in addition to all costs of the action.

- X. LICENSES AND PERMITS.** A copy of all local, state, or federal permits acquired by Lessee that are required for the use of the Premises shall always be readily accessible and produced to Lessor and/or its agents or any local, state, or federal officials upon demand.

- XI. LESSEE OBLIGATIONS.** Lessee shall be responsible for all operation and maintenance of the leasehold improvements it installs in accordance with the Permit and as set forth below.

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- a.) Lessee shall, during the Term and at its sole expense, keep its leasehold improvements in good condition and repair, reasonable wear and use excepted. Further, Lessee shall not knowingly commit nor permit to be committed any act or thing contrary to the rules and regulations prescribed from time to time by any federal, state, or local authorities and shall expressly not be allowed to keep or maintain any hazardous waste materials or contaminants at the Facility. Lessee shall also be responsible for the cost, if any, that

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would be incurred to bring its contemplated operation and business activity into compliance with any law or regulation of a federal, state, or local authority.

- b.) Lessee shall take all actions required by the applicable regulatory agencies to effectuate the reservation, transfer, and assignment of the compensatory stormwater treatment volume leased hereby.
- c.) In the event the Facility or the leasehold improvements Lessee installs are damaged as a result of any negligence of Lessee, its employees, agents, business invitees, or any independent contractors serving Lessee or in any way as a result of Lessee's use of the Facility or any other property owned by Lessor, then Lessee shall be primarily responsible for ensuring that the proper claims are placed with Lessee's insurance company or the damaging party's insurance company, and shall furthermore be responsible for ensuring that the Facility, the leasehold improvements Lessee installs, and/or any other Lessor-owned property are safeguarded with respect to the damage, and that all proper notices with respect to the damage are made in a timely fashion, including notice to Lessor and the party or parties causing the damage. Any damage that is not covered by an insurance company will be the liability of Lessee.
- d.) Lessee shall provide all application drawings, designs, and calculations to Lessor at Lessor's request. Following Lessee's leasehold improvements at the Facility, Lessee shall, during the Term and at its sole expense, provide Lessor an annual report reflecting Lessee's operation of the Facility and equipment.

- e.) Lessee shall be obligated to pay the cost of any and all electrical or other utilities necessary for Lessee's improvements.

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XII. LESSOR OBLIGATIONS. Excluding any leasehold improvements Lessee installs, Lessor agrees that it will maintain and operate its stormwater treatment facility, of which the Lessee's leasehold improvements are a part, as required by Environmental Resource Permit No. 139022-04 from the SJRWMD and all other applicable permits and authorizations (including all successor and replacement permits and modifications). Lessor agrees that it will allow Lessee access to the Facility for all activities consistent with the uses authorized in this Agreement. Lessor will not act or fail to act in any way that interferes with Lessee's authorized uses of the Premises, the Facility, or Lessee's leasehold improvements.

XIII. SUBLET/ASSIGNMENT. Lessee may not transfer or assign this Agreement or any right or interest hereunder except to a parent or subsidiary of Lessee, without first obtaining the prior written consent and approval of Lessor.

XIV. DAMAGE TO LEASED PREMISES. If the Facility, or Lessee's leasehold improvements, are destroyed or damaged as a result of any casualty that is not the result of the intentional acts or negligence of either Lessor or Lessee and which precludes or adversely affects Lessee's occupancy or use of the Facility and Lessee's leasehold improvements, then Lessor shall be responsible to return the Facility to the condition existing prior to the damage and the installation of Lessee's leasehold improvements at its

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sole cost and expense, and Lessee shall be responsible to return its leasehold improvements to the condition existing prior to the damage at its sole cost and expense, and the Rent shall be abated or adjusted according to the extent to which the Facility and Lessee's leasehold improvements have been rendered unfit for use and occupation by Lessee and until the Facility and Lessee's leasehold improvements have been restored, at the responsible party's expense to the condition required by all applicable permits and authorizations.

XV. INDEMNIFICATION. Each Party hereby covenants and agrees to the extent permitted by law to indemnify, defend, and hold the other Party harmless from any and all claims, damages, and liabilities that may arise from the Party's negligent use, occupancy, maintenance, operation, care, custody, or control of the Premises or Facility. Nothing in this Agreement shall be deemed as a waiver of the Lessor's sovereign immunity or the Lessor's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

Deleted: Additionally, Lessor shall be obligated to provide the indemnification set forth herein only to the extent such indemnification is covered by any insurance policy Lessor may have in effect.

XVI. BANKRUPTCY - INSOLVENCY. Lessee agrees that, in the event all or a substantial portion of Lessee's assets are placed in the hands of a receiver or a trustee, and this status continues for a period of 30 days, or if Lessee makes an assignment for the benefit of creditors or is adjudicated bankrupt; or if Lessee institutes any proceedings under the bankruptcy act or any amendment thereto, then this Agreement or interest in and to the Premises shall not become an asset in the proceedings and, in such event, and in addition to any and all other remedies of Lessor hereunder or by law provided, it shall be lawful for Lessor to declare the Term ended and to re-enter the Premises and take possession thereof and all improvements thereon and to remove all persons therefrom, and Lessee shall have no further claim thereon.

XVII. SUBORDINATION AND ATTORNMENT. Upon request of Lessor, Lessee will subordinate its rights hereunder to the lien of any mortgage now or hereafter in force against the Facility or any portion thereof, and to all advances made or hereafter to be made upon the security thereof, and to any ground or underlying lease of the Facility provided, however, that in such case the holder of the mortgage or Lessor under the agreement shall agree that this Agreement shall not be divested or in any way affected by foreclosure or other default proceedings under the mortgage, obligation secured thereby, or agreement, so long as Lessee shall not be in default of this Agreement. Lessee agrees that this Agreement shall remain in full force and effect notwithstanding any default proceedings under the mortgage or obligation secured thereby.

Lessee shall, in the event of the sale or assignment of Lessor's interest in the Facility, or in the event of any proceedings brought for the foreclosure of, or in the event of exercise of the power of sale under any mortgage made by Lessor covering the Facility, attorn to the purchaser and recognize the purchaser as Lessor under this Agreement.

XVIII. MISCELLANEOUS TERMS.

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- a.) Signs. Lessee shall not place on the Facility any sign or advertising matter without Lessor's prior written consent and the approval of the local municipality. Thereafter, Lessee agrees to maintain the sign or advertising matter as first approved by Lessor in good condition and repair. Furthermore, Lessee shall conform to any uniform, reasonable sign plan or policy that Lessor may adopt with respect to the Facility. Upon vacating the Facility and Premises, Lessee agrees to remove all signs and to repair all damage caused by or resulting from removal.
- b.) Condition of Facility and Premises/Inspection by Lessee. Lessee has had the opportunity to inspect the Facility and acknowledges with its signature on this Agreement that it is in good condition and comply in all respects with the requirements of this Agreement. Lessor makes no representation or warranty with respect to the condition of the Facility or Premises or their fitness or availability for any particular use, and Lessor shall not be liable for any latent or patent defect therein. Lessee represents that Lessee has inspected the Facility and is leasing and will take possession of the Facility and Premises with all current fixtures present in their "as is" condition as of the date hereof.
- c.) Right of Entry. It is agreed and understood that Lessor and its agents shall have the complete and unencumbered right of entry to the Facility at any time or times for purposes of inspecting the Facility and for the purpose of conducting any maintenance or making any necessary repairs as may be required of Lessor under the terms of this Agreement or as may be deemed necessary with respect to the inspection, maintenance, or repair of the Facility.
- d.) Recording. This Agreement (or a memorandum hereof) may be recorded by Lessee or Lessor at the recording party's sole option and expense.
- e.) Financial Assurance. At the time set forth in Attachment A, Lessee shall obtain and shall maintain, for the remainder of the Term, financial assurance sufficient to ensure the continued operation, maintenance, and/or repair of its leasehold improvements. Lessee shall have sole discretion to select and modify any commonly accepted financial assurance instrument(s), or any combination thereof, to provide this assurance, including but not limited to surety bonds, performance bonds, irrevocable letters of credit, insurance policies, escrow accounts, or trust funds, provided the instrument(s) are sufficient to reasonably assure Lessor of operation and maintenance funding for the remainder of the Term in the event of Lessee's inability to perform.

At its option during the Term, Lessee may review its estimate of the costs of operation and maintenance necessary for the remainder of the Term. If the value of any financial assurance provided by Lessee is greater than the total amount of the then current cost estimate, Lessee may reduce the value of the financial assurance to reflect the new estimate, subject to approval by Lessor, which approval shall not be unreasonably withheld.

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XIX. ESTOPPEL CERTIFICATE. Lessee, at any time and from time to time, upon at least ten (10) days prior notice by Lessor, shall execute, acknowledge, and deliver to Lessor, and/or to any other person, firm, or corporation specified by Lessor, a statement certifying that this Agreement is unmodified and in full force and effect or, if this Agreement has been modified, then that it is in full force and effect except as modified and stating the modifications, stating the dates to which the Rent has been paid, stating whether or not there exists any default by Lessor under this Agreement and, if so, specifying each default, and stating the income from Stormwater Nutrient CreditsTM that have been sold as of the day of the certification.

XX. HOLDOVER. If Lessee remains in possession of the Premises after the cancellation, expiration, or sooner termination of this Agreement, or any renewal thereof, without the execution of a new agreement or addendum, such holding over in the absence of a written agreement to the contrary shall be deemed, if Lessor so elects, to have created and be construed to be a tenancy from month to month, terminable upon thirty (30) days' notice by either party.

XXI. RIGHT OF FIRST REFUSAL. Lessee hereby grants to Lessor the right of first refusal to purchase the Stormwater Nutrient CreditsTM. Prior to any sale of any of the Stormwater Nutrient CreditsTM to any party other than the Florida Department of Transportation ("DOT"), Lessee shall provide, or shall cause to be provided, written notice (the "ROFR Notice") to Lessor of its intention to effect such a transaction, which ROFR Notice shall specify the number of Stormwater Nutrient CreditsTM to be sold (the "ROFR Credits"), the cash purchase price for the ROFR Credits, the terms of payment, the closing date, and other material business terms of such transaction that Lessor may request after its receipt of the ROFR Notice. Lessor shall have fifteen (15) business days after receipt of the ROFR Notice to notify Lessee in writing of its intent to purchase the ROFR Credits on the terms and conditions set forth in the ROFR Notice (the "ROFR Acceptance Notice"). The negotiation and execution of a mutually acceptable purchase and sale agreement ("PSA") must occur no more than fifteen (15) calendar days after the date of the ROFR Acceptance Notice. Lessee acknowledges and agrees that the PSA shall include a provision authorizing Lessor to assign the PSA to DOT without Lessee's approval or consent. If Lessor fails or elects not to give a ROFR Acceptance Notice in accordance with this section, or if a mutually acceptable PSA is not executed within fifteen (15) calendar days after the date of the ROFR Acceptance Notice, then Lessee shall have one hundred eighty (180) days from the date thereof to sell the ROFR Credits to any third party for a purchase price not less than 95% of the cash purchase price specified in the ROFR Notice. If such sale shall not have occurred within such one hundred eighty (180) day period, then the sale of the ROFR Credits shall once again be subject to the right of first refusal set forth in this section.

XXII. WAIVER. Waiver by a Party of a default under this Agreement shall not constitute a waiver of a subsequent default of any nature.

XXIII. GOVERNING LAW. This Agreement shall be governed by the laws of the State of Florida.

XXIV. NOTICES. Payments and notices shall be addressed to the following:

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Lessor

Name: Grand Oaks CDD
Address: 475 West Town Place, Suite 114, St. Augustine FL 32092
E-Mail: mbiagetti@gmsnf.com

With copy to: Kutak Rock
District Counsel
107 West College Avenue
Tallahassee, Florida 32301
wesley.haber@kutakrock.com

Lessee

Name: National Stormwater Trust, Inc.
c/o John H. Ferguson, CEO
Address: 2282 Killearn Center Boulevard, Tallahassee, FL 32309
E-Mail: jhf@nationalstormwater.com

XXVI. AMENDMENT. No amendment of this Agreement shall be effective unless reduced to writing and subscribed by the Parties with all the formality of the original.

XXVII. BINDING EFFECT. This Agreement and any amendments thereto shall be binding upon Lessor and Lessee and their respective successors, heirs, assigns, executors, and administrators.

XXVIII. WARRANTIES AND REPRESENTATIONS

Each Party warrants, represents, and covenants that:

- a.) It is duly organized, validly existing and in good standing under the laws of the jurisdiction of its organization and is duly qualified to conduct business in the State.
- b.) It has full power and authority to enter into this Agreement and to comply with the provisions of this Agreement.
- c.) This Agreement has been duly authorized, executed, and delivered by it and constitutes a valid and legally binding obligation of it, enforceable against it in accordance with the terms hereof.
- d.) No consent is required to be obtained by it from, and no notice or filing is required to be given by it to, or made by it with, any person (including any governmental authority) in connection with the execution, delivery, and performance by it of this Agreement. The foregoing does not apply to the necessary licenses, permits, and other approvals to be applied for by it in connection with the use.
- e.) It currently is not the subject of bankruptcy, insolvency, or reorganization proceedings and is not in material default of, or otherwise subject to, any agreement or any law, administrative regulation, judgment, decree, note, resolution, charter, or ordinance which

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would currently restrain or enjoin it from entering into or complying with this Agreement in any material respect.

- f.) There is no material action, suit, proceeding, inquiry, or investigation, at law or in equity, before any court or public body, pending or, to the best of its knowledge, threatened, which seeks to restrain or enjoin it from entering into or complying with this Agreement.
- g.) The execution, delivery, and performance of this Agreement will not conflict with, be inconsistent with, or result in any breach or default of any of the terms, covenants, conditions, or provisions of any indenture, bank loan, credit agreement, or other agreement or contract of any kind or nature to which it is a party or by which it may be bound.

XXIX. PUBLIC RECORDS. Lessee understands and agrees that all documents of any kind provided to the Lessor in connection with this Agreement may be public records, and, accordingly, Lessee agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Lessor acknowledges that the designated public records custodian for the Lessor is **GOVERNMENTAL MANAGEMENT SERVICES, LLC** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Lessee shall 1) keep and maintain public records required by Lessor to perform the service; 2) upon request by the Public Records Custodian, provide Lessor with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Lessee does not transfer the records to the Public Records Custodian of Lessor; and 4) upon completion of the contract, transfer to Lessor, at no cost, all public records in Lessee's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Lessee, Lessee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to Lessor in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE LESSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE LESSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, RECORDREQUEST@GMSNF.COM, 475 West Town Place, Suite 114, World Golf Village, St. Augustine FL, 32092.

XXX. E-VERIFY. Lessee shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Lessee shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. Lessor may terminate this

Agreement immediately for cause if there is a good faith belief that Lessee has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, Lessee represents that no public employer has terminated a contract with Lessee under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

XXXI. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. Lessee agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

XXXII. SCRUTINIZED COMPANIES STATEMENT. Lessee certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If Lessee is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, Lessor may immediately terminate the Contract.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Parties have indicated their acceptance of the terms and conditions of this Agreement by their signatures below on the dates indicated.

**GRAND OAKS COMMUNITY
DEVELOPMENT DISTRICT**

By:
Title:
Date:

STATE OF FLORIDA
COUNTY OF _____

Acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day
of _____, 202__, by _____ as _____ of
_____.

(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of
Notary Public)

Personally Known OR Produced Identification and Type:

NATIONAL STORMWATER TRUST, INC.

By: John H. Ferguson
Title: CEO
Date:

STATE OF FLORIDA
COUNTY OF _____

Acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day
of _____, 202__, by John H. Ferguson as CEO of National Stormwater Trust, Inc.

(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of
Notary Public)

Personally Known OR Produced Identification and Type:

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ATTACHMENT A

Rent

Lessee shall pay the Rent to Lessor in the following manner and at the following times:

1. Within 30 days of execution of this Agreement and annually thereafter, Lessee shall pay to Lessor an annual rent payment of \$6,796.00 for the remainder of the Term, which payment shall increase annually at a rate of 2.0%.

2. Following consummation of sales of Stormwater Nutrient Credits™ sufficient for Lessee to recoup its cost to purchase and install the equipment necessary to create the treatment volume specified in Section II of the Agreement, which is \$450,000.00, Lessee shall pay to Lessor 50% of each credit sale from the Facility until Lessor has received \$1,125,000.00. This amount is in addition to the rent payments set forth in paragraph 1.

3. Within 180 days of the date of consummation of sale(s) sufficient to complete the payments described in paragraph 2, Lessee shall provide to Lessor proof of the financial assurance required by Section XVIII.e. of the Agreement.

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SEVENTH ORDER OF BUSINESS

Southern Land Services LLC.

124 Vine Rd
East Palatka, FL 321315122 US
+13869373030
lee@southernlandservices.net

Estimate

ADDRESS
Grand Oaks CDD

ESTIMATE
DATE

1063-SW
10/27/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/27/2025		This estimate is to install Drainage for Flooded areas around Oak Trees and Front Gutter Down Spout of Club House. Install 2 12" Drain Boxes and Connect to 6" pipe draining to existing Drainage structure. This require removing a section of Sidewalk and Repouring with Concrete. We will Install new Sod to Disturbed areas.			
	Services	Install a 9" Drain Box at bottom of Gutter Down Spout, Connect to 4' Pipe out to Pop Up at Lowest Point. This will require removal of 8" of Sidewalk and repour of Concrete. It was discussed about using pavers instead of concrete on Gutter drainpipe at owner's expense. Note: There will be a Color Difference between old Concrete and New Concrete. This Bid also includes rerouting of other Drainage from Gutters.			5,500.00

TOTAL

\$5,500.00

Accepted By

Accepted Date

Southern Land Services LLC.

124 Vine Rd
East Palatka, FL 321315122 US
+13869373030
lee@southernlandservices.net

Estimate

ADDRESS
Grand Oaks CDD

ESTIMATE
DATE

1064-SW
11/04/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		This Estimate is in Addition to Existing Estimate for Club House Drainage issues.			
	Services	Install 4 Additional Yard Drains at various locations discussed with David Crosby. These drains will connect to existing drainage structures on Right side if Clubhouse. these will be 12x12 drain boxes. This will include drainage slots in existing drainage structures,			2,800.00
	Services	Connect 2 Gutter Down Spouts to Existing Drainage Structure on Right side of clubhouse.			650.00
	Services	Install approx. 50' ft of Underdrain Along Sidewalk on back Rear of Clubhouse and connect Gutter down spouts on left side to Under drain, Underdrain will discharge to existing Road Drain box.			7,500.00
		All Underdrain will be 6" pipe and Gutter Connection will be 4" pipe.			
TOTAL					\$10,950.00

Accepted By

Accepted Date

Work Order Proposal



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

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

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
Site Prep, Debris Disposal, Amendments, Equipment & Clean-Up					\$6,602.83
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	
Total for Work Order #79950					\$6,602.83







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 _____

EIGHTH ORDER OF BUSINESS

A.

NON-EXCLUSIVE ACCESS EASEMENT AGREEMENT FOR POND MAINTENANCE

THIS NON-EXCLUSIVE ACCESS EASEMENT AGREEMENT FOR POND MAINTENANCE (“**Agreement**”) is made this ____ day of _____ 2025, by **DAY LATE ENTERPRISES, INC.**, a Florida corporation, whose address is 4185 State Road 16, St. Augustine, Florida 32092 (“**Grantor**”) in favor of **GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**”).

WITNESSETH:

WHEREAS, Grantor is the owner in fee simple of certain real property located in St. Johns County, Florida, lying within the boundaries of the District, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference (“**Easement Area**”); and

WHEREAS, there are two stormwater ponds and other stormwater-related improvements located within the Easement Area (the “**Ponds**”) which the District desires to maintain, the location of which is described in more detail on **Exhibit B** attached hereto and incorporated herein by this reference; and

WHEREAS, the extent of the maintenance of the Ponds is anticipated to be limited to the mowing of the Ponds’ banks and water quality, however, the District shall have the right, in its sole discretion, to perform more maintenance activities, fewer maintenance activities, or cease all maintenance activities; and

WHEREAS, Grantor and the District acknowledge and agree that the District’s performance of maintenance to the Ponds shall not be viewed as an acceptance of the Ponds by the District for ownership and/or perpetual maintenance, and, prior to any such acceptance by the District, Grantor and the District shall comply with the terms of any acquisition agreement entered into in connection with the conveyance of the Ponds, and

WHEREAS, the District has requested a non-exclusive access, ingress, and egress easement to proceed with the maintenance of the Ponds; and

WHEREAS, Grantor is agreeable to granting such easement on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants to District, and its respective employees, agents, assignees, contractors (or their subcontractors, employees or materialmen), or representatives, a perpetual, non-exclusive access, ingress, and egress easement over the Easement Area for the operation, maintenance, repair and replacement of the Ponds and stormwater-related improvements (collectively, the “**Improvements**”), located on

to the Easement Area. The District agrees it shall use all due care to protect the Easement Area and adjoining property from damage resulting from District's use of the Easement Area and shall promptly restore any property damaged by the District's exercise of the rights provided herein.

This Agreement is solely for the benefit of the Grantor and District, and no third party shall have any rights under this Agreement. Nothing contained herein shall waive any right of the District under Section 768.28, *Florida Statutes*, or other applicable law.

The provisions of this Agreement shall bind Grantor and District and their respective heirs, successors, or assigns and shall continue in effect until automatically terminated upon the recording of the special warranty deed granting to the District fee simple title of the Ponds.

The District and/or any contractors performing work for District on the Easement Area shall at all times maintain general public liability insurance (the "**Insurance**") to afford protection against claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said insurance shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida, naming Grantor, as additional insureds, as their interests may appear in a combined-single limit of not less than \$1,000,000.00 with respect to bodily injury or death and property damage.

To the extent permitted by law, but without waiving any sovereign immunity protection or other limits on liability afforded by law, District shall indemnify and hold harmless Grantor, and its successors, assigns, agents, employees, staff, contractors, officers, supervisors, and representatives (together, "**Indemnitees**"), from any and all liability, loss or damage, whether monetary or otherwise, including reasonable attorneys' fees and costs and all fees and costs of mediation of alternative dispute resolution, as a result of any claims, liabilities, suits, liens, demands, costs, interest, expenses, damages, penalties, fine, or judgments, against Indemnitees which arise out of any negligent use of the Easement Area by District, its successors, assigns, agents, employees, contractors (including but not limited by subcontractors, materialmen, etc.), officer invitees, or representatives, including by not limited to loss of life, injury to persons or damage to, or destruction of theft of property. In addition to any other conditions and/or limitations set forth herein, the District shall be obligated to indemnify Grantor only if such indemnification obligation is covered by the Insurance.

This Agreement may be amended only by an instrument in writing executed by both Grantor and District.

This Agreement, and the easements granted herein, shall terminate automatically in their entirety upon: 1) the platting of the property on which the Ponds are located; or 2) Grantor's sale of the real property on which the Easement Area and/or Ponds are located. Such termination shall be automatic, without further act by or instrument from the District or Grantor; provided that the Parties shall cooperate in executing a termination instrument as may be requested by any of the Parties.

Grantor and the District acknowledge and agree that the Whereas clauses are true and correct, and by this reference are incorporated into and form a material part of this Agreement.

IN WITNESS WHEREOF, Grantor and District caused this Agreement to be executed, to be effective as of the day and year first written above.

ATTEST:

**GRAND OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Chairperson / Vice Chairperson

DAY LATE ENTERPRISES, INC.

Witness

By: _____
Its: _____

EXHIBIT A
DESCRIPTION OF EASEMENT AREA

Those parts of the following described real property:

- (1) described in Exhibit B, below (the "Ponds"); or
- (2) lying within twenty feet (20') of the Ponds; or
- (3) lying between the Ponds within sixty feet (60') of Grand Oaks Phase 2A Unit 1.

GRAND OAKS PHASE 2A (2)

A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 26 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE SOUTH 19°22'30" WEST, ALONG SAID WESTERLY LINE OF SECTION 26 AND ALONG THE WESTERLY LINE OF SAID SECTION 34, A DISTANCE OF 7211.72 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1742, PAGE 1399 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°27'02" EAST, ALONG LAST SAID LINE, 517.33 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°27'02" EAST, ALONG LAST SAID LINE, 2390.98 FEET; THENCE NORTH 00°53'04" WEST, 202.63 FEET; THENCE NORTH 08°03'19" EAST, 60.85 FEET; THENCE NORTH 26°43'49" EAST, 64.02 FEET; THENCE NORTH 22°10'01" EAST, 51.05 FEET; THENCE NORTH 70°05'28" WEST, 43.63 FEET; THENCE NORTH 23°28'53" EAST, 125.24 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 11.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°00'17" EAST, 11.36 FEET; THENCE NORTH 70°40'14" WEST, 75.55 FEET; THENCE SOUTH 61°38'43" WEST, 10.50 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 19.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55°34'27" WEST, 18.55 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 77°21'25" WEST, 428.47 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 18.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°50'37" WEST, 18.34 FEET; THENCE NORTH 22°57'20" WEST, 6.73 FEET; THENCE NORTH 77°17'42" WEST, 126.29 FEET; THENCE SOUTH 29°34'44" WEST, 70.54 FEET; THENCE NORTH 60°25'16" WEST, 60.00 FEET; THENCE NORTH 77°21'25" WEST, 54.75 FEET; THENCE NORTH 12°38'35" EAST, 50.00 FEET; THENCE NORTH 77°21'25" WEST, 60.75 FEET; THENCE SOUTH 63°20'29" WEST, 16.26 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY,

HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 25.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°52'48" WEST, 24.86 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 77°21'25" WEST, 80.69 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 42.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°28'37" WEST, 40.94 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 54°18'39" WEST, 78.83 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 243.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°09'06" WEST, 235.37 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 33.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°35'01" WEST, 32.16 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°10'29" WEST, 5.31 FEET; THENCE NORTH 70°41'21" WEST, 35.95 FEET; THENCE SOUTH 31°06'31" WEST, 20.71 FEET; THENCE SOUTH 27°39'16" WEST, 24.12 FEET; THENCE SOUTH 29°15'02" WEST, 35.61 FEET; THENCE NORTH 62°25'07" WEST, 100.67 FEET; THENCE NORTH 37°17'02" WEST, 68.01 FEET; THENCE NORTH 52°01'14" WEST, 150.03 FEET; THENCE NORTH 38°43'19" WEST, 41.33 FEET; THENCE NORTH 54°53'04" WEST, 22.36 FEET; THENCE NORTH 61°34'02" WEST, 130.29 FEET; THENCE NORTH 74°02'14" WEST, 58.59 FEET; THENCE NORTH 66°57'05" WEST, 65.39 FEET; THENCE NORTH 56°14'28" WEST, 73.64 FEET; THENCE NORTH 42°09'31" WEST, 63.01 FEET; THENCE NORTH 50°45'51" WEST, 77.25 FEET; THENCE SOUTH 88°13'22" WEST, 51.73 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 546.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°13'23" WEST, 363.12 FEET; THENCE SOUTH 56°16'03" EAST, 59.73 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 37.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°24'02" EAST, 34.22 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 650.00 FEET, AN ARC DISTANCE OF 98.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°43'52" EAST, 98.05 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 69°03'24" EAST, 97.45 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 50.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°23'15" EAST, 50.39 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2409.49 FEET, AN ARC DISTANCE OF 25.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°00'57" EAST, 25.00 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING

SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 24.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°54'29" EAST, 23.78 FEET; THENCE NORTH 87°57'20" EAST, 6.36 FEET; THENCE SOUTH 67°10'37" EAST, 26.25 FEET; THENCE SOUTH 51°40'58" EAST, 13.59 FEET; THENCE SOUTH 52°23'13" EAST, 47.81 FEET; THENCE SOUTH 49°26'48" EAST, 13.31 FEET; THENCE SOUTH 44°21'33" EAST, 13.31 FEET; THENCE SOUTH 39°16'17" EAST, 13.31 FEET; THENCE SOUTH 35°27'09" EAST, 6.67 FEET; THENCE SOUTH 30°28'18" EAST, 85.96 FEET; THENCE SOUTH 30°14'04" EAST, 141.85 FEET; THENCE SOUTH 59°45'56" WEST, 16.07 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 110.00 FEET, AN ARC DISTANCE OF 56.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°36'29" WEST, 56.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°27'02" WEST, 96.48 FEET; THENCE NORTH 00°32'58" WEST, 120.00 FEET; THENCE SOUTH 89°27'02" WEST, 310.00 FEET; THENCE SOUTH 00°32'58" EAST, 120.00 FEET; THENCE SOUTH 89°27'02" WEST, 99.95 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 26.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53°05'02" WEST, 24.33 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 87.71 FEET, AN ARC DISTANCE OF 249.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°48'47" WEST, 173.53 FEET; THENCE SOUTH 10°50'52" WEST, 26.54 FEET; THENCE SOUTH 66°29'13" WEST, 10.16 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2475.00 FEET, AN ARC DISTANCE OF 203.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°06'08" WEST, 203.29 FEET, TO THE POINT OF BEGINNING.

CONTAINING 34.24 ACRES, MORE OR LESS.

EXHIBIT B
DESCRIPTION OF THE PONDS

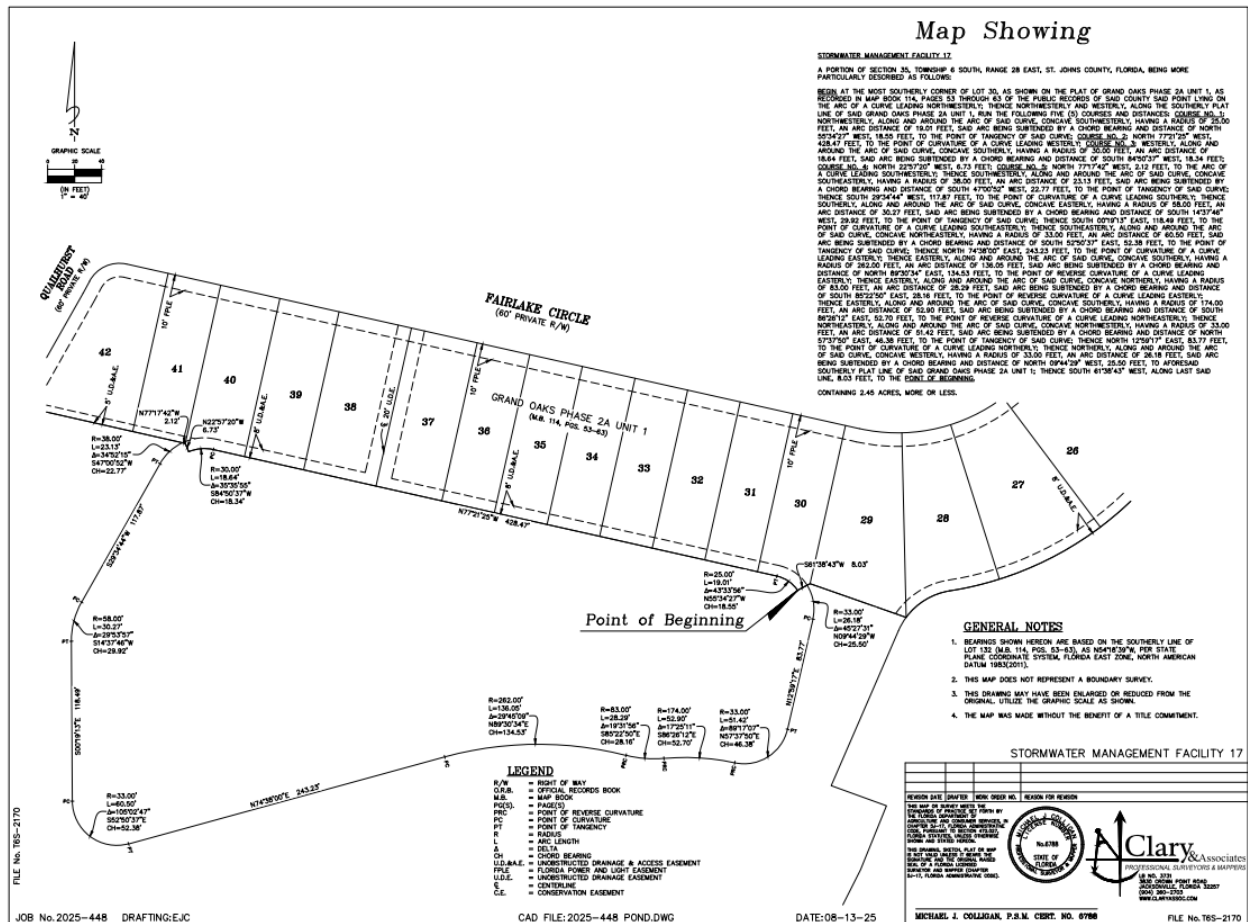
STORMWATER MANAGEMENT FACILITY 17

A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF LOT 30, AS SHOWN ON THE PLAT OF GRAND OAKS PHASE 2A UNIT 1, AS RECORDED IN MAP BOOK 114, PAGES 53 THROUGH 63 OF THE PUBLIC RECORDS OF SAID COUNTY SAID POINT LYING ON THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY AND WESTERLY, ALONG THE SOUTHERLY PLAT LINE OF SAID GRAND OAKS PHASE 2A UNIT 1, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 19.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55°34'27" WEST, 18.55 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 77°21'25" WEST, 428.47 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 3: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 18.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°50'37" WEST, 18.34 FEET; COURSE NO. 4: NORTH 22°57'20" WEST, 6.73 FEET; COURSE NO. 5: NORTH 77°17'42" WEST, 2.12 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 38.00 FEET, AN ARC DISTANCE OF 23.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°00'52" WEST, 22.77 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 29°34'44" WEST, 117.87 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 58.00 FEET, AN ARC DISTANCE OF 30.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°37'46" WEST, 29.92 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°19'13" EAST, 118.49 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 33.00 FEET, AN ARC DISTANCE OF 60.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°50'37" EAST, 52.38 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 74°38'00" EAST, 243.23 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 262.00 FEET, AN ARC DISTANCE OF 136.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°30'34" EAST, 134.53 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 28.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°22'50" EAST, 28.16 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND

THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 174.00 FEET, AN ARC DISTANCE OF 52.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°26'12" EAST, 52.70 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 33.00 FEET, AN ARC DISTANCE OF 51.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°37'50" EAST, 46.38 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 12°59'17" EAST, 83.77 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 33.00 FEET, AN ARC DISTANCE OF 26.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°44'29" WEST, 25.50 FEET, TO AFORESAID SOUTHERLY PLAT LINE OF SAID GRAND OAKS PHASE 2A UNIT 1; THENCE SOUTH 61°38'43" WEST, ALONG LAST SAID LINE, 8.03 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.45 ACRES, MORE OR LESS.



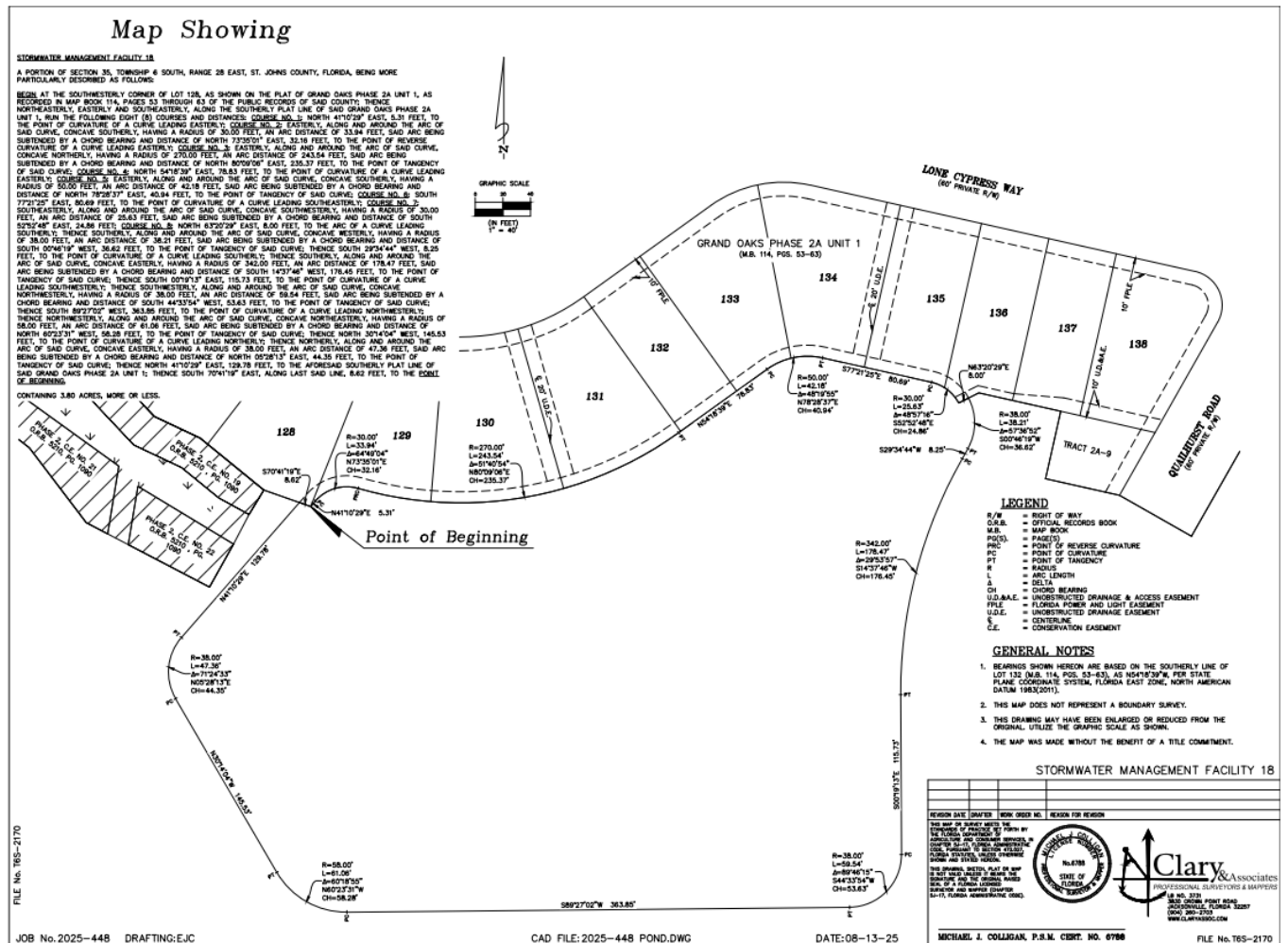
STORMWATER MANAGEMENT FACILITY 18

A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF LOT 128, AS SHOWN ON THE PLAT OF GRAND OAKS PHASE 2A UNIT 1, AS RECORDED IN MAP BOOK 114, PAGES 53 THROUGH 63 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY, ALONG THE SOUTHERLY PLAT LINE OF SAID GRAND OAKS PHASE 2A UNIT 1, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°10'29" EAST, 5.31 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 2: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 33.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°35'01" EAST, 32.16 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 3: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 243.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°09'06" EAST, 235.37 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 54°18'39" EAST, 78.83 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 5: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 42.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°28'37" EAST, 40.94 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: SOUTH 77°21'25" EAST, 80.69 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 7: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 25.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°52'48" EAST, 24.86 FEET; COURSE NO. 8: NORTH 63°20'29" EAST, 8.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 38.00 FEET, AN ARC DISTANCE OF 38.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°46'19" WEST, 36.62 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 29°34'44" WEST, 8.25 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 342.00 FEET, AN ARC DISTANCE OF 178.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°37'46" WEST, 176.45 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°19'13" EAST, 115.73 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 38.00 FEET, AN ARC DISTANCE OF 59.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°33'54" WEST, 53.63 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°27'02" WEST, 363.85 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 58.00 FEET, AN ARC DISTANCE OF 61.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF

NORTH 60°23'31" WEST, 58.28 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 30°14'04" WEST, 145.53 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 38.00 FEET, AN ARC DISTANCE OF 47.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 05°28'13" EAST, 44.35 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 41°10'29" EAST, 129.78 FEET, TO THE AFORESAID SOUTHERLY PLAT LINE OF SAID GRAND OAKS PHASE 2A UNIT 1; THENCE SOUTH 70°41'19" EAST, ALONG LAST SAID LINE, 8.62 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3.80 ACRES, MORE OR LESS.



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: _____

Date: _____

Printed Name: _____

Grand Oaks Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Grand Oaks Community Development District

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11/12/2025

Grand Oaks

Community Development District

Field Operations & Amenity Management Report



Rich Gray

FIELD OPERATIONS MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Robin Nixon

AMENITY MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Grand Oaks
Community Development District

Field Operations & Amenity Management Report
November 12th, 2025

To: Board of Supervisors

From: Rich Gray
Field Operations Manager

Robin Nixon
Amenity Manager

RE: Grand Oaks Field Operations & Amenity Management Report – November 12th, 2025

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



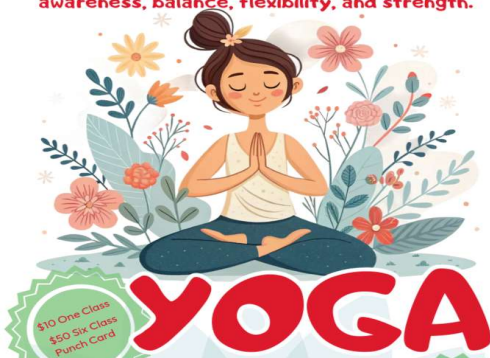
Events & Community Information

- Weekly Food Truck on Thursdays from 5 pm to 8 pm at the Amenity Center.

Fitness Center

- Zumba Classes- Mondays at 6 pm & 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- (9)
- We had a successful movie night in October, funded by the master HOA Leland management. Many families came out to enjoy the movie on the big screen. We look forward to doing this again soon.
- Clubs Meeting in Club House
 - Mahjong (Mon & Tues.)
 - Hand & Foot (Thurs & Fridays)
 - Bible study group starts September 3rd, the First Wednesday of every month.
 - Book club meets on the last Wednesday of the month.
 - Clubhouse was reserved twice this month for Lakeview and Summer HOA annual meetings for residents.

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



Weekly Maintenance Responsibilities

Listed below are weekly maintenance responsibilities:

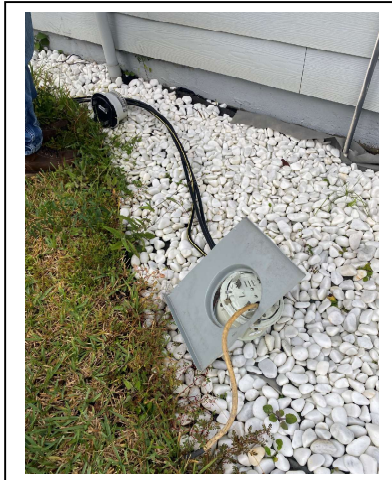
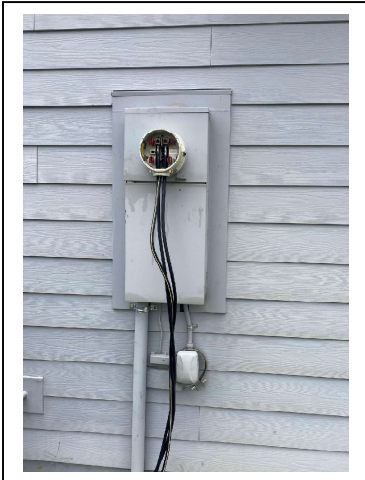
- Roadways, pickleball courts, playgrounds, pool areas, sports complexes, and parking lots are checked for debris daily.
- All trash receptacles are checked daily and emptied as needed.
- All pool furniture is straightened and organized at the start of each day, and each chair is inspected for proper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

Completed Projects

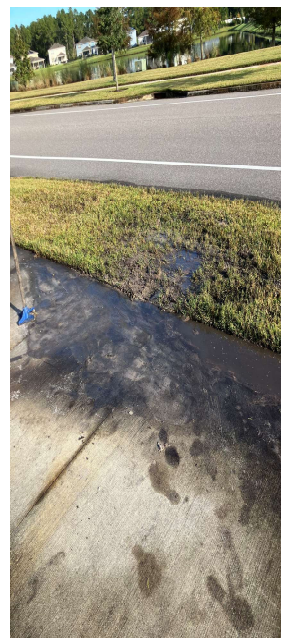
- FPL has completed the removal of the ground strap located at 25 Red Barn Road. Staff is currently working with the electrical vendor to make the needed repairs to the marquee sign.
- Florida Pumps completed the quarterly inspection on the 15 hp booster pumps for the irrigation system. Everything appears to be functioning correctly with the pumps.
- Grover Electric installed a new GFCI on the exit side of the entrance for the installation of holiday lighting and future decorations.
- RMS completed pressure washing at Legacy Park; the building, playground, sidewalks, and surrounding curbing in the area have all been completed.
- Taylor Tree Service dropped (6) hazard trees located at 99 Fair Lake Drive in the CE.
- The Greenery completed (3) irrigation repair breaks that were reported on the property. After inspection, all seems to be operating correctly. They also removed a dead weeping willow on the pond bank at no charge to the district.
- Duck Duck Rooter completed installation and repair to the urinal flush valve assembly in the Men's RR at the Amenity Center.
- GMS installed new life rings on the Pool Deck and made the needed adjustments to the entry gate for better operation.

*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

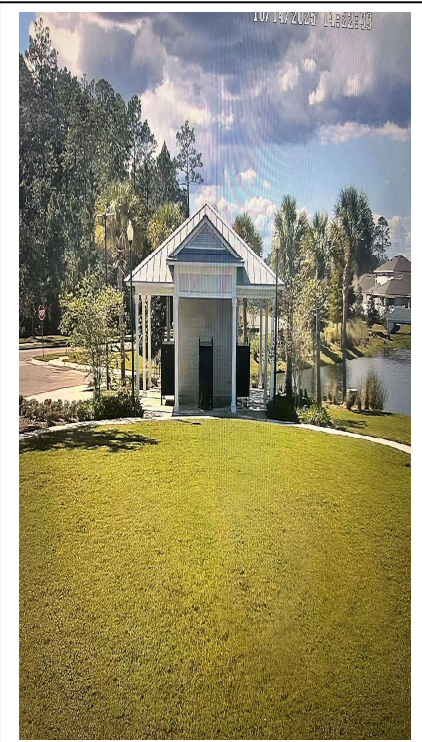
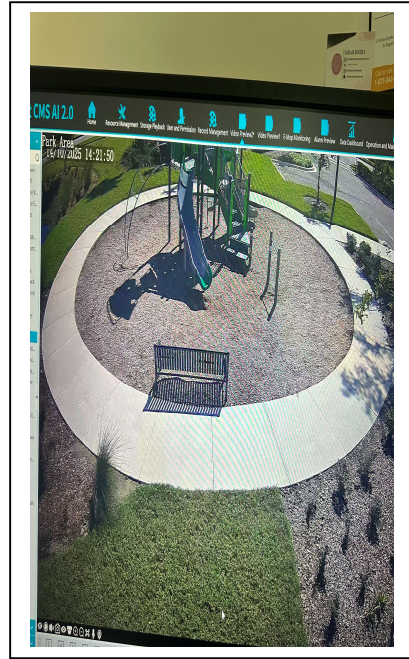
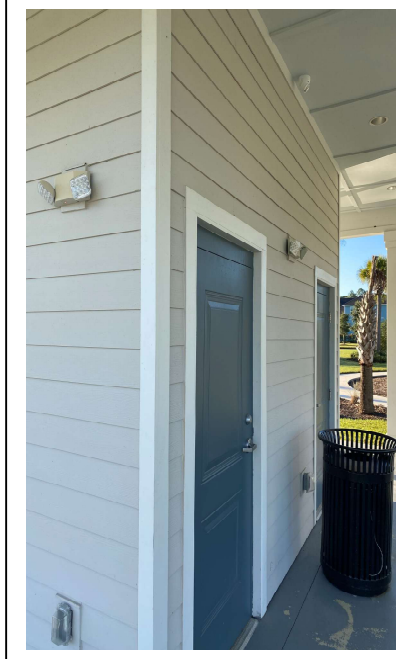


FPL completed the removal of the ground strap that was installed at 25 Red Barn Road.



The Greenery completed the repairs to the breaks in the irrigation located at Legacy Park and the Amenity Center. After testing all systems seem to be functioning as they should.

Completed Projects



RMS pressure-washed Legacy Park and the surrounding area, completing the curbing, sidewalk and playground area.

Conclusion

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



2.

Overview

The Greenery, Inc. provides this positive update on landscape maintenance at Grand Oaks, combining observations from October 23 and November 4, 2025. The report highlights consistent high-quality work across entrances, ponds, playgrounds, trails, and the amenity clubhouse area. The production team is commended for attention to detail, plant health, and proactive debris management. One safety-related opportunity has been identified.

Key Accomplishments

October 23, 2025, Observations

1. Entrance Boulevard (A1) – Well-maintained with clean turf and crisp edging.
2. Bluff Entrance (A2) – Pond banks in excellent condition; area looks great.
3. Playground & Mail Kiosk (A3) – Landscaping in good shape and visually appealing.
4. Trails Entrance (A4) – High-quality maintenance; team delivering strong results.
5. Pond Bank near Lakeview (A5) – Beautifully maintained with standout Spartina grasses.
6. Two Additional Ponds (A6–A7) – Both ponds and surrounding grasses in top form.
7. Final Pond (A8) – Consistently well-maintained by the crew.

November 4, 2025, Observations

- Team members working hard detailing around the amenity clubhouse roundabout, ensuring crisp edges and a polished appearance.
- Annual flowers in the pots at the clubhouse are still thriving, adding vibrant color and seasonal interest.
- Production team doing a good job keeping falling tree debris cleaned up behind the clubhouse, maintaining a tidy and safe environment.
- Production team doing a particularly good job keeping the Ligustrum around the pool area pruned and shaped – notably not over-pruning, which promotes long-term plant health.

Production team doing a very good job with skirting and pruning the Spartina grasses around ponds, while keeping the beds clean and free of weeds – enhancing aesthetics and ecological balance.

- We have completed a new addendum to incorporate maintaining three pocket parks inside The Bluff

General Notes

- All highlighted areas are in very good condition.
- Special praise for Spartina grasses along pond banks and Ligustrum pruning discipline around the pool.
- Production team commended for quality, consistency, attention to detail, and proactive maintenance.
- Annual flowers continue to perform well in clubhouse containers.

Opportunity for Improvement

- An oak tree behind the clubhouse near a sidewalk is showing signs of distress (e.g., thinning canopy, possible dieback).
 - Recommendation: Schedule an arborist evaluation as soon as possible for safety reasons and to determine appropriate treatment or removal.

Conclusion

The landscape at Grand Oaks is thriving under current maintenance, with care shown across entrances, ponds, recreational areas, and the amenity clubhouse. The production team's dedication to detail, plant health, and cleanliness is evident throughout the property. The noted oak tree concern should be addressed promptly to ensure resident safety.

RC mowing: In season we will mow around every pond each week in conjunction with production team

RC mowing: Off season- as needed

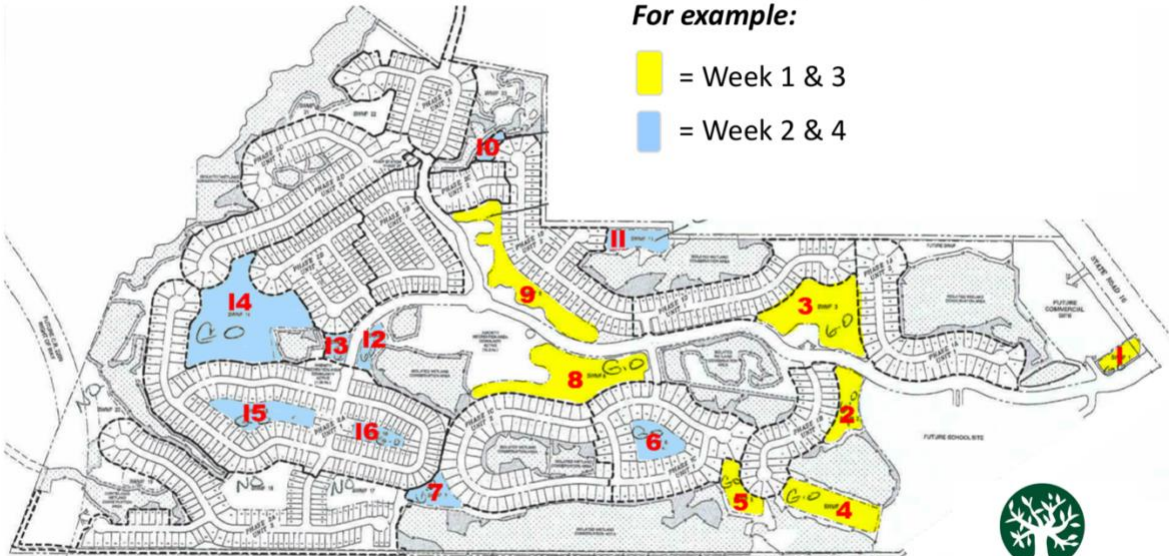
POND MOWING MAP

Each Pond will be mowed every other week on this planned cycle/rotation.

For example:

 = Week 1 & 3

 = Week 2 & 4



16 District Ponds Numbered in **RED**



TENTH ORDER OF BUSINESS

A.

Grand Oaks
Community Development District

Unaudited Financial Reporting
September 30, 2025



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5	<u>Debt Service Fund - Series 2020</u>
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10-11	<u>Long Term Debt Schedule</u>
12-13	<u>Assessment Receipt Schedule</u>

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

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Operating Account - Truist	\$ 40,338	\$ -	\$ -	\$ 40,338
Operating Account - Valley National	\$ -	\$ -	\$ -	\$ -
Assessment Receivable	\$ 2,418	\$ 245,403	\$ -	\$ 247,821
Due from Developer	\$ 140,904	\$ -	\$ -	\$ 140,904
Due from Other(Litigation)	\$ 77,467	\$ -	\$ -	\$ 77,467
Due from Capital Projects	\$ -	\$ -	\$ -	\$ -
Investment - SBA	\$ 5,011	\$ -	\$ -	\$ 5,011
Prepaid Expense	\$ 68,000	\$ -	\$ -	\$ 68,000
Investments:				
<u>Series 2019</u>				
Reserve	\$ -	\$ 672,531	\$ -	\$ 672,531
Revenue	\$ -	\$ 512,260	\$ -	\$ 512,260
Prepayment	\$ -	\$ 145	\$ -	\$ 145
Interest	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ 30,351	\$ 30,351
Due from General Fund	\$ -	\$ -	\$ -	\$ -
<u>Series 2020</u>				
Reserve	\$ -	\$ 870,274	\$ -	\$ 870,274
Interest	\$ -	\$ (0)	\$ -	\$ (0)
Revenue	\$ -	\$ 23,656	\$ -	\$ 23,656
Prepayment	\$ -	\$ 4,856	\$ -	\$ 4,856
Construction	\$ -	\$ -	\$ 23,300	\$ 23,300
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Due from General Fund	\$ -	\$ -	\$ -	\$ -
<u>Series 2021</u>				
Reserve	\$ -	\$ 300,025	\$ -	\$ 300,025
Revenue	\$ -	\$ 3,438	\$ -	\$ 3,438
Construction	\$ -	\$ -	\$ 11,420	\$ 11,420
Construction - State Road 16	\$ -	\$ -	\$ 218	\$ 218
Due from General Fund	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 334,139	\$ 2,632,588	\$ 65,289	\$ 3,032,016
Liabilities:				
Accounts Payable	\$ 207,402	\$ -	\$ -	\$ 207,402
Due to Debt Service	\$ -	\$ -	\$ -	\$ -
Due to Capital Projects	\$ -	\$ -	\$ -	\$ -
Due to General Fund	\$ -	\$ -	\$ -	\$ -
Deposits	\$ -	\$ -	\$ -	\$ -
Unavailable Revenue	\$ 140,904	\$ 239,848	\$ -	\$ 380,752
Total Liabilities	\$ 348,306	\$ 239,848	\$ -	\$ 588,154
Fund Balance:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Assigned For:				
Debt Service - Series 2019	\$ -	\$ 1,190,504	\$ -	\$ 1,190,504
Debt Service - Series 2020	\$ -	\$ 898,773	\$ -	\$ 898,773
Debt Service - Series 2021	\$ -	\$ 303,463	\$ -	\$ 303,463
Restricted For:				
Capital Projects - Series 2019	\$ -	\$ -	\$ 30,351	\$ 30,351
Capital Projects - Series 2020	\$ -	\$ -	\$ 23,300	\$ 23,300
Capital Projects - Series 2021	\$ -	\$ -	\$ 11,638	\$ 11,638
Unassigned	\$ (14,167)	\$ -	\$ -	\$ (14,167)
Total Fund Balances	\$ (14,167)	\$ 2,392,740	\$ 65,289	\$ 2,443,861
Total Liabilities & Fund Balance	\$ 334,139	\$ 2,632,588	\$ 65,289	\$ 3,032,016

Grand Oaks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Assessments - On Roll	\$ 588,242	\$ 588,242	\$ 606,051	\$ 17,809
Assessments - Direct	\$ 649,186	\$ 649,186	\$ 332,545	\$ (316,641)
Interest Income	\$ -		\$ 9,414	\$ 9,414
Interest Income - SBA	\$ -	\$ -	\$ 11	\$ 11
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ -	\$ -	\$ 5,507	\$ 5,507
Total Revenues	\$ 1,237,428	\$ 1,237,428	\$ 953,529	\$ (283,899)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 12,000	\$ 3,400	\$ 8,600
District Engineer	\$ 13,200	\$ 13,200	\$ 9,560	\$ 3,640
Dissemination Agent	\$ 9,270	\$ 9,270	\$ 6,068	\$ 3,203
District Counsel	\$ 20,000	\$ 20,000	\$ 40,854	\$ (20,854)
Auditing Services	\$ 6,600	\$ 6,600	\$ 10,900	\$ (4,300)
Trustee Fees	\$ 9,500	\$ 9,500	\$ 6,151	\$ 3,349
Management Fees	\$ 65,245	\$ 65,245	\$ 58,084	\$ 7,161
Accounting Services	\$ -	\$ -	\$ -	\$ -
Information Technology	\$ -	\$ -	\$ 1,350	\$ (1,350)
Website Administration	\$ 1,545	\$ 1,545	\$ 3,710	\$ (2,165)
ADA Website Compliance	\$ 4,200	\$ 4,200	\$ 1,553	\$ 2,648
Postage	\$ 1,200	\$ 1,200	\$ 145	\$ 1,055
Printing And Binding	\$ -	\$ -	\$ 684	\$ (684)
Insurance	\$ 3,500	\$ 3,500	\$ 3,500	\$ -
Legal Advertising	\$ 2,200	\$ 2,200	\$ 1,053	\$ 1,147
Bank Fees	\$ 150	\$ 150	\$ 2,369	\$ (2,219)
Office Supplies	\$ -	\$ -	\$ 3	\$ (3)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 375	\$ (200)
Misc - Assessment Collection Cost	\$ -	\$ -	\$ -	\$ -
Total General & Administrative:	\$ 148,785	\$ 148,785	\$ 149,758	\$ (973)

Grand Oaks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Electricity	\$ 110,000	\$ 110,000	\$ 37,867	\$ 72,133
Utility	\$ 12,000	\$ 12,000	\$ 391	\$ 11,609
Landscape Maintenance	\$ 229,008	\$ 229,008	\$ 252,456	\$ (23,448)
Irrigation Repairs	\$ 10,000	\$ 10,000	\$ 15,553	\$ (5,553)
Landscape Replacement	\$ 18,000	\$ 18,000	\$ 842	\$ 17,158
Landscape - Mulch	\$ 40,000	\$ 40,000	\$ 7,326	\$ 32,674
Landscape - Annuals	\$ 14,265	\$ 14,265	\$ -	\$ 14,265
Lake Maintenance	\$ 16,000	\$ 16,000	\$ 31,250	\$ (15,250)
Miscellaneous Expense	\$ 70,000	\$ 70,000	\$ -	\$ 70,000
General Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ 101,979	\$ (96,979)
Hardscape Maintenance	\$ 14,000	\$ 14,000	\$ 1,790	\$ 12,210
Sidewalk & Pavement Repairs	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Community Improvements	\$ 21,000	\$ 21,000	\$ -	\$ 21,000
Capital Reserve	\$ 100,000	\$ 100,000	\$ -	\$ 100,000
Subtotal	\$ 664,273	\$ 664,273	\$ 449,453	\$ 214,820
Amenity Expenses				
Facility Management	\$ 195,000	\$ 195,000	\$ 138,750	\$ 56,250
Security	\$ 50,000	\$ 50,000	\$ 6,682	\$ 43,318
Cable/Internet	\$ -	\$ -	\$ 4,958	\$ (4,958)
Property Insurance	\$ 83,000	\$ 83,000	\$ 67,256	\$ 15,744
Utility-Water	\$ -	\$ -	\$ 5,750	\$ (5,750)
Gas	\$ 2,000	\$ 2,000	\$ 914	\$ 1,086
Pool Maintenance	\$ 27,000	\$ 27,000	\$ 41,948	\$ (14,948)
Pool Permits	\$ -	\$ -	\$ 350	\$ (350)
Refuse	\$ 1,800	\$ 1,800	\$ 2,063	\$ (263)
Janitorial Services	\$ 13,320	\$ 13,320	\$ 16,415	\$ (3,095)
Pest Control	\$ -	\$ -	\$ 4,695	\$ (4,695)
Amenity Office Supplies	\$ 600	\$ 600	\$ 286	\$ 314
Recreation Facility Maintenance	\$ 15,000	\$ 15,000	\$ -	\$ 15,000
Recreation Equipment Maintenance	\$ 22,000	\$ 22,000	\$ 19,827	\$ 2,174
Special Events	\$ 7,000	\$ 7,000	\$ -	\$ 7,000
Holiday Decorations	\$ 2,000	\$ 2,000	\$ 5,095	\$ (3,095)
Miscellaneous Maintenance	\$ 5,650	\$ 5,650	\$ -	\$ 5,650
Subtotal	\$ 424,370	\$ 424,370	\$ 314,989	\$ 109,381
Total O&M Expenses:	\$ 1,088,643	\$ 1,088,643	\$ 764,442	\$ 324,201
Total Expenditures	\$ 1,237,428	\$ 1,237,428	\$ 914,200	\$ 323,228
Excess Revenues (Expenditures)	\$ -		\$ 39,328	
Fund Balance - Beginning	\$ -		\$ (53,496)	
Fund Balance - Ending	\$ -		\$ (14,167)	

Grand Oaks

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Assessments - On Roll	\$ 537,242	\$ 537,242	\$ 534,955	\$ (2,287)
Assessments - Direct	\$ 142,678	\$ 142,678	\$ 142,806	\$ 128
Assessments - Prepayment	\$ -	\$ -	\$ 92,034	\$ 92,034
Interest	\$ -	\$ -	\$ 50,939	\$ 50,939
Total Revenues	\$ 679,920	\$ 679,920	\$820,734	\$ 140,814
Expenditures:				
Interest Expense 11/1	\$ 239,613	\$ 239,613	\$ 239,613	\$ -
Principal Expense 11/1	\$ 195,000	\$ 195,000	\$ 195,000	\$ -
Special Call 2/1	\$ -	\$ -	\$ 65,000	\$ (65,000)
Interest Expense 2/1	\$ -	\$ -	\$ 786	\$ (786)
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)
Total Expenditures	\$ 668,998	\$ 668,997	\$ 770,130	\$ (101,133)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (29,636)	\$ (29,636)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (29,636)	\$ (29,636)
Excess Revenues (Expenditures)	\$ 10,923		\$20,968	
Fund Balance - Beginning	\$ 277,837		\$ 1,169,536	
Fund Balance - Ending	\$ 288,760		\$ 1,190,504	

Grand Oaks

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Assessments - On Roll	\$ 328,531	\$ 328,531	\$ 327,875	\$ (656)
Assessments - Direct	\$ 604,659	\$ 604,659	\$ 368,842	\$ (235,817)
Assessments - Prepayment	\$ -	\$ -	\$ 32,279	\$ 32,279
Interest	\$ -	\$ -	\$ 44,577	\$ 44,577
Total Revenues	\$ 933,190	\$ 933,190	\$773,573	\$ (159,617)
Expenditures:				
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	\$ -
Total Expenditures	\$ 933,589	\$ 933,588	\$ 933,588	\$ -
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (22,564)	\$ (22,564)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (22,564)	\$ (22,564)
Excess Revenues (Expenditures)	\$ (399)		(\$182,579)	
Fund Balance - Beginning	\$ 277,837	\$ -	\$ 1,081,352	
Fund Balance - Ending	\$ 277,438	\$ -	\$ 898,773	

Grand Oaks

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -
Assessments - Direct	\$ 300,025	\$ 300,025	\$ -	\$ (300,025)
Interest	\$ -	\$ -	\$ 10,930	\$ 10,930
Total Revenues	\$ 300,025	\$ 300,025	\$ 10,930	\$ (289,095)
Expenditures:				
Interest Expense 11/1	\$ 92,506	\$ 92,506	\$ 92,506	\$ (0)
Principal Expense 11/1	\$ 115,000	\$ 115,000	\$ 115,000	\$ -
Interest Expense 5/1	\$ 90,997	\$ 90,997	\$ 90,997	\$ -
Total Expenditures	\$ 298,504	\$ 298,503	\$ 298,503	\$ (0)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (9,784)	\$ (9,784)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (9,784)	\$ (9,784)
Excess Revenues (Expenditures)	\$ 1,521		\$ (297,357)	
Fund Balance - Beginning	\$ 277,837		\$ 600,820	
Fund Balance - Ending	\$ 279,358		\$ 303,463	

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

	Series	Series	Series
	2019	2020	2021
<u>Revenues:</u>			
Interest Income	\$ 709	\$ 760	\$ 244
Total Revenues	\$ 709	\$ 760	\$ 244
<u>Expenditures:</u>			
Capital Outlay - Construction	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -
<u>Other Financing Sources:</u>			
Transfer In/(Out)	\$ 29,636	\$ 22,552	\$ 9,784
Total Other Financing Sources (Uses)	\$ 29,636	\$ 22,552	\$ 9,784
Excess Revenues (Expenditures)	\$ 30,345	\$ 23,312	\$ 10,028
Fund Balance - Beginning	\$ 6	\$ (12)	\$ 1,610
Fund Balance - Ending	\$ 30,351	\$ 23,300	\$ 11,638

Grand Oaks
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments-On Roll	\$ 15,133	\$ 55,235	\$ 115,282	\$ 348,000	\$ 52,262	\$ -	\$ 11,769	\$ -	\$ 1,487	\$ 6,882	\$ -	\$ -	\$ 606,050
Assessments-Direct	\$ -	\$ 242,453	\$ 90,092	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 332,545
Interest Income	\$ 9	\$ 1,294	\$ 1,675	\$ 1,478	\$ 1,207	\$ 1,071	\$ 819	\$ 694	\$ 516	\$ 338	\$ 220	\$ 93	\$ 9,414
Interest Income - SBA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11	\$ 11
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ 795	\$ 1,275	\$ 450	\$ -	\$ -	\$ 1,125	\$ 362	\$ 425	\$ 1,075	\$ -	\$ -	\$ -	\$ 5,507
Total Revenues	\$ 15,937	\$ 300,257	\$ 207,498	\$ 349,478	\$ 53,469	\$ 2,196	\$ 12,951	\$ 1,119	\$ 3,078	\$ 7,220	\$ 220	\$ 105	\$ 953,528
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 200	\$ -	\$ 200	\$ 400	\$ 400	\$ -	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 200	\$ 3,400
Engineering	\$ 1,710	\$ 505	\$ 1,375	\$ -	\$ 1,545	\$ -	\$ 420	\$ 1,140	\$ 1,140	\$ 1,725	\$ -	\$ -	\$ 9,560
Dissemination Agent	\$ 773	\$ 773	\$ 773	\$ 250	\$ 250	\$ 1,000	\$ 350	\$ 550	\$ 250	\$ 600	\$ 250	\$ 250	\$ 6,068
Attorney	\$ 5,920	\$ 1,910	\$ 14,523	\$ 4,559	\$ 1,706	\$ 4,161	\$ -	\$ 2,753	\$ 1,463	\$ 1,696	\$ 2,166	\$ -	\$ 40,854
Annual Audit	\$ -	\$ 1,500	\$ 1,500	\$ 1,100	\$ -	\$ -	\$ -	\$ 2,000	\$ 3,500	\$ 1,300	\$ -	\$ -	\$ 10,900
Trustee Fees	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ 1,773	\$ -	\$ -	\$ -	\$ 337	\$ 6,151
Management Fees	\$ 5,437	\$ 5,437	\$ 5,437	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 58,084
Accounting Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Information Technology	\$ -	\$ -	\$ -	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,350
Website Administration	\$ 350	\$ 350	\$ 350	\$ 1,850	\$ 110	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 3,710
Website Compliance	\$ -	\$ -	\$ 1,553	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,553
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72	\$ 10	\$ 10	\$ 18	\$ 13	\$ 10	\$ 12	\$ 145
Printing & Binding	\$ -	\$ 132	\$ -	\$ -	\$ -	\$ 102	\$ 17	\$ 71	\$ 20	\$ 174	\$ 13	\$ 156	\$ 684
Insurance	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Legal Advertising	\$ -	\$ -	\$ 69	\$ -	\$ 70	\$ 69	\$ 68	\$ 69	\$ 273	\$ -	\$ 90	\$ 345	\$ 1,053
Bank Fees	\$ 7	\$ -	\$ -	\$ 327	\$ 446	\$ 372	\$ 125	\$ 260	\$ 227	\$ 221	\$ 201	\$ 184	\$ 2,369
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 1	\$ 1	\$ 0	\$ 0	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375
Total General & Administrative:	\$ 18,071	\$ 10,606	\$ 30,019	\$ 13,277	\$ 9,319	\$ 10,667	\$ 6,283	\$ 13,917	\$ 12,183	\$ 11,020	\$ 8,021	\$ 6,375	\$ 149,758
Operation and Maintenance													
Field Expenses													
Electricity	\$ -	\$ -	\$ -	\$ 7,272	\$ 6,661	\$ 2,901	\$ 4,551	\$ 3,427	\$ 3,166	\$ 3,383	\$ 3,279	\$ 3,227	\$ 37,867
Utility - Water	\$ -	\$ 363	\$ 28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 391
Landscape Maintenance	\$ 25,722	\$ 21,615	\$ 19,084	\$ 19,084	\$ 19,084	\$ 19,084	\$ 24,884	\$ 19,654	\$ 25,836	\$ 19,692	\$ 19,634	\$ 19,084	\$ 252,456
Irrigation Repairs	\$ 150	\$ 1,287	\$ 8,581	\$ -	\$ 1,600	\$ -	\$ 1,160	\$ -	\$ 2,776	\$ -	\$ -	\$ -	\$ 15,553
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 331	\$ 512	\$ -	\$ -	\$ 842
Landscape - Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,326	\$ -	\$ -	\$ -	\$ 7,326
Landscape - Annuals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 2,475	\$ 2,675	\$ 2,475	\$ 2,475	\$ 2,675	\$ 2,475	\$ 2,475	\$ 3,125	\$ 2,775	\$ 2,475	\$ 2,675	\$ 2,475	\$ 31,250
Miscellaneous Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 13,326	\$ 1,146	\$ 2,306	\$ 43,707	\$ 8,544	\$ 1,072	\$ 2,186	\$ 7,632	\$ 4,554	\$ 10,235	\$ 6,207	\$ 1,063	\$ 101,979
Hardscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,790	\$ -	\$ 1,790
Sidewalk & Pavement Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 41,673	\$ 27,086	\$ 32,473	\$ 72,538	\$ 38,564	\$ 25,532	\$ 35,256	\$ 33,838	\$ 46,762	\$ 36,297	\$ 33,585	\$ 25,849	\$ 449,453

Grand Oaks
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenses													
Facility Management	\$ 16,250	\$ 16,250	\$ 16,250	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 138,750
Security	\$ 384	\$ 909	\$ 1,860	\$ -	\$ -	\$ -	\$ -	\$ 113	\$ 2,237	\$ 38	\$ -	\$ 1,142	\$ 6,682
Cable/Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,859	\$ 99	\$ -	\$ -	\$ -	\$ 4,958
Property Insurance	\$ 67,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,256
Utility	\$ -	\$ -	\$ 450	\$ 418	\$ 446	\$ 547	\$ 1,012	\$ 707	\$ 581	\$ 517	\$ 484	\$ 589	\$ 5,750
Gas	\$ -	\$ -	\$ 150	\$ 152	\$ 99	\$ 73	\$ 73	\$ 74	\$ 80	\$ 73	\$ 73	\$ 67	\$ 914
Pool Maintenance	\$ 3,134	\$ 3,795	\$ 3,038	\$ 3,906	\$ 2,116	\$ 3,219	\$ 2,550	\$ 5,181	\$ 4,493	\$ 4,079	\$ 3,104	\$ 3,333	\$ 41,948
Pool Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350	\$ -	\$ -	\$ -	\$ 350
Refuse	\$ 44	\$ -	\$ -	\$ 367	\$ 177	\$ 180	\$ 179	\$ 223	\$ 222	\$ 224	\$ 225	\$ 224	\$ 2,063
Janitorial Services	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,673	\$ 1,350	\$ 1,350	\$ 1,241	\$ 16,415
Pest Control	\$ 250	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 3,095	\$ 135	\$ 135	\$ 135	\$ 135	\$ 4,695
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	\$ 1,654	\$ 1,494	\$ 1,494	\$ 19,827
Special Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Decorations	\$ -	\$ -	\$ 2,675	\$ 2,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,095
Miscellaneous Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 73,528	\$ 6,774	\$ 9,292	\$ 11,736	\$ 5,815	\$ 7,182	\$ 6,852	\$ 12,124	\$ 9,315	\$ 8,032	\$ 6,865	\$ 7,083	\$ 314,989
Total O&M Expenses:	\$ 115,201	\$ 33,860	\$ 41,765	\$ 84,274	\$ 44,379	\$ 32,714	\$ 42,108	\$ 45,963	\$ 56,077	\$ 44,328	\$ 40,450	\$ 32,932	\$ 764,442
Total Expenditures	\$ 133,272	\$ 44,467	\$ 71,784	\$ 97,551	\$ 53,698	\$ 43,381	\$ 48,390	\$ 59,880	\$ 68,260	\$ 55,349	\$ 48,471	\$ 39,307	\$ 914,200
Excess Revenues (Expenditures)	\$ (117,335)	\$ 255,791	\$ 135,714	\$ 251,926	\$ (229)	\$ (41,185)	\$ (35,440)	\$ (58,760)	\$ (65,181)	\$ (48,129)	\$ (48,252)	\$ (39,202)	\$ 39,327

Grand Oaks

Community Development District

Long Term Debt Report

Series 2019A, Special Assessment Bonds

Interest Rates:	3.750%, 4.125%, 4.750%, 5.000%
Maturity Date:	11/1/2050
Reserve Fund Definition	Maximum Annual Debt Service
Reserve Fund Requirement	\$672,781
Reserve Fund Balance	\$672,531
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)
Current Bonds Outstanding	\$9,685,000

Series 2020, Special Assessment Bonds

Interest Rates:	3.25%, 4.00%, 4.25%, 4.50%
Maturity Date:	5/1/2052
Reserve Fund Definition	Maximum Annual Debt Service
Reserve Fund Requirement	\$931,100
Reserve Fund Balance	\$870,274
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)
Current Bonds Outstanding	\$14,630,000

Series 2021, Special Assessment Bonds

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

Grand Oaks
Community Development District
Special Assessment Receipts
Fiscal Year 2025

ON ROLL ASSESSMENTS

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

ON ROLL ASSESSMENTS

						40.46%	37.12%	22.42%	0.00%	100.00%
							2019 Debt	2020 Debt	2021 Debt	
Date	istributio	Net Amount	Commissions	Interest	Net Receipts	O&M Portion	Service Portion	Service Portion	Service Portion	Total
10/4/24	ACH	\$ 86.05	\$ -	\$ -	\$ 86.05	\$ 86.05	\$ -	\$ -	\$ -	\$ 86.05
10/30/24	ACH	\$ 15,046.62	\$ -	\$ -	\$ 15,046.62	\$ 15,046.62	\$ -	\$ -	\$ -	\$ 15,046.62
11/6/24	ACH	\$ 1,484.05	\$ -	\$ -	\$ 1,484.05	\$ 600.39	\$ 548.34	\$ 335.32	\$ -	\$ 1,484.05
11/18/24	ACH	\$ 86,151.94	\$ -	\$ -	\$ 86,151.94	\$ 34,853.96	\$ 31,832.16	\$ 19,465.82	\$ -	\$ 86,151.94
11/21/24	ACH	\$ 48,893.47	\$ -	\$ -	\$ 48,893.47	\$ 19,780.53	\$ 18,065.58	\$ 11,047.36	\$ -	\$ 48,893.47
12/9/24	ACH	\$ 107,830.45	\$ -	\$ -	\$ 107,830.45	\$ 43,624.30	\$ 39,842.12	\$ 24,364.03	\$ -	\$ 107,830.45
12/19/24	ACH	\$ 177,123.27	\$ -	\$ -	\$ 177,123.27	\$ 71,657.67	\$ 65,445.02	\$ 40,020.58	\$ -	\$ 177,123.27
1/10/25	ACH	\$ 852,455.42	\$ -	\$ -	\$ 852,455.42	\$ 344,872.63	\$ 314,972.53	\$ 192,610.25	\$ -	\$ 852,455.41
1/14/25	ACH	\$ 3,127.39	\$ -	\$ -	\$ 3,127.39	\$ 3,127.39	\$ -	\$ -	\$ -	\$ 3,127.39
2/21/25	ACH	\$ 129,180.05	\$ -	\$ -	\$ 129,180.05	\$ 52,261.58	\$ 47,730.55	\$ 29,187.92	\$ -	\$ 129,180.05
4/9/25	ACH	\$ 25,270.06	\$ -	\$ -	\$ 25,270.06	\$ 10,224.29	\$ 9,380.09	\$ 5,665.68	\$ -	\$ 25,270.06
4/16/25	ACH	\$ 1,544.96	\$ -	\$ -	\$ 1,544.96	\$ 1,544.96	\$ -	\$ -	\$ -	\$ 1,544.96
6/16/25	ACH	\$ 3,675.81	\$ -	\$ -	\$ 3,675.81	\$ 1,487.23	\$ 824.14	\$ 1,364.44	\$ -	\$ 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
TOTAL		\$ 1,468,879.95	\$ -	\$ -	\$ 1,468,879.95	\$ 606,050.03	\$ 534,954.69	\$ 327,875.22	\$ -	\$ 1,468,879.94

101% Net Percent Collected

Direct Bill ASSESSMENTS

1364.44

824.14

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

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

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

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

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

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

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

B.

Grand Oaks Community Development District

Summary of Check Register

September 01, 2025 through September 30, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	9/3/25	2011-2018	\$ 2,320.50
	9/4/25	2019-2021	\$ 17,316.56
Total Amount			\$ 19,637.06

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
9/03/25	00053	6/30/25	JAC-0318 JUN PET STATIONS	202506 320-53800-60000			DOODYCALLS OF JACKSONVILLE FL	*	52.00	52.00	002011
9/03/25	00053	7/31/25	JAC-0334 JUL PET STATIONS	202507 320-53800-60000			DOODYCALLS OF JACKSONVILLE FL	*	65.00	65.00	002012
9/03/25	00053	8/31/25	JAC-0348 AUG PET STATIONS	202508 320-53800-60000			DOODYCALLS OF JACKSONVILLE FL	*	52.00	52.00	002013
9/03/25	00086	7/18/25	161260 DOUBLE DRIVE GATE INSTAL	202507 320-53800-60000			FLORIDA ULS OPERATING LLC	*	1,120.00	1,120.00	002014
9/03/25	00014	8/27/25	66621776 AUG PEST CONTROL	202508 330-53800-48400			MASSEY SERVICES, INC.	*	135.00	135.00	002015
9/03/25	00085	4/26/24	707198 GENERAL SECURITY 4/26/24	202410 330-53800-34500			ROLLKALL TECHNOLOGIES LLC	*	173.25	173.25	002016
9/03/25	00085	9/13/23	531941 GENERAL SECURITY 9/13/23	202410 330-53800-34500			ROLLKALL TECHNOLOGIES LLC	*	173.25	173.25	002017
9/03/25	00080	8/21/25	20420 DROP LARGE DEAD PINE TREE	202508 320-53800-46000			TAYLOR TREE SERVICES, INC.	*	550.00	550.00	002018
9/04/25	00028	7/11/25	07112025 06.16 FY25 ASSESSMENTS	202509 300-20700-10000				*	1,364.44		
		7/11/25	07112025 07.11 FY25 ASSESSMENTS	202509 300-20700-10000			GRAND OAKS CDD	*	6,314.16	7,678.60	002019
9/04/25	00029	7/11/25	07112025 06.16 FY25 ASSESSMENTS	202509 300-20700-10000				*	824.14		
		7/11/25	07112025 07.11 FY25 ASSESSMENTS	202509 300-20700-10000			GRAND OAKS CDD	*	3,813.82	4,637.96	002020
9/04/25	00087	9/04/25	09042025 TRANSFER TO SBA	202509 300-15100-10000			STATE BOARD OF ADMINISTRATION	*	5,000.00	5,000.00	002021
TOTAL FOR BANK A										19,637.06	
GOCDD GRAND OAKS CDD AMOSSING											

CHECK DATE	VEND#	INVOICE.....		...EXPENSED TO...				VENDOR NAME	STATUS	AMOUNT	CHECK....
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT #
TOTAL FOR REGISTER										19,637.06	

INVOICE# JAC-0318710

06/30/2025

DoodyCalls

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

Please remit payment to:

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

Invoice Balance	\$52.00
Total Due Includes All Unpaid Invoices	\$ 169.00

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

Checks payable to DoodyCalls of Jacksonville FL: We appreciate your business.

					Invoice #	Invoice Date
					JAC-0318710	June 30, 2025
CUSTOMER CARE CENTER HOURS OF OPERATION: 800 366-3922 Monday - Friday: 8:30 AM to 9 PM Saturday: 9 AM to 5 PM Sunday: 12:30 PM to 3:30 PM					Discount	Amount
Description	Date	Qty	U/M	Rate		
SO-01007 Service : Pet waste station service	June 5, 2025	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	June 12, 2025	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	June 19, 2025	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	June 26, 2025	1		\$ 13.00		\$ 13.00
Invoice Total						\$52.00
Payments/Credits Applied to Invoice						\$0.00
Invoice Balance						\$52.00
A minus sign (-) in the Total Due Field Box indicates a credit balance						
DoodyCalls is going Green - Let us know if you prefer your invoices by email or choose monthly auto pay with your card.						

Approved
 001.320.53800.60000
 Repairs & Maintenance
 Rich Gray

RECEIVED

By Tara Lee at 8:18 am, Sep 03, 2025

DoodyCalls

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

INVOICE# JAC-0334451

07/31/2025

Please remit payment to: DoodyCalls 3948 3rd St S #442, Jacksonville Beach FL, 32250	
Invoice Balance	\$65.00
Total Due Includes All Unpaid Invoices	\$ 169.00

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

Checks payable to DoodyCalls of Jacksonville FL: We appreciate your business.

					Invoice #	Invoice Date
					JAC-0334451	July 31, 2025
CUSTOMER CARE CENTER HOURS OF OPERATION: 800 366-3922 Monday - Friday: 8:30 AM to 9 PM Saturday: 9 AM to 5 PM Sunday: 12:30 PM to 3:30 PM					Discount	Amount
Description	Date	Qty	U/M	Rate		
SO-01007 Service : Pet waste station service	July 3, 2025	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	July 10, 2025	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	July 17, 2025	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	July 24, 2025	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	July 31, 2025	1		\$ 13.00		\$ 13.00
Invoice Total						\$65.00
Payments/Credits Applied to Invoice						\$0.00
Invoice Balance						\$65.00
A minus sign (-) in the Total Due Field Box indicates a credit balance						
DoodyCalls is going Green - Let us know if you prefer your invoices by email or choose monthly auto pay with your card.						

RECEIVED

By Tara Lee at 8:19 am, Sep 03, 2025

Approved
001.320.53800.60000
Repairs & Maintenance
Rich Gray

INVOICE# JAC-0348871

08/31/2025

DoodyCalls

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

Please remit payment to: DoodyCalls 3948 3rd St S #442, Jacksonville Beach FL, 32250	
Invoice Balance	\$52.00
Total Due Includes All Unpaid Invoices	\$ 169.00

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

Approved
 001.320.53800.60000
 Repairs & Maintenance
 Rich Gray

Checks payable to DoodyCalls of Jacksonville FL: We appreciate your business.

CUSTOMER CARE CENTER HOURS OF OPERATION: 800 366-3922 Monday - Friday: 8:30 AM to 9 PM Saturday: 9 AM to 5 PM Sunday: 12:30 PM to 3:30 PM					Invoice #	Invoice Date
					JAC-0348871	Aug. 31, 2025
Description	Date	Qty	U/M	Rate	Discount	Amount
SO-01007 Service : Pet waste station service	Aug. 7, 2025	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Aug. 14, 2025	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Aug. 21, 2025	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Aug. 28, 2025	1		\$ 13.00		\$ 13.00
Invoice Total						\$52.00
Payments/Credits Applied to Invoice						\$0.00
Invoice Balance						\$52.00
A minus sign (-) in the Total Due Field Box indicates a credit balance						
DoodyCalls is going Green - Let us know if you prefer your invoices by email or choose monthly auto pay with your card.						

RECEIVED

By Tara Lee at 11:48 am, Sep 02, 2025



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 161260

Date	PO#
07/18/25	
Due Date	Terms
8/17/25	Net 30

BILL TO
Grand Oaks Pond Fence

Grand Oaks CDD
475 W.Town Pl. # 114
St. Augustine, FL 32092

Property Address
Grand Oaks Pond Fence Turnbull Creek Rd St. Augustine , FL 32092

Item	Amount
------	--------

Job #177047 - Grand Oaks PF

Furnish and install 1 - 10' double drive gate to existing 4' black 2 - rail aluminum fence.

SFN- Commercial Install

\$1,120.00

Approved
001.320.53800.60000
Repairs & Maintenance
Rich Gray

RECEIVED

By Tara Lee at 8:17 am, Sep 03, 2025

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$1,120.00
Sales Tax	\$0.00
Total	\$1,120.00
Credits/Payments	(\$0.00)
Balance Due	\$1,120.00



PEST PREVENTION SERVICE REPORT

"Protecting Health, Food and Property"

Massey Services is committed to the health and safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency and have satisfied our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Account # 9304803
The Amenity Center/Grand
Oaks_CDD
Attn: Rebekah Scroggins
1055 Turnbull Creek Rd
St. Augustine, FL 32092-

Pest Prevention
Invoice Number # 66621776
Amount Due \$135.00

Massey Services - St Augustine
Service Center License # 174221
1761 E Dobbs Rd Suites 31 & 32, St Augustine FL
Phone: 904-808-1828
WeCare@masseyservices.com

<u>Today's Service Included</u> Property Inspected Web & Wasp nest removal Preventative treatment for pests outside	<u>Pest Activity Found</u> - Mud Dauber, Wasp, Ants, Roaches <u>Technician Comments and Recommendations</u> Today's Pest Prevention Service included an inspection of selected buildings. The exteriors were treated to prevent pest activity and swept for the removal of spider webs and wasp nests. Thank you for choosing Massey Services!
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Conditions, Avenues and Sources Identified as Potential Pest Activity

<u>Materials</u>	<u>EPA #</u>	<u>Active %</u>	<u>Quantity</u>	<u>App Rate</u>	<u>Target Pests</u>	<u>Location</u>	<u>App Method</u>
Advion Fire Ant Bait	100-1481	0.045 %	5 oz	.56 oz / 1000 sq ft	Ant - Fire	Perimeter	Granular Spot Treat
InTice 10 Perimeter Bait-Lbs	73079-6	10 %	10 lbs		Ants	Perimeter	Broadcast Granular

Approved
Pest Control
001.330.53800.48400
Rich gray

RECEIVED

By Tara Lee at 12:54 pm, Aug 28, 2025

<u>Pest Prevention Technician</u>	<u>License #</u>	<u>Date</u>	<u>Time In</u>	<u>Time Out</u>	<u>Customer Signature</u>
Matthew Able	JE503026	08/27/2025	07:28 AM	07:53 AM	Not Available

Payment Coupon

Go Green!

Invoice # 66621776
Pest Prevention

Payment Options

Online at MasseyServices.com
Download the MyMassey App
By Phone at 1-888-2MASSEY (262-7739)

Enroll today for AutoPay and Paperless
Billing Online at MasseyServices.com

Check # _____

Account# 9304803

Grand Oaks CDD
C/O GMS
475 W Town Pl
Suite 114

St. Augustine, FL 32092-



Today's Service Prepaid Amt Discount Amt
\$135.00 0 0

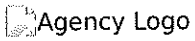
Tax Amount Today's Service Total Due
0 \$135.00

Balances Prior to Today's Service

	<u>Current</u>	<u>30 Days</u>	<u>60 Days</u>	<u>90 Days</u>	<u>Total</u>
	0	0	0	0	0

WHEN PAYING BY MAIL

Please submit to:
Massey Services, Inc.
P.O. Box 547668
Orlando, FL 32854-7668



Invoice

INVOICE DATE

4/26/2024

INVOICE NUMBER

707198

BILLED FROM

OFF DUTY
St Johns County Sheriff's Office
St. Augustine, FL 32084

BILLED TO

GRAND OAKS CDD
1055 Turnbull Creek Road
St. Augustine, FL 32092

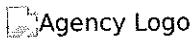
JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
3200666	4/26/24	01:30 PM 04:30 PM	General Security	Austin Reese - 10368	0.00 A 0.00 A 0.00 E 0.00 V 0.00 M	3.00	\$55.00	\$165.00
TOTAL OFFICERS PAY								\$165.00
SERVICE FEE								\$8.25
TAX								\$0.00
TOTAL DUE								\$173.25

A - Admin E - Equipment V - Vehicle M - Miscellaneous

Net 15

RECEIVED

By Tara Lee at 1:57 pm, Aug 27, 2025



Invoice

INVOICE DATE

9/13/2023

INVOICE NUMBER

531941

BILLED FROM

OFF DUTY
St Johns County Sheriff's Office
St. Augustine, FL 32084

BILLED TO

GRAND OAKS CDD
1055 Turnbull Creek Road
St. Augustine, FL 32092

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
2425047	9/13/23	02:00 PM	General Security	Andres De Las Salas-Parra - 11584	0.00 A	3.00	\$55.00	\$165.00
		05:00 PM			0.00 A			
					0.00 E			
					0.00 V			
					0.00 M			
TOTAL OFFICERS PAY								\$165.00
SERVICE FEE								\$8.25
TAX								\$0.00
TOTAL DUE								\$173.25

A - Admin E - Equipment V - Vehicle M - Miscellaneous

Net 15

RECEIVED

By Tara Lee at 1:58 pm, Aug 27, 2025



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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
20420	08/21/2025	\$550.00	08/21/2025	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
100 Red Barn Rd St. Augustine, FL 32092	1	0.00	0.00
Drop large dead pine tree in wooded area and cut up to lay flat	1	550.00	550.00
Leave all debris in wooded area			
Job completed on 8-20-2025	1	0.00	0.00

BALANCE DUE

\$550.00

Approved
Repairs & Maintenance
001.320.53800.60000
Rich Gray

RECEIVED

By Tara Lee at 11:53 am, Sep 02, 2025

Our mailing address recently changed, please make changes to our vendor information and please use mailing address above. New mailing address is
4600 Ave B, St. Augustine, FL 32095.

Grand Oaks
Community Development District
Special Assessment Receipts
Fiscal Year 2025

ON ROLL ASSESSMENTS

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

ON ROLL ASSESSMENTS

						40.46%	37.12%	22.42%	0.00%	100.00%
Date	Distribution	Net Amount	Commissions	Interest	Net Receipts	O&M Portion	2019 Debt Service Portion	2020 Debt Service Portion	2021 Debt Service Portion	Total
10/4/24	ACH	\$ 86.05	\$ -	\$ -	\$ 86.05	\$ 86.05	\$ -	\$ -	\$ -	\$ 86.05
10/30/24	ACH	\$ 15,046.62	\$ -	\$ -	\$ 15,046.62	\$ 15,046.62	\$ -	\$ -	\$ -	\$ 15,046.62
11/6/24	ACH	\$ 1,484.05	\$ -	\$ -	\$ 1,484.05	\$ 600.39	\$ 548.34	\$ 335.32	\$ -	\$ 1,484.05
11/18/24	ACH	\$ 86,151.94	\$ -	\$ -	\$ 86,151.94	\$ 34,853.96	\$ 31,832.16	\$ 19,465.82	\$ -	\$ 86,151.94
11/21/24	ACH	\$ 48,893.47	\$ -	\$ -	\$ 48,893.47	\$ 19,780.53	\$ 18,065.58	\$ 11,047.36	\$ -	\$ 48,893.47
12/9/24	ACH	\$ 107,830.45	\$ -	\$ -	\$ 107,830.45	\$ 43,624.30	\$ 39,842.12	\$ 24,364.03	\$ -	\$ 107,830.45
12/19/24	ACH	\$ 177,123.27	\$ -	\$ -	\$ 177,123.27	\$ 71,657.67	\$ 65,445.02	\$ 40,020.58	\$ -	\$ 177,123.27
1/10/25	ACH	\$ 852,455.42	\$ -	\$ -	\$ 852,455.42	\$ 344,872.63	\$ 314,972.53	\$ 192,610.25	\$ -	\$ 852,455.41
1/14/25	ACH	\$ 3,127.39	\$ -	\$ -	\$ 3,127.39	\$ 3,127.39	\$ -	\$ -	\$ -	\$ 3,127.39
2/21/25	ACH	\$ 129,180.05	\$ -	\$ -	\$ 129,180.05	\$ 52,261.58	\$ 47,730.55	\$ 29,187.92	\$ -	\$ 129,180.05
4/9/25	ACH	\$ 25,270.06	\$ -	\$ -	\$ 25,270.06	\$ 10,224.29	\$ 9,380.09	\$ 5,665.68	\$ -	\$ 25,270.06
4/16/25	ACH	\$ 1,544.96	\$ -	\$ -	\$ 1,544.96	\$ 1,544.96	\$ -	\$ -	\$ -	\$ 1,544.96
6/16/25	ACH	\$ 3,675.81	\$ -	\$ -	\$ 3,675.81	\$ 1,487.23	\$ 1,364.44	\$ 824.14	\$ -	\$ 3,675.81
7/11/25	ACH	\$ 17,010.41	\$ -	\$ -	\$ 17,010.41	\$ 6,882.43	\$ 6,314.16	\$ 3,813.82	\$ -	\$ 17,010.41
TOTAL		\$ 1,468,879.95	\$ -	\$ -	\$ 1,468,879.95	\$ 606,050.03	\$ 535,494.99	\$ 327,334.92	\$ -	\$ 1,468,879.94

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
		\$ 90,091.84	\$ 90,091.84	\$ 90,091.84

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

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

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

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

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

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