

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

*DECEMBER 10, 2025*

## *AGENDA*

# Grand Oaks Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

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

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

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December 3, 2025

Board of Supervisors  
Grand Oaks Community Development District

Dear Board Members:

The Grand Oaks Community Development District Meeting is scheduled for **Wednesday, December 10, 2025 at 1:30 p.m.** at the Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida 32092.

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments (*regarding agenda items below*)
- III. Consideration of Minutes of the November 12, 2025 Meeting
- IV. Consideration of Lease Agreement with National Stormwater Trust, Inc. (*will be sent under separate cover*)
- V. Consideration of Proposals for Pond Fountain
- VI. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
  - D. Operation Manager
    - 1. Report
    - 2. Landscape Maintenance Update

- E. Amenity Center Manager - Report
- VII. Supervisor's Request and Public Comments
- VIII. Financial Reports
  - A. Financial Statements as of October 31, 2025
  - B. Summary of Operations and Maintenance Invoices
- IX. Next Scheduled Meeting – January 14, 2026 @ 1:30 p.m. @ Grand Oaks Amenity Center
- X. Adjournment



## *MINUTES*

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, November 12, 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:

Linda Cruz	Vice Chairperson
David Crosby <i>by phone</i>	Supervisor
Dick Trowbridge	Supervisor
Justin Dudley	Supervisor

Also, present were:

Jim Oliver	District Manager, GMS
Wes Haber	District Counsel, Kutak Rock
Bill Schaeffer <i>by phone</i>	District Engineer, Dominion Engineering
Allen Flannery	The Greenery
John Ferguson	National Stormwater Trust
Jeff Littlejohn	National Stormwater Trust
Rich Gray	GMS
Matt Biagetti	GMS
Robin Nixon	GMS
Christy Buganski	GMS

**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 opened the public comment period. There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2026-01, Election of Officers**

Mr. Oliver asked if there were any nominations for Chair, Ms. Cruz nominated Justin Dudley to serve as the Chairman.

On MOTION by Ms. Cruz, seconded by Mr. Trowbridge, all in favor, Appointing Justin Dudley as Chairman and Linda Cruz as Vice Chairperson, was approved.

Mr. Oliver asked for a motion to adopt Resolution 2026-01 naming Justin Dudley as Chairman, Linda Cruz as Vice Chairperson, the remaining three Supervisors as Assistant Secretaries and Jim Oliver and Secretary and Treasurer.

On MOTION by Ms. Cruz, seconded by Mr. Trowbridge, all in favor, Resolution 2026-01 Election of Officers as slated above, was approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the October 8, 2025, Meeting**

Mr. Oliver presented the minutes of the October 8, 2025, meeting and asked for any comments, corrections, or changes. Mr. Dudley noted that Legacy “Bar” should be corrected to say Legacy Park on the bottom of page 5.

On MOTION by Mr. Dudley, seconded by Mr. Trowbridge, all in favor, the Minutes of the October 8, 2025 Meeting, were approved as amended.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02, Designation of Registered Agent**

Mr. Haber stated that under Florida law, every CDD is required to have a registered agent. That document designates the person who will be served with any papers if there is a lawsuit or any event that would require a formal service process on the District. He noted that typically his office will serve as the District’s registered agent.

On MOTION by Mr. Dudley, seconded by Mr. Trowbridge, all in favor, Resolution 2026-02, Designation of Wes Haber as the Registered Agent, was approved.

**SIXTH ORDER OF BUSINESS****Consideration of Lease Agreement with National Stormwater Trust, Inc.**

Mr. John Ferguson and Mr. Jeff Littlejohn from the National Stormwater Trust, Inc. introduced themselves and gave an overview of their company that provides stormwater services across the state of Florida. He noted that they use new technology and management techniques to improve water quality, improve flood protection and environmental outcomes, and the opportunity to generate revenue. Mr. Ferguson noted that the lease would be for 99 years, and they would give the CDD a lump sum of \$1,125,000. Ms. Cruz inquired about permits, and discussion ensued regarding stormwater and wetland permits and mitigation. Mr. Ferguson noted that their community had multiple permits, but only one permit would be affected by NST. Mr. Ferguson and Mr. Littlejohn answered questions from the Board and audience. After discussion, Board direction was for the District Engineer to review any impacts to the stormwater facilities and for the Chairman and District Counsel to bring an executable document to the next meeting.

**SEVENTH ORDER OF BUSINESS****Consideration of Proposals for Drainage**

Mr. Rich Gray reviewed the Southern Land Services, LLC proposal totaling \$5,500, a second proposal from Southern Land Services, LLC totaling \$10,950, and The Greenery, Inc. proposal totaling \$6,602.83.

The Board agreed to approval the Southern Land Services, LLC proposal subject to a diagram being provided with review by the District Engineer and Supervisor Crosby and a signed agreement.

On MOTION by Mr. Dudley, seconded by Ms. Cruz, all in favor, the Proposal for Drainage subject to Engineer and Crosby Review and a Signed Agreement, was approved.

**EIGHTH ORDER OF BUSINESS****Staff Reports****A. Attorney – Consideration of Access/Maintenance Easement for Phase 2A(2) Ponds**

Mr. Haber reviewed the Easement Agreement between the CDD and Day Late Enterprises, Inc. who is the owner of the property. He noted it is a non-exclusive access agreement for pond maintenance that authorizes the CDD to enter onto property to conduct maintenance on the ponds.

On MOTION by Ms. Cruz, seconded by Mr. Dudley, all in favor, the Access/Maintenance Easement for Phase 2A(2) Ponds, was approved.

**B. Engineer**

Mr. Schaefer had nothing to report. Mr. Oliver stated that the previous management company had adopted a set of goals for Fiscal Year 2025, and in those goals under section 2.2 there was an annual engineer's report. Mr. Schaefer stated that he did not do that for 2025.

Mr. Dudley directed the engineer to work on conveyance of Drees, Toll, and Pulte roads.

**C. Manager – Review of Fiscal Year 2025 Goals and Objectives**

Mr. Oliver reviewed the Fiscal Year 2025 goals and objectives. He noted that 2.2, District Infrastructure and Facilities Inspections by the Engineer, was the only goal that they did not meet.

On MOTION by Mr. Dudley, seconded by Ms. Cruz, with all in favor, the Fiscal Year 2025 Goals and Objectives, was approved.

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

Mr. Gray reviewed the operation manager report. Ms. Cruz discussed areas that were not being mowed that were included on the mowing map. The Board requested that staff bring back clarification between pond mowing and pocket park map and landscape maintenance agreements.

**2. Landscape Maintenance Update**

Mr. Allen Flannery from The Greenery provided updates. He noted that he will bring back pool restroom remediation quotes to the next meeting.

**3. Discussion Regarding Legacy Park Fountains**

Ms. Cruz asked staff to confirm that Lake Doctors had scaled back the hours they were running the fountains. The Board requested that staff obtain quotes to downsize the fountain power and options for adjustable nozzles.

**E. Amenity Center Manager – Report**

Ms. Nixon reviewed the amenity manager report for the Board. She noted that they were planning the First Coast Vendor Village market for early January 2026.

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

Ms. Cruz asked why the Spring Park signs were removed.

Mr. Trowbridge suggested creating a holiday decorating committee, and the Board discussed coordinating that with the Master HOA.

**TENTH ORDER OF BUSINESS****Financial Reports****A. Financial Statements as of September 30, 2025**

Mr. Oliver stated the financials are through September 30<sup>th</sup>. Expenses and collections were discussed.

On MOTION by Mr. Dudley, seconded by Mr. Trowbridge, with all in favor, the Check Register totaling \$19,637.06, was approved.

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

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

**ELEVENTH ORDER OF BUSINESS****Next Scheduled Meeting – December 10, 2025****@ 1:30 p.m. @ Grand Oaks Amenity Center**

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

**TWELFTH ORDER OF BUSINESS****Adjournment**

On MOTION by Mr. Dudley, seconded by Mr. Trowbridge, with all in favor, the meeting was adjourned
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Secretary / Assistant Secretary

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Chairman / Vice Chairman

## *FIFTH ORDER OF BUSINESS*





**The Lake Doctors, Inc.**  
Aquatic Management Services

Corporate Offices  
3543 State Road 419  
Winter Springs, FL 32708  
1-800-666-5253  
lakes@lakedoctors.com  
www.lakedoctors.com

## Sales Agreement Aqua Control

MAS

This Agreement, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (Community/Business/Individual) \_\_\_\_\_

MANAGEMENT COMPANY \_\_\_\_\_

INVOICING ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE ( ) \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_ EMAIL INVOICE: YES OR NO

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO THIRD PARTY INVOICING PORTAL: YES OR NO

\*\*If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information.

Hereinafter called "CUSTOMER" PURCHASE ORDER #: \_\_\_\_\_

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to install or supply the following equipment in accordance with the terms and conditions of this Agreement in the following location(s):

**Two (2) Aqua Control Select Series fountain for Grand Oaks CDD, St. Augustine Florida.**

Includes 5hp 230V 3 Phase floating fountain, vertical high-performance stainless-steel pump, motor, intake components. UL Listed NEMA 3R Composite control panel with safety disconnect switch, GFCB protection, 24-hr pump and light timers, motor capacitors and resettable overloads. Deposit must be received prior to installation, unless otherwise noted.

\*Excludes any onshore electrical supply, repair, trenching or conduit to lake.

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified equipment:

1.	2- 5hp, 230V, 3Ph Aqua Control SS fountain with nozzle choice, 150' power cable each	\$ 33,786.00
2.	2- New Control Panel NEMA 3R with Digital Timers, GFCB protection	\$ INCLUDED
3.	2- 4 X 35W clear LED lighting, sealed stainless-steel fixtures and 150' power cable each	\$ INCLUDED
4..	5 Year fountain warranty, 3 Years on panel & new LED lighting	\$ INCLUDED
5.	Current Customer Discount and Free Shipping.	\$ (2,500.00)
6.	Delivery Anchoring in lake, installing control panels at existing electrical locations*	\$ 1,500.00
7.	6.5% Sales Tax	\$ Exempt
	Total of Services Accepted	\$ 32,786.00

**A deposit of \$16,393.00 shall be payable upon execution of this Agreement.** The balance shall be payable **upon installation**, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. **THE LAKE DOCTORS** considers this sale as made in Florida and is not responsible for the payment of any out-of-state (non-Florida) taxes except as required by law.

- C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.
- D. THE LAKE DOCTORS agrees to supply equipment within **thirty (30) business days**, subject to availability, with receipt of this executed Agreement and required advance deposit.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before December 30, 2025.
- F. The terms and conditions form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Mark A. Seymour, Sales Manager

Signed \_\_\_\_\_ Dated \_\_\_\_\_  
Name \_\_\_\_\_

## TERMS AND CONDITIONS

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. For details, see MANUFACTURER's warranty. MANUFACTURER warranties cover MANUFACTURER defects. As a courtesy, THE LAKE DOCTORS will cover the additional cost of shipping and labor for the first six (6) months following installation. CUSTOMER will be responsible for all labor and shipping costs after six (6) months from the date of installation.  
  
The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
2. Failure to follow the MANUFACTURER's required maintenance may void warranty.
3. Items not covered under our warranty will be treated and billed as regular service calls. Examples of non-warranty work include cleaning of light lenses, unclogging of nozzles and filters, valve adjustments, resetting tripped breakers, though this is a non-exhaustive list and other items may be treated and billed as regular service calls.
4. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or pond's edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
5. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.
6. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
7. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
9. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
10. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
11. Termination of Agreement in writing by CUSTOMER after initiation of Agreement will be subject to a 20% restocking fee plus all shipping costs and subject to a charge equal to time and materials expended upon time of cancellation.
12. Should the CUSTOMER fail to meet site installation requirements (e.g. proper electrical power, access to pond, etc.) within one-hundred eighty (180) days from the execution of the Agreement, CUSTOMER agrees that THE LAKE DOCTORS shall be entitled to invoice and collect all monies due per the Agreement. In no case shall the payment of such invoice constitute a permanent storage agreement or installation completion.
13. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.
14. Special or custom orders are not returnable for credit. A special or custom order is defined by THE LAKE DOCTORS as any order deviating from, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications.
15. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
16. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services. Should CUSTOMER become delinquent on any invoice related to this agreement beyond one-hundred twenty (120) days, THE LAKE DOCTORS shall be entitled to send any monies to a collections agency.
17. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
18. If the scope of work changes after the execution of the Agreement, the Agreement can be cancelled or the customer will assume any additional cost to complete the modified agreement.



**FLEUR DE LIS Select Series: 1 HP - 5 HP Fountains.** The Fleur de Lis is an impressive display with a high center sky geyser elegantly encircled by eight tall arching streams and then encircled again by eight lower arching streams.

HP	PERFORMANCE			DEPTH		AMPS				KW
	Height (feet)	Diameter (feet)	Output (gallons per minute)	Minimum Operating Water Depth (inches)		Single Phase	Three Phase			Power Usage
				Vertical	Horizontal		230V	208V	230V	460V
1	20'	30'	140	52"	28"	10	5	5	3	2
2	24'	35'	160	56"	28"	13	9	9	5	3
3	27'	40'	180	56"	28"	17	13	12	7	4
5	35'	48'	210	62"	28"	28	21	20	11	6



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MANAGEMENT COMPANY \_\_\_\_\_

INVOICING ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE ( ) \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_ EMAIL INVOICE: YES OR NO

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO THIRD PARTY INVOICING PORTAL: YES OR NO

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1.	2- 5hp, 230V, 3Ph Aqua Control SS fountain with nozzle choice, 150' power cable each	\$	26,400.00
2.	2- New Control Panel NEMA 3R with Digital Timers, GFCB protection	\$	INCLUDED
3.	Existing fountains' clear LED lighting to be used. No warranty Included	\$	INCLUDED
4..	5 Year fountain warranty and 3 Years on panel.	\$	Existing Lights
5.	Current Customer Discount and Free Shipping.	\$	(1,900.00)
6.	Delivery Anchoring in lake, installing control panels at existing electrical locations*	\$	1,500.00
7.	6.5% Sales Tax	\$	Exempt
	Total of Services Accepted	\$	26,000.00

**A deposit of \$13,000.00 shall be payable upon execution of this Agreement.** The balance shall be payable **upon installation**, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. **THE LAKE DOCTORS** considers this sale as made in Florida and is not responsible for the payment of any out-of-state (non-Florida) taxes except as required by law.

- C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.
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CUSTOMER

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Signed \_\_\_\_\_ Dated \_\_\_\_\_

Name \_\_\_\_\_

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8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
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**FLEUR DE LIS Select Series: 1 HP - 5 HP Fountains.** The Fleur de Lis is an impressive display with a high center sky geyser elegantly encircled by eight tall arching streams and then encircled again by eight lower arching streams.

HP	PERFORMANCE			DEPTH		AMPS				KW
	Height (feet)	Diameter (feet)	Output (gallons per minute)	Minimum Operating Water Depth (inches)		Single Phase	Three Phase			Power Usage
				Vertical	Horizontal		230V	208V	230V	460V
1	20'	30'	140	52"	28"	10	5	5	3	2
2	24'	35'	160	56"	28"	13	9	9	5	3
3	27'	40'	180	56"	28"	17	13	12	7	4
5	35'	48'	210	62"	28"	28	21	20	11	6





The Tiara is a 3-tier pattern with a high, central stream that is surrounded by 12 reduced height arching streams which in turn are surrounded by 12 wide arching streams. **60 Hz Specifications:**

HP	PERFORMANCE			DEPTH		AMPS			
2S = 2 Stage	Height (ft.)	Diameter (ft.)	Output (GPM)	Min. Operating Water Depth (in.)		Single Phase	Three Phase		
				Vert.	Horiz.		240V	208V	230V
1	20	55	140	52	28	10	5	5	3
2	24	63	160	56	28	13	9	9	5
3	28	70	180	56	28	17	13	12	7
5	34	90	210	62	28	28	21	20	11



**FLEUR DE LIS Select Series: 1 HP - 5 HP Fountains.** The Fleur de Lis is an impressive display with a high center sky geyser elegantly encircled by eight tall arching streams and then encircled again by eight lower arching streams.

HP	PERFORMANCE			DEPTH		AMPS				KW
	Height (feet)	Diameter (feet)	Output (gallons per minute)	Minimum Operating Water Depth (inches)		Single Phase	Three Phase			Power Usage
				Vertical	Horizontal		230V	208V	230V	460V
1	20'	30'	140	52"	28"	10	5	5	3	2
2	24'	35'	160	56"	28"	13	9	9	5	3
3	27'	40'	180	56"	28"	17	13	12	7	4
5	35'	48'	210	62"	28"	28	21	20	11	6





The Trellis has 12, high, gracefully arching, coherent streams. As with other patterns with tall arching steams, the Trellis lights extremely well and is especially beautiful when lit with different colored lights. **Specifications:**

HP	PERFORMANCE			DEPTH		AMPS				KW
2S = 2 Stage	Height (ft.)	Diameter (ft.)	Output (GPM)	Min. Operating Water Depth (in.)		Single Phase	Three Phase			Power Usage
				Vert.	Horiz.		240V	208V	230V	460V
1	18	36	140	52	28	10	5	5	3	2
2	22	44	160	56	28	13	9	9	5	3
3	26	52	180	56	28	17	13	12	7	4
5	30	60	210	62	28	28	21	20	11	6

## *SIXTH ORDER OF BUSINESS*

*D.*

*1.*

12/10/2025

# Grand Oaks

Community Development District

Field Operations & Amenity Management Report



**Rich Gray**

FIELD OPERATIONS MANAGER  
GOVERNMENTAL MANAGEMENT SERVICES

**Robin Nixon**

AMENITY MANAGER  
GOVERNMENTAL MANAGEMENT SERVICES

Grand Oaks  
Community Development District

Field Operations & Amenity Management Report  
December 10th, 2025

To: Board of Supervisors

From: Rich Gray  
Field Operations Manager

Robin Nixon  
Amenity Manager

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

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



## Events & Community Information

- Weekly Food Truck on Thursdays from 5 pm to 8 pm at the Amenity Center.
- Fitness Center
- Zumba Classes- Mondays at 6 pm & Fridays at 10:30 am. NO Longer in the Swimming Pool.
- Dance Class Sessions- Gift of Dance School (For children). Wednesday's starting at 4:30 pm.
- Yoga- Saturdays at 10 am
- Total rentals for October- (9)
- We recently had a community yard sale event (Nov. 15th). Lots of residents participated. Robin & Christy were on site to pass out sunglasses and bubbles to all the children in the neighborhood who participated.
- Recently had the One Blood bus out (Nov 8th). We are pleased to share with you that your last blood drive resulted in 8 procedures and 11 units of blood. Each donation can save up to 3 lives, so 27 patients could benefit from the lifesaving efforts of blood donors at Grand Oaks. We can't wait to have them back out in Feb 2026.
- We are excited to announce our Community DRIVE-IN movie night (Dec 6th) sponsored by "THE GREENERY INC"! We will be playing the famous "How the Grinch Stole Christmas" on the big movie screen, drive-in movie style, here at the amenity center. The AM radio transmitter function was donated by GMS this year to allow our residents to listen to the movie feature from inside their vehicles during these colder temperatures and really enjoy that Drive-In movie vibe. Food trucks will be on site for purchase from 5-8 pm. We will also have Santa and Mrs. Claus here at the amenity center available for holiday pictures! Free of charge.
- Clubs Meeting in Club House
  - Mahjong (Mon & Tues.)
  - Hand & Foot (Thurs & Fridays)
  - Bible study group on 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.



## Events & Community Information

### GRAND OAKS DRIVE-IN MOVIE NIGHT

Feature Film: "How the Grinch Stole Christmas"  
Rated: PG

Movie starts at 6:00 PM

We are excited to introduce a brand-new feature for our Grand Oaks residents! At this upcoming Movie Night, you and your family will now have the option to enjoy the film from the comfort of your vehicle. 🎬 Drive-In Style Audio!  
You'll be able to tune in through your AM radio to hear the movie loud and clear while staying cozy inside your car! Perfect for these cooler holiday temps! We can't wait to bring this fun drive-in movie experience to our community. See you there! = )



📅 Santa & Mrs. Claus  
5:00-8:00 PM  
(Bring your cameras to take photos)

🎁 Special Surprise Visit from  
The, The, the...THE GRINCH!

🍷 Food Trucks: Available to  
purchase from 5:00-8:00 PM

SPONSORED BY THE  
GREENERY, INC.



1055 Turnbull Creek Rd  
Saint Augustine, FL 32092  
GrandOaksmanager@gmail.com

December 6th, 2025  
Grand Oaks Amenity Center

### GRAND OAKS RESIDENTS



**S.A.F.E.**  
SAVING ANIMALS FROM  
EUTHANASIA

### PET FOOD DRIVE

S.A.F.E. Animal Adoption Center will be visiting Grand Oaks on Saturday, the 15th from 11AM-3PM.

Donations can be dropped off here at the Amenity Center anytime before the event. Let's try to fill them with tons of donations and love this holiday season.

## YARD SALE



Dear Grand Oaks Residents;

We are excited to share the official list of participating addresses for our Community Yard Sale happening this Saturday! Thank you to everyone who signed up — we're looking forward to a great morning the neighborhood.

#### 📍 Participating Addresses

##### The Bluffs:

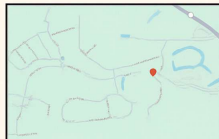
- 153 Pine Forest Court
- 24 Oakhurst Court
- 41 Oakhurst Court

##### The Grove:

- 106 Willow Creek Court
- 212 Willow Creek Court

##### The Trails:

- 136 Myrtle Oak Court
- 157 Red Barn Rd
- 160 Red Barn Rd
- 251 Garden Court



##### Lakeview:

- 625 Natureland Circle
- 105 Natureland Circle
- 41 Cinnamon Teal Way

##### Summer Bay:

- 315 Fairlake Circle

## DONATE BLOOD

**Grand Oaks St. Augustine**  
**Saturday, November 8**  
**9:00 AM - 2:00 PM**

All donors receive\*:

- **\$20 eGift Card**
- **Power Bank**
- **Wellness Checkup** including blood pressure, pulse, temperature, iron count, and cholesterol screening.

*Fact: Only 3% of those who are eligible actually donate blood.*



Appointments are encouraged, please visit [oneblood.org/donate-now](https://oneblood.org/donate-now) and use **sponsor code 78430**

ID REQUIRED

\*One offer per donor per donation. No cash value. Not transferable. Gifts may vary. For more information please visit [oneblood.org/donate](https://oneblood.org/donate).

Donors Receive



- PLUS -



- PLUS -



oneblood Share your power



## **Weekly Maintenance Responsibilities**

Listed below are weekly maintenance responsibilities:

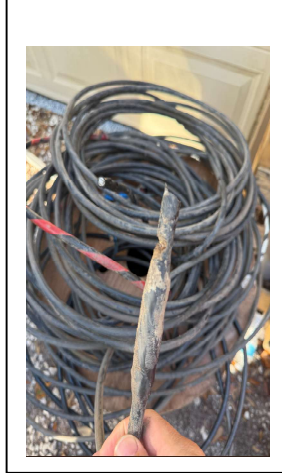
- Roadways, pickleball courts, playgrounds, pool areas, sports complexes, and parking lots are checked daily for debris.
- All trash receptacles are checked weekly and emptied as needed.
- All pool furniture is straightened and organized at the start of each day, and each chair is inspected for proper 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 weekly.
- 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

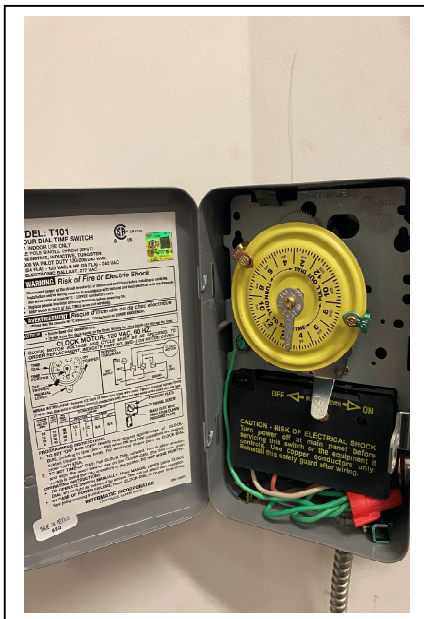
- FPL and Allstar Electric have completed the wire repair and hookup for the Trails Marquee sign. All new wire has been installed and hooked back up to the meter and feeding transformer.
- GMS installed Christmas decorations inside the Amenity Center and the surrounding area.
- M&G Lighting completed the Christmas Lighting installation at the Amenity Center, all community entrances, and the Main entrance of the development.
- GMS adjusted all fountain timers on the property as instructed in the previous meeting. The entry fountains are being placed to operate only during the evening hours.
- Allstar Electric completed installing the new timer for the parking lot lights at the Amenity Center. All systems seem to be functioning as they should.
- GMS repaired the fencing on ponds 14 & 15. Currently working on the additional repairs needed to the fencing on pond 17, which will require a proposal from fencing companies.
- GMS installed additional window locks in the Amenity Center Rental Room for improved security.
- GMS installed new temporary fencing around the playground to improve security.
- The Greenery made (2) irrigation repairs near the mailbox clusters. They continue to do monthly irrigation inspection reports and advise as soon as something needs to be corrected.

\*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



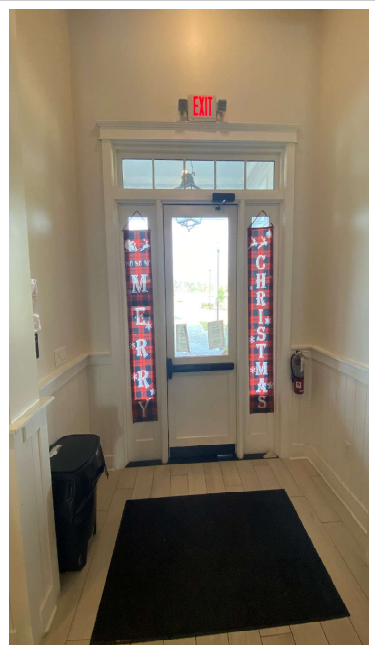
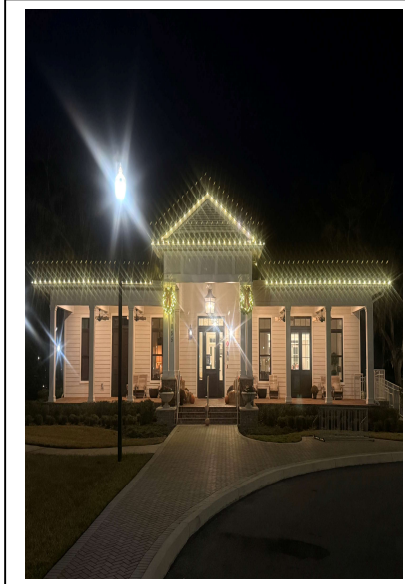
FPL and Allstar Electric completed the needed repairs to the Trails marquee sign. The customer-owned wire from the meter to the transformer has been replaced. FPL restored all power back to the meter and tested services. All services at this point seem to be functioning as they should.



Allstar Electric completed the needed repairs to the timer for the Parking lot lights at the Amenity Center.

The Greenery completed the needed irrigation repairs at Legacy Park and Amenity Center.

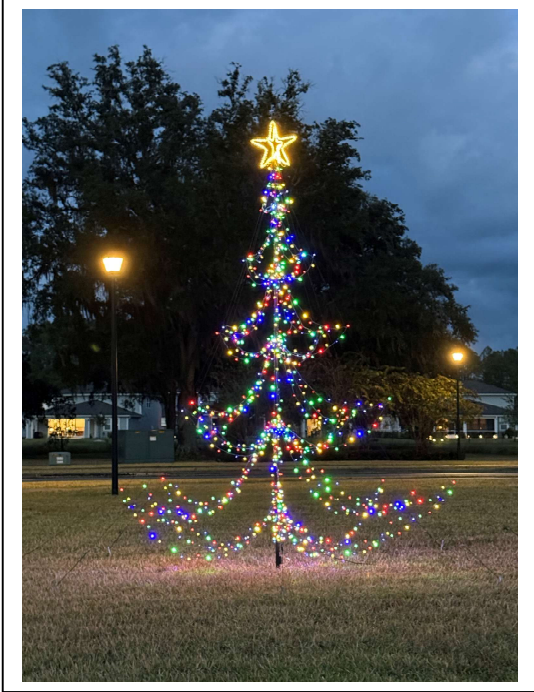
## Completed Projects



M&G Lighting completed the Holiday Lighting installation at the Amenity Center, Community entrances, and the Main entrance. GMS completed decorating the inside of the Amenity Center and surrounding area.



## Completed Projects



GMS partnered up with Lit Christmas Trees this holiday season. GMS would like to extend a special thank you to Lit Christmas Trees for providing this display at no cost to the district.



The Greenery removed dead wood from ponds 14 and 15. They will continue clean-up efforts around all ponds over the next couple of weeks.

## Conclusion

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



2.

**Dear Grand Oaks CDD,**

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

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

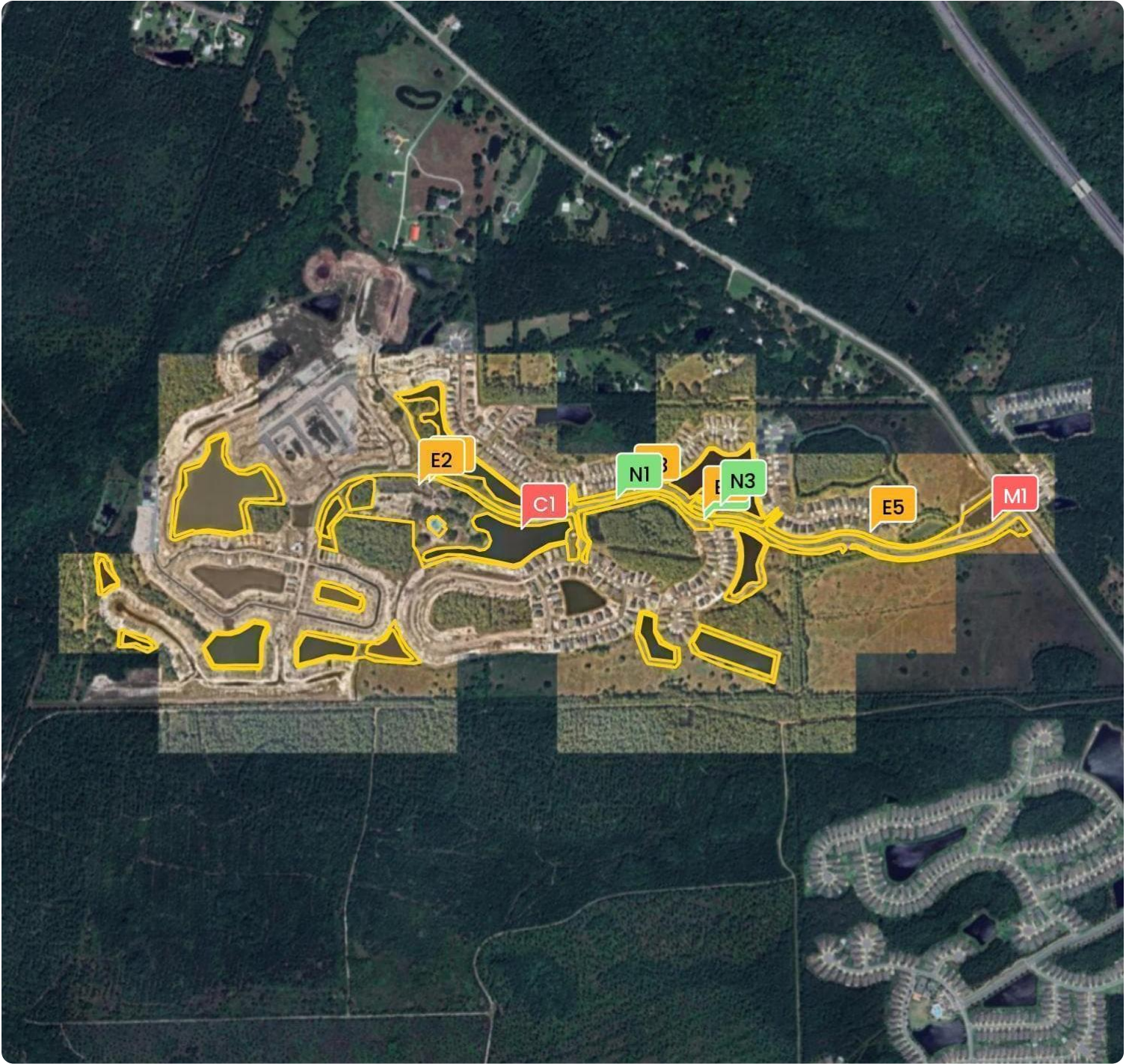
Moreover, we have identified several opportunities that could further elevate the aesthetic and functional value of your property. These suggestions are carefully curated based on our expert assessment and your unique landscape needs, aiming to deliver the best possible outcomes for your environment.

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

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

Warm regards,  
William Allen Flannery, CRM





# Client Communication Report

grand

Reported On:  
December 01, 2025

Report By:  
William Allen Flannery

Property Size:  
44.14 Acres

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

## Client Communication Report

### MAINTENANCE ITEMS

1. I wanted to give you a heads-up on one of the projects our production team will start tackling during the off-season: removing as much moss as possible from the large oak trees at the main entrance. We'll work from the ground using poles and gentle scraping tools to reach and remove the moss as high as we safely and effectively can without climbing or causing any harm to the trees. It won't get every last bit up in the very tops, but it will dramatically clean up the sections that everyone sees when driving in.

### RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS

1. We've identified a small section of sod that will need to be replaced. Because we truly value our partnership with you and consider ourselves long-term partners in keeping the property looking its best, we're happy to take care of this replacement at no charge to you. We'll get it scheduled and completed as soon as possible.
2. While investigating the original area we discussed, we identified a small section of sod that needs replacement. During that same inspection, we also noticed one additional small spot that could use the same remedy. Because we truly value our partnership and consider ourselves long-term partners in keeping your property in top shape, we're happy to take care of both spots at no charge to you. We'll get everything scheduled and completed as quickly as possible
3. We've identified a small area of sod that will need to be replaced. While we were out there, we also noticed a couple more spots right past the trails that could use the same treatment. Because we truly value our partnership with you and see ourselves as long-term partners in keeping the property looking great, we're going to go ahead and replace the sod in all of these areas at no charge to you. We'll get it scheduled and taken care of as soon as possible
4. I wanted to give you a quick heads-up. In addition to the sod areas we've already discussed, we've identified a couple more spots near Legacy Park that are showing similar wear and could use replacement. Because we truly value our partnership and like taking care of things the right way, we're going to go ahead and replace the sod in these new areas at no charge to you as well. We'll get it all knocked out at the same time as the previously identified spots so everything looks consistent and fresh.
5. I wanted to share some good news: I'm definitely seeing solid new grass growth coming in on a couple of the areas that really struggled through the summer heat. It's filling in nicely on its own. That said, since we'll already be out there patching the other spots we discussed, we'd like to go ahead and lightly patch these recovering areas as well (just to speed things along and give everything a uniform, finished look). Happy to do it at no charge while we're taking care of the rest.

### NOTES TO OWNER/CLIENT

1. I wanted to bring something to your attention. It looks like someone has been doing burnouts (spinning tires) in the grass right as you pass the trails headed toward Legacy Park. There are clear tire marks and a couple of patches of torn-up turf. I can't tell if it was a truck or a car, but it's definitely vehicle-related. We just wanted to make you aware of it in case you'd like to look into it.
2. I wanted to give you a quick update on the leaning oak tree located in front of the Grove, right next to Legacy Park. We've made a couple of attempts to straighten it by bracing and guying the tree, but each time the trunk showed no movement and we became concerned that continued pressure could crack or break the trunk. To avoid causing any real damage, we stopped those efforts. As a good partner, we're not giving up on saving the tree. Our next step will be to carefully hand-dig around the root ball to loosen the soil, relieve any root constriction, and see if that allows us to safely upright the tree and re-stake it properly. We'll treat it with the utmost care and keep you posted on our progress.

3. I wanted to pass along another small goodwill gesture on our end. We've noticed a couple of palm trees at Legacy Park that are fully dead. Rather than wait for a separate work order, we're going to go ahead and remove them at no charge to you. We'll cut them down, process the material, and dispose of everything on-site along the natural buffer near the dog park area (out of sight and in a spot that works well)

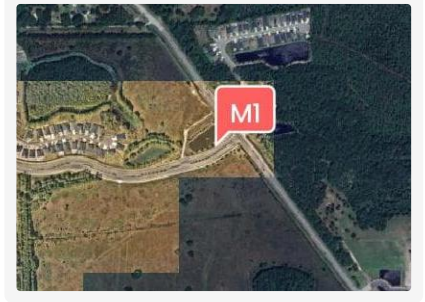


## 1. MAINTENANCE ITEM

Created On December 01, 2025 by William Allen Flannery  Created On Site

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Note Attachments







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Note Attachments











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Note Attachments







2. NOTES TO OWNER/CLIENT

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I wanted to give you a quick update on the leaning oak tree located in front of the Grove, right next to Legacy Park. We've made a couple of attempts to straighten it by bracing and guying the tree, but each time the trunk showed no movement and we became concerned that continued pressure could crack or break the trunk. To avoid causing any real damage, we stopped those efforts.

As a good partner, we're not giving up on saving the tree. Our next step will be to carefully hand-dig around the root ball to loosen the soil, relieve any root constriction, and see if that allows us to safely upright the tree and re-stake it properly. We'll treat it with the utmost care and keep you posted on our progress.



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Note Attachments





Enhancing People’s Lives Through Beautiful Landscapes

*EIGHTH ORDER OF BUSINESS*



*A.*

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

***Unaudited Financial Reporting***  
***October 31, 2025***



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

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

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
Operating Account - Truist	\$ 108,417	\$ -	\$ -	\$ 108,417
Operating Account - Valley National	\$ -	\$ -	\$ -	\$ -
Assessment Receivable	\$ 2,418	\$ 245,403	\$ -	\$ 247,821
Due from Developer	\$ 140,904	\$ -	\$ -	\$ 140,904
Due from Other(Litigation)	\$ 78,673	\$ -	\$ -	\$ 78,673
Due from Capital Projects	\$ -	\$ -	\$ -	\$ -
Investment - SBA	\$ 5,030	\$ -	\$ -	\$ 5,030
Prepaid Expense	\$ -	\$ -	\$ -	\$ -
<b>Investments:</b>				
<b><u>Series 2019</u></b>				
Reserve	\$ -	\$ 672,531	\$ -	\$ 672,531
Revenue	\$ -	\$ 513,984	\$ -	\$ 513,984
Prepayment	\$ -	\$ 146	\$ -	\$ 146
Interest	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ 32,725	\$ 32,725
Due from General Fund	\$ -	\$ -	\$ -	\$ -
<b><u>Series 2020</u></b>				
Reserve	\$ -	\$ 873,099	\$ -	\$ 873,099
Interest	\$ -	\$ (0)	\$ -	\$ (0)
Revenue	\$ -	\$ 23,729	\$ -	\$ 23,729
Prepayment	\$ -	\$ 4,872	\$ -	\$ 4,872
Construction	\$ -	\$ -	\$ 23,375	\$ 23,375
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Due from General Fund	\$ -	\$ -	\$ -	\$ -
<b><u>Series 2021</u></b>				
Reserve	\$ -	\$ 300,025	\$ -	\$ 300,025
Revenue	\$ -	\$ 3,449	\$ -	\$ 3,449
Construction	\$ -	\$ -	\$ 12,431	\$ 12,431
Construction - State Road 16	\$ -	\$ -	\$ 219	\$ 219
Due from General Fund	\$ -	\$ -	\$ -	\$ -
<b>Total Assets</b>	<b>\$ 335,442</b>	<b>\$ 2,637,238</b>	<b>\$ 68,750</b>	<b>\$ 3,041,430</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 99,859	\$ -	\$ -	\$ 99,859
Due to Debt Service	\$ -	\$ -	\$ -	\$ -
Due to Capital Projects	\$ -	\$ -	\$ -	\$ -
Due to General Fund	\$ -	\$ -	\$ -	\$ -
Deposits	\$ -	\$ -	\$ -	\$ -
Unavailable Revenue	\$ 140,904	\$ 239,848	\$ -	\$ 380,752
<b>Total Liabilites</b>	<b>\$ 240,763</b>	<b>\$ 239,848</b>	<b>\$ -</b>	<b>\$ 480,611</b>
<b>Fund Balance:</b>				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Assigned For:				
Debt Service - Series 2019	\$ -	\$ 1,192,216	\$ -	\$ 1,192,216
Debt Service - Series 2020	\$ -	\$ 901,700	\$ -	\$ 901,700
Debt Service - Series 2021	\$ -	\$ 303,474	\$ -	\$ 303,474
Restricted For:				
Capital Projects - Series 2019	\$ -	\$ -	\$ 32,725	\$ 32,725
Capital Projects - Series 2020	\$ -	\$ -	\$ 23,375	\$ 23,375
Capital Projects - Series 2021	\$ -	\$ -	\$ 12,650	\$ 12,650
Unassigned	\$ 94,680	\$ -	\$ -	\$ 94,680
<b>Total Fund Balances</b>	<b>\$ 94,680</b>	<b>\$ 2,397,390</b>	<b>\$ 68,750</b>	<b>\$ 2,560,819</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 335,442</b>	<b>\$ 2,637,238</b>	<b>\$ 68,750</b>	<b>\$ 3,041,430</b>

# Grand Oaks

## Community Development District

### General Fund

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

For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 588,242	\$ 15,616	\$ 15,616	\$ -
Assessments - Direct	\$ 649,186	\$ 242,451	\$ 242,451	\$ -
Interest Income	\$ -	\$ -	\$ 231	\$ 213
Interest Income - SBA	\$ 5,000	\$ 18	\$ 18	\$ 18
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ 2,000	\$ 167	\$ 1,225	\$ 1,058
<b>Total Revenues</b>	<b>\$ 1,244,428</b>	<b>\$ 258,252</b>	<b>\$ 259,541</b>	<b>\$ 1,289</b>

#### **Expenditures:**

##### General & Administrative:

Supervisor Fees	\$ 12,000	\$ 1,000	\$ 400	\$ 600
Arbitrage	\$ 1,350	\$ 113	\$ -	
District Engineer	\$ 13,200	\$ 1,100	\$ 2,370	\$ (1,270)
Dissemination Agent	\$ 3,150	\$ 263	\$ 363	\$ (100)
District Counsel	\$ 30,000	\$ 2,500	\$ 2,386	\$ 114
Assessment Roll Administration	\$ -	\$ -	\$ 7,500	\$ (7,500)
Auditing Services	\$ 6,600	\$ 6,600	\$ -	\$ 6,600
Trustee Fees	\$ 12,000	\$ 12,000	\$ 10,227	\$ 1,773
Management Fees	\$ 58,478	\$ 4,873	\$ 4,873	\$ (0)
Information Technology	\$ 1,890	\$ 158	\$ 158	\$ -
Website Administration	\$ 1,260	\$ 105	\$ 105	\$ -
Postage	\$ 1,200	\$ 100	\$ 4	\$ 96
Printing And Binding	\$ 350	\$ 29	\$ 44	\$ (14)
Insurance	\$ 3,675	\$ 3,675	\$ 7,029	\$ (3,354)
Legal Advertising	\$ 1,000	\$ 83	\$ -	\$ 83
Bank Fees	\$ 2,000	\$ 167	\$ 118	\$ 49
Office Supplies	\$ 150	\$ 13	\$ 0	\$ 12
Dues, Licenses & Subscriptions	\$ 175	\$ 15	\$ -	\$ 15
<b>Total General &amp; Administrative:</b>	<b>\$ 148,478</b>	<b>\$ 32,792</b>	<b>\$ 35,576</b>	<b>\$ (2,896)</b>

# Grand Oaks

## Community Development District

### General Fund

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

For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
<b><u>Operation and Maintenance</u></b>				
<b>Field Expenses</b>				
Field Management	\$ 46,943	\$ 3,912	\$ 3,912	\$ (0)
Electricity	\$ 110,000	\$ 9,167	\$ 3,147	\$ 6,020
Utility	\$ 12,000	\$ 1,000	\$ -	\$ 1,000
Landscape Maintenance	\$ 229,008	\$ 19,084	\$ 19,084	\$ -
Irrigation Repairs	\$ 15,000	\$ 1,250	\$ 1,350	\$ (100)
Landscape Replacement	\$ 18,000	\$ 1,500	\$ -	\$ 1,500
Landscape - Mulch	\$ 40,000	\$ 3,333	\$ -	\$ 3,333
Landscape - Annuals	\$ 14,265	\$ 1,189	\$ -	\$ 1,189
Lake Maintenance	\$ 29,700	\$ 2,475	\$ 2,475	\$ -
General Repairs & Maintenance	\$ 25,000	\$ 2,083	\$ 12,975	\$ (10,892)
Sidewalk & Pavement Repairs	\$ 5,000	\$ 417	\$ -	\$ 417
Capital Reserve	\$ 100,000	\$ 8,333	\$ -	\$ 8,333
<b>Subtotal</b>	<b>\$ 644,916</b>	<b>\$ 49,831</b>	<b>\$ 42,943</b>	<b>\$ 10,800</b>
<b>Amenity Expenses</b>				
Facility Management	\$ 85,000	\$ 7,083	\$ 7,083	\$ 0
Facility Attendants	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
Security	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
Cable/Internet	\$ 5,000	\$ 417	\$ -	\$ 417
Property Insurance	\$ 83,000	\$ 83,000	\$ 54,784	\$ 28,216
Utility-Water	\$ 10,000	\$ 833	\$ 562	\$ 272
Gas	\$ 2,000	\$ 167	\$ 73	\$ 94
Pool Maintenance	\$ 21,600	\$ 1,800	\$ 3,528	\$ (1,728)
Pool Chemicals	\$ 15,000	\$ 1,250	\$ -	
Pool Permits	\$ 355	\$ 30	\$ 350	\$ (321)
Refuse	\$ 5,000	\$ 417	\$ 539	\$ (123)
Janitorial Services	\$ 16,200	\$ 1,350	\$ 1,350	\$ -
Pest Control	\$ 1,620	\$ 135	\$ 135	\$ -
Amenity Office Supplies	\$ 600	\$ 50	\$ -	\$ 50
Recreation Facility Maintenance	\$ 25,000	\$ 2,083	\$ -	\$ 2,083
Recreation Equipment Maintenance	\$ 17,928	\$ 1,494	\$ 1,494	\$ -
Special Events	\$ 7,000	\$ 583	\$ 395	\$ 188
Holiday Decorations	\$ 2,000	\$ 167	\$ 1,613	\$ (1,446)
Miscellaneous Maintenance	\$ 123,731	\$ 10,311	\$ -	\$ 10,311
<b>Subtotal</b>	<b>\$ 451,034</b>	<b>\$ 113,670</b>	<b>\$ 71,906</b>	<b>\$ 40,514</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 1,095,950</b>	<b>\$ 163,501</b>	<b>\$ 114,848</b>	<b>\$ 51,314</b>
<b>Total Expenditures</b>	<b>\$ 1,244,428</b>	<b>\$ 196,293</b>	<b>\$ 150,424</b>	<b>\$ 48,418</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 109,117</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (14,437)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 94,680</b>	

# Grand Oaks

## Community Development District

### Debt Service Fund - Series 2019

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

For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 537,242	\$ -	\$ -	\$ -
Assessments - Direct	\$ 142,678	\$ -	\$ -	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ -	\$ -
Interest	\$ 10,000	\$ 833	\$ 3,996	\$ 3,163
<b>Total Revenues</b>	<b>\$ 689,920</b>	<b>\$ 833</b>	<b>\$3,996</b>	<b>\$ 3,163</b>
<b>Expenditures:</b>				
Interest Expense 11/1	\$ 234,259	\$ -	\$ -	\$ -
Principal Expense 11/1	\$ 200,000	\$ -	\$ -	\$ -
Interest Expense 5/1	\$ 230,134	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 664,394</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (2,272)	\$ (2,272)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,272)</b>	<b>\$ (2,272)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 25,526</b>		<b>\$1,724</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 277,837</b>		<b>\$ 1,190,492</b>	
<b>Fund Balance - Ending</b>	<b>\$ 303,363</b>		<b>\$ 1,192,216</b>	

# Grand Oaks

## Community Development District

### Debt Service Fund - Series 2020

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

For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 328,531	\$ -	\$ -	\$ -
Assessments - Direct	\$ 604,659	\$ -	\$ -	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ -	\$ -
Interest	\$ 10,000	\$ 833	\$ 2,914	\$ 2,081
<b>Total Revenues</b>	<b>\$ 943,190</b>	<b>\$ 833</b>	<b>\$2,914</b>	<b>\$ 2,081</b>
<b>Expenditures:</b>				
Interest Expense 11/1	\$ 319,663	\$ -	\$ -	\$ -
Principal Expense 5/1	\$ 295,000	\$ -	\$ -	\$ -
Interest Expense 5/1	\$ 319,663	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 934,327</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 8,863</b>		<b>\$2,914</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 277,837</b>	<b>\$ -</b>	<b>\$ 898,786</b>	
<b>Fund Balance - Ending</b>	<b>\$ 286,700</b>	<b>\$ -</b>	<b>\$ 901,700</b>	



# Grand Oaks

## Community Development District

### Debt Service Fund - Series 2021

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

For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -
Assessments - Direct	\$ 300,025	\$ -	\$ -	\$ -
Interest	\$ 5,000	\$ 417	\$ 985	\$ 569
<b>Total Revenues</b>	<b>\$ 305,025</b>	<b>\$ 417</b>	<b>\$ 985</b>	<b>\$ 569</b>
<b>Expenditures:</b>				
Interest Expense 11/1	\$ 90,997	\$ -	\$ -	\$ -
Principal Expense 11/1	\$ 115,000	\$ -	\$ -	\$ -
Interest Expense 5/1	\$ 89,488	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 295,486</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (974)	\$ (974)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (974)</b>	<b>\$ (974)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 9,539</b>		<b>\$ 11</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 277,837</b>		<b>\$ 303,463</b>	
<b>Fund Balance - Ending</b>	<b>\$ 287,376</b>		<b>\$ 303,474</b>	

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

	Series	Series	Series
	2019	2020	2021
<b><u>Revenues:</u></b>			
Interest Income	\$ 102	\$ 88	\$ 38
<b>Total Revenues</b>	<b>\$ 102</b>	<b>\$ 88</b>	<b>\$ 38</b>
<b><u>Expenditures:</u></b>			
Capital Outlay - Construction	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Other Financing Sources:</u></b>			
Transfer In/(Out)	\$ 2,272	\$ -	\$ 974
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 2,272</b>	<b>\$ -</b>	<b>\$ 974</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 2,374</b>	<b>\$ 88</b>	<b>\$ 1,012</b>
<b>Fund Balance - Beginning</b>	<b>\$ 30,351</b>	<b>\$ 23,288</b>	<b>\$ 11,638</b>
<b>Fund Balance - Ending</b>	<b>\$ 32,725</b>	<b>\$ 23,375</b>	<b>\$ 12,650</b>

## Grand Oaks

### Community Development District

#### Month to Month

[illegible]

**Expenditures:**

General & Administrative:

[illegible]

### Operation and Maintenance

## Field Expenses

[illegible]

## Grand Oaks

### Community Development District

#### Month to Month

[illegible]

# 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)
<b>Current Bonds Outstanding</b>		<b>\$9,685,000</b>

Series 2020, Special Assessment Bonds		
Interest Rates:	3.25%, 4.00%, 4.25%, 4.50%	
Maturity Date:	5/1/2052	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$931,100	
Reserve Fund Balance	\$873,099	
Bonds Outstanding - 09/24/20		\$15,490,000
Principal Payment - 5/1/23		(\$270,000)
Principal Payment - 5/1/24		(\$275,000)
Special Call - 5/1/24		(\$30,000)
Principal Payment - 5/1/25		(\$285,000)
<b>Current Bonds Outstanding</b>		<b>\$14,630,000</b>

**Series 2021, Special Assessment Bonds**

Interest Rates:	2.625%, 3.200%, 3.500%, 4.000%	
Maturity Date:	11/1/2051	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$300,025	
Reserve Fund Balance	\$300,025	
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)
<b>Current Bonds Outstanding</b>		<b>\$4,970,000</b>



**Grand Oaks**  
**Community Development District**  
**Special Assessment Receipts**  
**Fiscal Year 2026**

**ON ROLL ASSESSMENTS**

Gross Assessments \$ 622,972.48 \$ 564,837.65 \$ 340,924.62 \$ - \$ 1,528,734.75  
Net Assessments \$ 585,594.13 \$ 530,947.39 \$ 320,469.14 \$ - \$ 1,437,010.67

**ON ROLL ASSESSMENTS**

						40.75%	36.95%	22.30%	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
10/10/25	ACH	\$ 113.32	\$ -	\$ -	\$ 113.32	\$ 113.32	\$ -	\$ -	\$ -	113.32
10/29/25	ACH	\$ 15,502.56	\$ -	\$ -	\$ 15,502.56	\$ 15,502.56	\$ -	\$ -	\$ -	15,502.56
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>TOTAL</b>		<b>\$ 15,615.88</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,615.88</b>	<b>\$ 15,615.88</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,615.88</b>

**1% Net Percent Collected**

**Direct Bill ASSESSMENTS**

Toll Southeast LP Company Inc.				
2026-01	Net Assessments		\$90,091.16	\$90,091.16
Date Received	Check Number	Net Assessed	Amount Received	General Fund
		\$90,091.16		
		<b>\$ 90,091.16</b>	<b>\$ -</b>	<b>\$ -</b>

Toll Southeast LP Company Inc.				
2026-02	Net Assessments		\$142,766.00	\$142,766.00
Date Received	Check Number	Net Assessed	Amount Received	Series 2019 Debt Service Fund
		\$99,936.20		
		\$42,829.80		
		<b>\$ 142,766.00</b>	<b>\$ -</b>	<b>\$ -</b>

Pulte				
2026-03	Net Assessments		\$242,451.21	\$242,451.21
Date Received	Check Number	Net Assessed	Amount Received	General Fund
10/9/25	91615119	\$242,451.21	\$242,451.21	\$424,451.21
		<b>\$ 242,451.21</b>	<b>\$ 242,451.21</b>	<b>\$ 424,451.21</b>

Pulte				
2026-04	Net Assessments		\$368,840.16	\$368,840.16
Date Received	Check Number	Net Assessed	Amount Received	Series 2020 Debt Service Fund
		\$258,188.11		
		\$110,652.05		
		<b>\$ 368,840.16</b>	<b>\$ -</b>	<b>\$ -</b>

Day Late Enterprises Inc				
2026-05	Net Assessments		\$319,293.67	\$319,293.67
Date Received	Check Number	Net Assessed	Amount Received	General Fund
		\$ 319,293.67		
		<b>\$ 319,293.67</b>	<b>\$ -</b>	<b>\$ -</b>

Day Late Enterprises Inc				
2026-06	Net Assessments		\$239,847.46	\$239,847.46
Date Received	Check Number	Net Assessed	Amount Received	Series 2020 Debt Service Fund
		\$ 167,893.22		
		\$71,954.24		
		\$ 239,847.46	\$ -	\$ -

Day Late Enterprises Inc				
2026-07	Net Assessments		\$300,025.50	\$300,025.50
Date Received	Check Number	Net Assessed	Amount Received	Series 2021 Debt Service Fund
		\$ 120,010.20		
		\$ 180,015.30		
		\$ 300,025.50	\$ -	\$ -

*B.*

# Grand Oaks Community Development District

## Summary of Check Register

October 01, 2025 through October 31, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	10/14/25	2022-2056	\$ 177,478.37
	10/15/25	2057-2062	\$ 6,180.96
	10/28/25	2063-2065	\$ 1,520.15
Total Amount			\$ 185,179.48



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/14/25	00026	8/31/25 7302949	202508 310-51300-48000	NOTICE OF FY26 MEETINGS	*	90.40	
				GANNETT MEDIA CORP			90.40 002034
10/14/25	00021	10/01/25 26	202510 320-53800-12000	OCT FIELD OPS/ADMIN	*	3,911.92	
		10/01/25 26	202510 330-53800-12000	OCT FACILITY MANAGEMENT	*	7,083.33	
				GOVERNMENTAL MANAGEMENT SERVICES			10,995.25 002035
10/14/25	00021	10/01/25 27	202510 310-51300-34000	OCT MANAGEMENT FEES	*	4,873.17	
		10/01/25 27	202510 310-51300-35200	OCT WEBSITE ADMIN	*	105.00	
		10/01/25 27	202510 310-51300-35100	OCT INFORMATION TECH	*	157.50	
		10/01/25 27	202510 310-51300-31300	OCT DISSEMINATION SVCS	*	262.50	
		10/01/25 27	202510 310-51300-51000	OFFICE SUPPLIES	*	.15	
		10/01/25 27	202510 310-51300-42000	POSTAGE	*	3.70	
		10/01/25 27	202510 310-51300-42500	COPIES	*	43.50	
		10/01/25 27	202510 310-51300-49000	TELEPHONE	*	18.47	
				GOVERNMENTAL MANAGEMENT SERVICES			5,463.99 002036
10/14/25	00021	9/11/25 25	202508 320-53800-61000	REPAIRS & MAINTENANCE	*	1,790.18	
				GOVERNMENTAL MANAGEMENT SERVICES			1,790.18 002037
10/14/25	00021	9/01/25 23	202509 330-53800-12000	SEP FACILITY MANAGEMENT	*	10,000.00	
				GOVERNMENTAL MANAGEMENT SERVICES			10,000.00 002038
10/14/25	00021	9/01/25 24	202509 310-51300-34000	SEP MANAGEMENT FEES	*	4,641.42	
		9/01/25 24	202509 310-51300-35200	SEP WEBSITE ADMIN	*	100.00	
		9/01/25 24	202509 310-51300-35100	SEP INFORMATION TECH	*	150.00	
		9/01/25 24	202509 310-51300-31300	SEP DISSEMINATION SVCS	*	250.00	
		9/01/25 24	202509 310-51300-49000	SEP RECORD STORAGE	*	50.00	

GOCD GRAND OAKS CDD AMOSSING



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		9/01/25 24	202509 310-51300-51000		*	.48	
		OFFICE SUPPLIES					
		9/01/25 24	202509 310-51300-42000		*	11.84	
		POSTAGE					
		9/01/25 24	202509 310-51300-42500		*	155.70	
		COPIES					
		9/01/25 24	202509 310-51300-49000		*	22.14	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			5,381.58 002039
10/14/25 00021		9/15/25 28	202510 310-51300-31700		*	7,500.00	
		FY26 ASSESSMENT ROLL CERT					
				GOVERNMENTAL MANAGEMENT SERVICES			7,500.00 002040
10/14/25 00030		10/08/25 10082025	202510 310-51300-11000		*	200.00	
		BOS MEETING 10.08.25					
				LINDA M CRUZ			200.00 002041
10/14/25 00030		9/08/25 09082025	202509 310-51300-11000		*	200.00	
		BOS MEETING 9.08.25					
				LINDA M CRUZ			200.00 002042
10/14/25 00016		10/09/25 1092	202510 330-53800-59100		*	1,612.50	
		50% DEP-HOLIDAY LIGHTING					
				M&G HOLIDAY LIGHTING			1,612.50 002043
10/14/25 00014		9/25/25 67001421	202509 330-53800-48400		*	135.00	
		SEP PEST CONTROL					
				MASSEY SERVICES, INC.			135.00 002044
10/14/25 00015		9/17/25 39041	202509 330-53800-34500		*	1,141.99	
		REPR KEY READER/CAMERAS					
				MHD COMMUNICATIONS			1,141.99 002045
10/14/25 00025		10/01/25 39451	202510 330-53800-48300		*	1,350.00	
		OCT CLEANING 3X PER WEEK					
				NORTHEAST QUALITY SERVICES LLC			1,350.00 002046
10/14/25 00025		9/01/25 39179	202509 330-53800-48300		*	1,350.00	
		SEP CLEANING 3X PER WEEK					
		9/01/25 39179	202509 330-53800-48300		*	108.85-	
		CREDIT-NO SVC ON 6/11/25					
				NORTHEAST QUALITY SERVICES LLC			1,241.15 002047
10/14/25 00088		10/07/25 12810670	202510 330-53800-59000		*	395.00	
		MOVIE NIGHT-10/17/25					
				PROGRESSIVE ENTERTAINMENT INC			395.00 002048
				GOCD GRAND OAKS CDD AMOSSING			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/14/25	00080	7/29/25 20285	202507 320-53800-60000	DROP DEAD TREES	*	2,000.00	
				TAYLOR TREE SERVICES, INC.			2,000.00 002049
10/14/25	00080	7/29/25 20286	202507 320-53800-60000	DROP DEAD TREES	*	4,000.00	
				TAYLOR TREE SERVICES, INC.			4,000.00 002050
10/14/25	00018	10/01/25 795198	202510 320-53800-46000	OCT LANDSCAPE MAINTENANCE	*	19,084.00	
				THE GREENERY INC.			19,084.00 002051
10/14/25	00018	9/02/25 792758	202509 320-53800-46000	SEP LANDSCAPE MAINTENANCE	*	19,084.00	
				THE GREENERY INC.			19,084.00 002052
10/14/25	00003	10/01/25 311810B	202510 320-53800-46300	OCT LAKE MAINTENANCE	*	2,475.00	
				THE LAKE DOCTORS INC			2,475.00 002053
10/14/25	00003	9/01/25 303434B	202509 320-53800-46300	SEP LAKE MAINTENANCE	*	2,475.00	
				THE LAKE DOCTORS INC			2,475.00 002054
10/14/25	00052	7/07/25 0013170	202507 320-53800-60000	UNIT INSPECTION	*	199.00	
				THIGPEN HEATING AND COOLING INC			199.00 002055
10/14/25	00038	9/25/25 7904775	202509 310-51300-32300	FY25 TRUSTEE FEES	*	336.72	
		9/25/25 7904775	202509 300-15500-10000	FY26 TRUSTEE FEES	*	3,703.91	
				US BANK			4,040.63 002056
10/15/25	00023	8/08/25 1581946	202508 310-51300-31500	CDD LITIGATION	*	2,166.00	
				BURR & FORMAN LLP			2,166.00 002057
10/15/25	00012	10/15/25 2025-741	202510 310-51300-31100	OCT ENGINEERING FEES	*	2,370.00	
				DOMINION ENGINEERING GROUP, INC.			2,370.00 002058
10/15/25	00078	10/14/25 10840009	202510 320-53800-60000	RPLMT PARTS/HANDLE	*	500.00	
				DUCK DUCK ROOTER LLC			500.00 002059

GOCD GRAND OAKS CDD AMOSSING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/15/25	00026	9/30/25 7351293	202509 310-51300-48000		*	203.60	
		NOTICE OF MEETING-8/13/25					
		9/30/25 7351293	202509 310-51300-48000		*	71.36	
		NOTICE OF MEETING-9/10/25					
		9/30/25 7351293	202509 310-51300-48000		*	70.00	
		NOTICE OF MEETING-10/8/25					
				GANNETT MEDIA CORP			344.96 002060
10/15/25	00080	10/14/25 20709	202510 320-53800-60000		*	600.00	
		CUT DOWN BROKEN TREE					
				TAYLOR TREE SERVICES, INC.			600.00 002061
10/15/25	00089	10/08/25 10082025	202510 310-51300-11000		*	200.00	
		BOS MEETING 10.08.25					
				JAY R TROWBRIDGE			200.00 002062
10/28/25	00076	10/23/25 5	202510 310-51300-31300		*	100.00	
		AMT SE2019 PREPAY \$5K					
				DISCLOSURE SERVICES LLC			100.00 002063
10/28/25	00083	10/15/25 100536	202510 320-53800-46200		*	700.00	
		QRTERLY PUMP MAINT					
				FLORIDA PUMP SERVICE, INC.			700.00 002064
10/28/25	00021	10/16/25 29	202509 320-53800-60000		*	720.15	
		SEP REPAIRS & MAINTENANCE					
				GOVERNMENTAL MANAGEMENT SERVICES			720.15 002065
TOTAL FOR BANK A						185,179.48	
TOTAL FOR REGISTER						185,179.48	

GOCD GRAND OAKS CDD AMOSSING



REMITTANCE ADDRESS  
Post Office Box 830719  
Birmingham, Alabama 35283-0719  
Main: (205) 251-3000  
<https://www.BURR.com/payment/>  
Tax ID #63-0322727

C/O GOVERNMENTAL MANAGEMENT SERVICES, LLC  
475 W TOWN PLACE STE 114  
WORLD GOLF VILLAGE  
ST AUGUSTINE, FL 32092

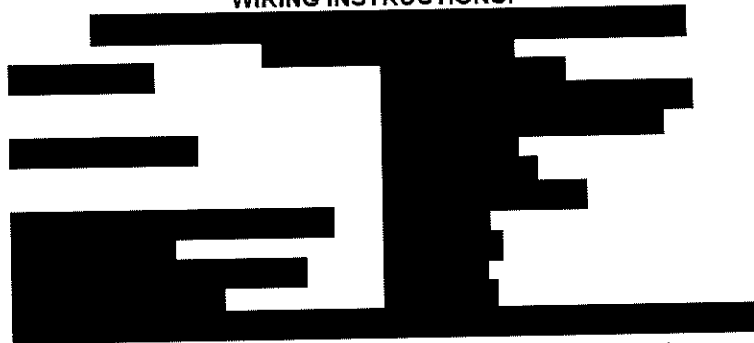
13 Oct 2025  
Invoice # 1599058  
Bill Atty: R. Rosen  
As of 09/30/25

0051823 GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
0000001 CDD Litigation

**BILL SUMMARY THROUGH SEPTEMBER 30, 2025**

Professional Services	<u>\$220.00</u>
<b>TOTAL DUE THIS BILL</b>	<b>\$220.00</b>
Previous Balance Due	<u>\$2,166.00</u>
<b>TOTAL BALANCE DUE</b>	<b>\$2,386.00</b>

**WIRING INSTRUCTIONS:**



Should you need assistance, please email [AccountsReceivable@burr.com](mailto:AccountsReceivable@burr.com).

**RECEIVED**

**By Tara Lee at 12:29 pm, Oct 13, 2025**

**REMITTANCE COPY**

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT  
For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)  
Please direct inquiries to Jessica Beam at [jbeam@burr.com](mailto:jbeam@burr.com) or [BFRecipables@burr.com](mailto:BFRecipables@burr.com)

# BURR & FORMAN LLP

0051823 GRAND OAKS COMMUNITY DEVELOPMENT  
DISTRICT  
0000001 CDD Litigation

13 Oct 2025

Invoice # 1599058  
Page 2

C/O GOVERNMENTAL MANAGEMENT SERVICES, LLC  
475 W TOWN PLACE STE 114  
WORLD GOLF VILLAGE  
ST AUGUSTINE, FL 32092

13 Oct 2025  
Invoice # 1599058  
Bill Atty: R. Rosen  
As of 09/30/25

EMPLOYER I.D. #63-0322727

0051823 GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
0000001 CDD Litigation

Date	Description	Tkpr	Hours
09/08/25	Prepare for and attend call with the CDD's General Counsel in advance of the upcoming CDD Directors' meeting.	PCV	0.40
Total Hours			0.40
Total Services			\$220.00
Total Services and Disbursements			\$220.00
Previous Balance Due			\$2,166.00
TOTAL NOW DUE			\$2,386.00

## SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Peter C. Vilmos	\$550.00	0.40	\$220.00
TOTALS		0.40	\$220.00



# BURR & FORMAN LLP

0051823 GRAND OAKS COMMUNITY DEVELOPMENT  
DISTRICT  
0000001 CDD Litigation

13 Oct 2025

Invoice # 1599058  
Page 3

## *PREVIOUS BALANCE DETAIL*

Date	Invoice	Balance
08/08/2025	1581946	\$2,166.00
<b>Total Previous Balance</b>		<b>\$2,166.00</b>

# INVOICE

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

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



## Bill to

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

**RECEIVED**

**By Tara Lee at 2:36 pm, Sep 25, 2025**

## Invoice details

Invoice no.: 4430  
Terms: Net 30  
Invoice date: 09/25/2025  
Due date: 10/25/2025

Approved  
1.330.53800.45505  
Pool Maintenance.  
Rich Gray

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: OCTOBER	1	\$1,800.00	\$1,800.00
2.	TRICHLOR	PER LB	12	\$7.95	\$95.40
3.	LIQUID BLEACH	PER GAL	300	\$4.75	\$1,425.00
4.	SULFURIC ACID	PER GAL	15	\$8.70	\$130.50
5.	TILE SOAP	PER GAL	1	\$76.65	\$76.65

**Total**

**\$3,527.55**

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

# INVOICE

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

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



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

Approved  
Pool Maintenance  
001.330.53800.45505  
Rich Gray

**RECEIVED**  
*By Tara Lee at 9:14 am, Aug 26, 2025*

## Invoice details

Invoice no.: 4235  
Terms: Net 30  
Invoice date: 08/25/2025  
Due date: 09/24/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: SEPTEMBER	1	\$1,800.00	\$1,800.00
2.	TRICHLOR	PER LB	20	\$7.95	\$159.00
3.	LIQUID BLEACH	PER GAL	250	\$4.75	\$1,187.50
4.	SULFURIC ACID	PER GAL	15	\$8.70	\$130.50
5.	BICARB	PER LB	12	\$1.50	\$18.00
6.	TILE SOAP	PER GAL	0.5	\$76.65	\$38.33
Total					<b>\$3,333.33</b>

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



Location : CINTAS FIRE PROTECTION

\*\*\* INVOICE

CUSTOMER COPY \*\*\*

Invoice # : 0F61186878 Inv Date : 7/18/2025  
Customer : 35651 Loc : F61  
Type : CHG-S Route : 73  
PO Number : . Acct # : 35651  
WO Number : Acct Zip : 32092  
Service Visit : 11293125

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

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

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

Approved /Robin Nixon  
Grand Oaks/ Amenity Manager

Item	Qty	Description	Unit Price	Net Amount	Tx
LABOR73	1	LABOR, ENG SPR REPAIR INSTALLED SPARE HEAD TO HEAD BOX. THE 4" WAFFER CHECK VALVE WILL NEED REPLACED ON FDC. QUOTE BEING SENT.	614.00	614.00	N
PART73	1	PARTS, ENG SPR REPAIRS	337.57	337.57	N
SC	1	SERVICE CHARGE	137.00	137.00	N
			SUB-TOTAL :	1,088.57	
			TAX :	.00	
			TOTAL :	1,088.57	

CINTAS FIRE PROTECTION  
#98454000012007  
#98452300012007  
#502087000199  
EF20000872

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

**RECEIVED**

By Tara Lee at 3:54 pm, Sep 17, 2025



Location : CINTAS FIRE PROTECTION

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

Invoice # : 0F61186878 Inv Date : 7/18/2025  
Customer : 35651 Loc : F61  
Type : CHG-S Route : 73  
PO Number : . Acct # : 35651  
WO Number : Acct Zip : 32092  
Service Visit : 11293125

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

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

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

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





Location : CINTAS FIRE PROTECTION

\*\*\* INVOICE

CUSTOMER COPY \*\*\*

Invoice # : 0F61187087 Inv Date : 8/05/2025  
Customer : 35651 Loc : F61  
Type : CHG-S Route : 73  
PO Number : Acct # : 35651  
WO Number : Acct Zip : 32092  
Service Visit : 11379608

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

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

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

Approved/ Robin Nixon  
Grand Oaks/ Amenity Manager

Item	Qty	Description	Unit Price	Net Amount	Tx
LABOR73	1	LABOR, ENG SPR REPAIR REPLACE 4" WAFER CHECK ON BLDG 1035	1228.00	1,228.00	N
PART73	1	PARTS, ENG SPR REPAIRS	1422.07	1,422.07	N
SC	1	SERVICE CHARGE	143.85	143.85	N
SUB-TOTAL :				2,793.92	
TAX :				.00	
TOTAL :				2,793.92	

CINTAS FIRE PROTECTION

#98454000012007

#98452300012007

#502087000199

EF20000872

PLEASE PAY FROM THIS INVOICE  
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PLEASE CALL 570 891-0409

**RECEIVED**

By Tara Lee at 3:54 pm, Sep 17, 2025



Location : CINTAS FIRE PROTECTION

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

Invoice # : 0F61187087 Inv Date : 8/05/2025  
Customer : 35651 Loc : F61  
Type : CHG-S Route : 73  
PO Number : Acct # : 35651  
WO Number : Acct Zip : 32092  
Service Visit : 11379608

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

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

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

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



Location : CINTAS FIRE PROTECTION

\*\*\* INVOICE

CUSTOMER COPY \*\*\*

Invoice # : 0F61672571 Inv Date : 8/27/2025  
Customer : 35651 Loc : F61  
Type : CHG-S Route : 08  
PO Number : Acct # : 35651  
WO Number : Acct Zip : 32092  
Service Visit : 11263527

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

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

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

Approved / Robin Nixon  
Grand Oaks / Amenity manager

Item	Qty	Description	Unit Price	Net Amount	Tx
INFAS	1	INSPECTION, SEMI ANNUAL ALARM SYSTEM	450.00	450.00	N
SC	1	Service Charge	.00	.00	N
			SUB-TOTAL :	450.00	
			TAX :	.00	
			TOTAL :	450.00	

CINTAS FIRE PROTECTION  
#98454000012007  
#98452300012007  
#502087000199  
EF20000872

PLEASE PAY FROM THIS INVOICE  
PLEASE INCLUDE INVOICE NUMBER WHEN MAILING PAYMENT  
TO MAKE PAYMENT OR FOR ANY QUESTIONS  
PLEASE CALL 570 891-0409  
OR EMAIL Gabrielle.miller@cintas.com  
WE ACCEPT ALL MAJOR CREDIT CARDS OR CHECK BY PHONE  
AT NO ADDITIONAL COST  
CHECK PAYMENTS CAN BE MADE ONLINE AT

**RECEIVED**

By Tara Lee at 3:54 pm, Sep 17, 2025



Location : CINTAS FIRE PROTECTION

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

Invoice # : 0F61672571 Inv Date : 8/27/2025  
Customer : 35651 Loc : F61  
Type : CHG-S Route : 08  
PO Number : Acct # : 35651  
WO Number : Acct Zip : 32092  
Service Visit : 11263527

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

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

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

Item	Qty	Description	Unit Price	Net Amount Tx
WWW.CINTAS.COM PLEASE USE F61 INFRONT OF YOUR ACCOUNT NUMBER.				
THANK YOU FOR YOUR BUSINESS!				



Customer: GRAND OAKS 35651  
Collected: \$0.0

P.O.#:  
Signer: ROBIN NIXON

Invoice: 672571  
Authorizer: ROBIN NIXON





Location : CINTAS FIRE PROTECTION

\*\*\* INVOICE

CUSTOMER COPY \*\*\*

Invoice # : 0F61672683 Inv Date : 8/27/2025  
Customer : 35651 Loc : F61  
Type : CHG-S Route : 08  
PO Number : Acct # : 35651  
WO Number : Acct Zip : 32092  
Service Visit : 11263528

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

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

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

Approved / Robin Nixon  
Grand oaks/ Amenity  
manager

Item	Qty	Description	Unit Price	Net Amount	Tx
INSPWQ	2	INSPECTION, QUARTERLY, SPRINKLER SYSTEM WET TYPE	147.00	294.00	N
SC	1	Service Charge	143.85	143.85	N
SUB-TOTAL :				437.85	
TAX :				.00	
TOTAL :				437.85	

CINTAS FIRE PROTECTION

#98454000012007

#98452300012007

#502087000199

EF20000872

PLEASE PAY FROM THIS INVOICE  
PLEASE INCLUDE INVOICE NUMBER WHEN MAILING PAYMENT  
TO MAKE PAYMENT OR FOR ANY QUESTIONS  
PLEASE CALL 570 891-0409  
OR EMAIL Gabrielle.miller@cintas.com  
WE ACCEPT ALL MAJOR CREDIT CARDS OR CHECK BY PHONE  
AT NO ADDITIONAL COST

**RECEIVED**

By Tara Lee at 3:53 pm, Sep 17, 2025



Location : CINTAS FIRE PROTECTION

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

Invoice # : 0F61672683 Inv Date : 8/27/2025  
Customer : 35651 Loc : F61  
Type : CHG-S Route : 08  
PO Number : Acct # : 35651  
WO Number : Acct Zip : 32092  
Service Visit : 11263528

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

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

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

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

CHECK PAYMENTS CAN BE MADE ONLINE AT  
WWW.CINTAS.COM PLEASE USE F61 INFRONT OF YOUR  
ACCOUNT NUMBER.

THANK YOU FOR YOUR BUSINESS!



Customer: GRAND OAKS 35651  
Collected: \$0.0

PO#:  
Signer: ROBIN NIXON

Invoice: 672683  
Authorizer: ROBIN NIXON



FAX #

**REMIT PAYMENT TO: VIEW & PAY  
YOUR BILLS ONLINE: CINTAS  
CORP  
WWW.CINTAS.COM/MYACCOUNT P.O.  
BOX 630910**

## CUSTOMER SVC/BILLING CINTAS

### CINTAS ROUTE

4241781944

08/29/2025

4241781944

21633153

24145555

NET 10 EOM

02800002944

22 / DAY 5 / STOP 006

**SHIP TO: GRAND OAKES**  
1055 TURNBULL CREEK RD  
SAINT AUGUSTINE, FL 32092

Approved By Robin Nixon  
Amenity Manager  
Grand Oaks

**BILL TO: GRAND OAKES**  
**475 W TOWN PL STE 114**  
**SAINT AUGUSTINE, FL 32092-3649**  
**INVOICE #**  
**INVOICE DATE SERVICE TICKET #**

**SOLD TO #**  
**PAYER #**

EMP#	LOCK#	MATERIAL DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL TAX

X10186 4X6 ACTIVE SCRAPER 04 F 2 18.346 36.69 N X10189 3X5 XTRAC MAT ONYX 04 F 2 25.682 51.36 N X10192 4X6 XTRAC MAT ONYX 04 F 3 29.353 88.06 N X45690 B&V AIR CARE COUNTER DISP GRY- 04 F 2 25.030 50.06 N X45698 B&V AIR CARE CITRUS RFL- 04 F 2 0.000 0.00 N X62295 WET WIPES PLUS/800 COUNT- 04 F 1 34.800 34.80 N X9210 URINAL SCREEN SVC 04 F 3 6.521 19.56 N X9215 URINAL SCREEN RFL- 04 F 3 0.000 0.00 N SUBTOTAL 280.53

SERVICE CHARGE 10.21 N

290.74  
0.00  
290.74

SUBTOTAL TAX  
TOTAL USD

Genus, Plurals: 白銀燕鵙科 白銀燕鵙科

ALBION MACHINERY      10-46 44 COMPANY

“World Bank” 世界銀行  
“World Bank” 世界銀行

<b>Incomes Total</b>	<b>Payments on Account</b>
----------------------	----------------------------

\$270.74 \$43.00

**Signature : .**



REMIT PAYMENT TO:  
CINTAS CORP  
P.O. BOX 630910  
CINCINNATI, OH 45263-0910

PAY YOUR BILL WITH MYCINTAS  
WWW.CINTAS.COM/MYACCOUNT  
MANAGE | SHOP | PAY

CUSTOMER SVC/BILLING 833-290-0514  
CINTAS FAX # 904-741-6116

# INVOICE

SHIP TO: GRAND OAKES  
1055 TURNBULL CREEK RD  
SAINT AUGUSTINE, FL 32092

INVOICE # 4244735322  
INVOICE DATE 09/26/2025  
SERVICE TICKET # 4244735322

BILL TO: GRAND OAKES  
475 W TOWN PL STE 114  
SAINT AUGUSTINE, FL 32092-3649

SOLD TO # 21633153  
PAYER # 24145555  
PAYMENT TERMS NET 10 EOM  
SORT # 02800002944  
CINTAS ROUTE 22 / DAY 5 / STOP 009

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10186	4X6 ACTIVE SCRAPER	04	F	2	18.346	36.69	N
	X10189	3X5 XTRAC MAT ONYX	04	F	2	25.682	51.36	N
	X10192	4X6 XTRAC MAT ONYX	04	F	3	29.353	88.06	N
	X45690	B&V AIR CARE COUNTER DISP GRY-	04	F	2	25.030	50.06	N
	X45698	B&V AIR CARE CITRUS RFL-	04	F	2	0.000	0.00	N
	X62295	WET WIPES PLUS/800 COUNT-	04	F	1	34.800	34.80	N
	X9210	URINAL SCREEN SVC	04	F	3	6.521	19.56	N
	X9215	URINAL SCREEN RFL-	04	F	3	0.000	0.00	N
SUBTOTAL							280.53	
SERVICE CHARGE							10.21	N
SUBTOTAL							290.74	
TAX							0.00	
TOTAL USD							290.74	

Signature :

Cust. Name: GRAND OAKES  
Elena Barron 10:39 AM 09/26/25  
SoldTo# 0021633153 SO# 4244735322  
Invoice Total Payment on Account  
\$290.74 \$0.00

Approved/Robin Nixon  
Grand Oaks/Amenity Manager

**RECEIVED**

**By Tara Lee at 2:23 pm, Oct 03, 2025**

# CommercialFitnessProducts

## Invoice

5034 N Hiatus Road 954-747-5128 Phone  
Sunrise, FL 33351 954-747-5131 Fax

Date	Invoice #
7/21/2025	AC07169

Sold To	Ship To
---------	---------

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

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

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
JL	GO1055	OS7021	7/21/2025	Verbal	Net 30	8/20/2025
Qty	Item Code	Description			Price Each	Amount
1	Service Charge II	Trip Charge			80.00	80.00
1	Labor II	Technician diagnosed Cardio TV's issues. Details of findings and recommendations to be emailed.			80.00	80.00
Approved/ Robin Nixon Grand Oaks/ Amenity Manager						

Thank you for your business!

<b>Total</b>	<b>\$160.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$160.00</b>

[www.commfitnessproducts.com](http://www.commfitnessproducts.com)

**RECEIVED**

**By Tara Lee at 2:23 pm, Oct 03, 2025**



DoodyCalls

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

**INVOICE# JAC-0358752**

09/30/2025

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

**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-0358752	Sept. 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						
Description	Date	Qty	U/M	Rate	Discount	Amount
SO-01007 Service : Pet waste station service	Sept. 4, 2025	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Sept. 11, 2025	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Sept. 18, 2025	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Sept. 25, 2025	1		\$ 13.00		\$ 13.00
<b>Invoice Total</b>						\$52.00
<b>Payments/Credits Applied to Invoice</b>						\$0.00
<b>Invoice Balance</b>						\$52.00
<b>A minus sign (-) in the Total Due Field Box indicates a credit balance</b>						
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 10:26 am, Oct 01, 2025**



Insurance & Risk Advisors

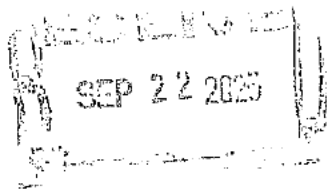
Grand Oaks Community Development District  
c/o Governmental Management Services  
475 West Town Place, Ste 114  
St. Augustine, FL 32092

Customer	Grand Oaks Community Development District
Acct #	892
Date	09/19/2025
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 61,813.00
Payment Amount	
Payment for:	Invoice#29741
100125392	



Customer: Grand Oaks Community Development District

Invoice	Effective	Transaction	Description	Amount
29741	10/01/2025	Renew policy	Policy #100125392 10/01/2025-10/01/2026 Florida Insurance Alliance  Package - Renew policy Due Date: 9/19/2025  <b>RECEIVED</b> <i>By Tara Lee at 11:43 am, Sep 22, 2025</i>  	61,813.00
Please Remit Payment To: Egis Insurance and Risk Advisors P.O. Box 748555				<b>Total</b> \$ 61,813.00

FOR DEPOSIT ONLY: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd, College Park, GA 30349

Remit Payment To: Egis Insurance Advisors  
P.O. Box 748555  
Atlanta, GA 30374-8555

(321)233-9939

accounting@egisadvisors.com

Date

09/19/2025



Florida

GANNETT

Grand Oaks CDD

803757

08/31/25

INVOICE #

0007302949

INVOICE PERIOD

Aug 1- Aug 31, 2025

CURRENT INVOICE TOTAL

\$90.40

PREPAY  
(Memo Info)

\$0.00

UNAPPLIED  
(included in amt due)

-\$136.64

TOTAL CASH AMT DUE\*

\$157.36

## BILLING ACCOUNT NAME AND ADDRESS

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



## PAYMENT DUE DATE: SEPTEMBER 30, 2025

Legal Entity: Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

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

FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

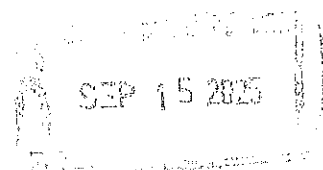
Date	Description	Amount
8/1/25	Balance Forward	\$66.96

## Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
8/28/25	11593349	SAG St Augustine Record	FY2026 Mtg schedule	FY2026 Mtg schedule	\$90.40

**RECEIVED**

By Tara Lee at 2:41 pm, Sep 15, 2025



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

Total Cash Amount Due	\$157.36
Service Fee 3.99%	\$6.28
*Cash/Check/ACH Discount	-\$6.28
*Payment Amount by Cash/Check/ACH	\$157.36
Payment Amount by Credit Card	\$163.64

## PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Grand Oaks CDD		ACCOUNT NUMBER 803757		INVOICE NUMBER 0007302949		AMOUNT PAID
CURRENT DUE \$90.40	30 DAYS PAST DUE \$203.60	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS -\$136.64	TOTAL CASH AMT DUE* \$157.36
REMITTANCE ADDRESS (Include Account# & Invoice# on check)  Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL:  1-877-736-7612		TOTAL CREDIT CARD AMT DUE  \$163.64
				To sign up for E-mailed invoices and online payments please go to <a href="https://gcil.my.site.com/financialservicesportal/s/">https://gcil.my.site.com/financialservicesportal/s/</a>		

0000803757000000000000073029490001573667179

# LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

Sarah Sweeting  
Alison Mossing  
Grand Oaks CDD  
475 W Town PL  
Suite 114  
St Augustine FL 32092-3648

STATE OF WISCONSIN, COUNTY OF BROWN

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

08/28/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/28/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$90.40	
Tax Amount:	\$0.00	
Payment Cost:	\$90.40	
Order No:	11593349	# of Copies:
Customer No:	803757	1
PO #:	FY2026 Mtg schedule	

**THIS IS NOT AN INVOICE!**

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

VICKY FELTY  
Notary Public  
State of Wisconsin

### NOTICE OF MEETINGS GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

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

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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for each meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver  
District Manager

Pub: 08/28/25 #11593349

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

**Invoice #:** 26  
**Invoice Date:** 10/1/25  
**Due Date:** 10/1/25  
**Case:**  
**P.O. Number:**

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

<b>Total</b>	<b>\$10,995.25</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$10,995.25</b>

Alison Morsing  
10-6-25

**By Tara Lee at 10:22 am, Oct 07, 2025**

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

# Invoice

**Invoice #:** 27**Invoice Date:** 10/1/25

**Due Date:** 10/1/25

**Case:**

**P.O. Number:**

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - October 2025		4,873.17	4,873.17
Website Administration - October 2025		105.00	105.00
Information Technology - October 2025		157.50	157.50
Dissemination Agent Services - October 2025		262.50	262.50
Office Supplies		0.15	0.15
Postage		3.70	3.70
Copies		43.50	43.50
Telephone		18.47	18.47

<b>Total</b>	<b>\$5,463.99</b>
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<b>Payments/Credits</b>	<b>\$0.00</b>
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<b>Balance Due</b>	<b>\$5,463.99</b>
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**RECEIVED**

**By Tara Lee at 10:57 am, Oct 06, 2025**



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

# Invoice

Invoice #: 25  
Invoice Date: 9/11/25  
Due Date: 9/11/25  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance August 1 - August 31, 2025	35.94	40.00	1,437.60
Maintenance Supplies		352.58	352.58
Approved			
001.320.53800.61000			
Repairs & Maintenance \$1,790.18			
Rich Gray			
Alison Morsing			
9-17-25			

Total \$1,790.18

Payments/Credits \$0.00

Balance Due \$1,790.18

**RECEIVED**

By Tara Lee at 11:43 am, Sep 18, 2025

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/4/25	3.02	J.W.	Straightened and organized pool deck furniture, removed debris from pool deck, walkways, amenity center and roadways, emptied and restocked trash receptacles, blew leaves and debris off pickleball courts, patios and walkways around amenity center
8/6/25	3	J.W.	Fixed tables from last night's storm, straightened and organized pool deck furniture, removed debris from pool deck, Legacy park, walkways, around amenity center and roadways, blew leaves, debris and mulch off walkways and patios, checked and changed trash receptacles
8/8/25	3	J.W.	Blew leaves and debris off firepit area, walkways, pickleball courts and bocce ball courts, Straightened and organized pool deck furniture, removed debris from pool deck, walkways, amenity center and roadways, emptied and restocked trash receptacles, lighting inspection of the amenity center
8/11/25	3	J.W.	Removed debris from pool deck, around amenity center and common areas, straightened and organized pool deck furniture, light inspection on amenity center, blew leaves and debris off walkways, pickleball courts and bocce ball courts, checked and changed trash receptacles around amenity center, pool deck and Legacy park
8/13/25	3	J.W.	Straightened and organized pool deck furniture, blew leaves and debris off walkways, pickleball courts, bocce ball courts and patio, removed debris around amenity center, pool deck, walkways and roadways, checked and changed trash receptacles around amenity center, pool deck and Legacy park, set up for the CDD meeting
8/15/25	3.1	J.W.	Blew leaves and debris off pool deck, walkways, pickleball courts and bocce ball courts, straightened and organized pool deck and patio furniture, removed debris from pool deck, around amenity center, roadways, walkways and common areas, checked and changed trash receptacles around amenity center, pool deck and Legacy park
8/18/25	3.25	J.W.	Straightened and organized pool deck furniture, blew leaves and debris off pool deck, walkways, pickleball courts and bocce ball courts, removed debris from pool deck, around amenity center, roadways, walkways and common areas, checked and changed trash receptacles around amenity center, pool deck and Legacy park
8/20/25	2.6	J.W.	Blew mulch and leaves off walkways, pickleball courts, pool deck and around amenity center, straightened and organized pool deck furniture, light inspection around the building, removed debris from around amenity center, Legacy park, pool deck and parking lot, checked and changed trash receptacles around amenity center and legacy park
8/22/25	3.27	J.W.	Checked keys on the white vinyl fence for lifts by pool deck, looked at how to handle big tree limb that was left by landscape, blew leaves and debris off walkways and pickleball courts, straightened and organized pool furniture, removed debris from amenity center, pool deck, parking lot, courts and legacy park, checked and changed trash receptacles around amenity center and legacy park
8/25/25	3	J.W.	Blew mulch and leaves from weekends storms off walkways, firepit area, pickleball courts and pool deck, straightened and organized pool deck furniture, checked and changed trash receptacles around amenity center, pool deck and Legacy park, lighting inspection on amenity center, removed debris from amenity center, legacy park, pool deck and parking lot
8/27/25	3	J.W.	Removed debris from around amenity center, legacy park, pool deck, walkways, parking lot and roadways, straightened and organized pool deck furniture, checked and changed trash receptacles around amenity center, pool deck and legacy park, blew leaves and debris off walkways, pool deck and pickleball courts
8/29/25	2.7	J.W.	Blew mulch and debris off walkways, patio, pool deck, pickleball courts and bocce ball courts, removed debris from pool deck, around amenity center, roadways, walkways and pickleball courts, checked and changed trash receptacles around amenity center, pool deck and legacy park, straightened and organized pool deck furniture, light inspection on outside patio

**TOTAL**      35.94

**MILES**      0

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

## Period Ending 9/05/25

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
GRAND OAKS				
	8/4/25	Sharpies 12pk	8.94	R.N.
	8/4/25	Cordless Phone	51.14	R.N.
	8/4/25	8.5x11 Sign Holder 6pk	24.37	R.N.
	8/4/25	File Organizer	29.24	R.N.
	8/4/25	Chair for Pool Monitor	72.24	R.N.
	8/4/25	Mobile Desk	89.99	R.N.
	8/10/25	Keys (4)	24.52	R.N.
	8/12/25	Lock Box	52.14	P.S.
		TOTAL	\$352.58	

**Governmental Management Services, LLC**

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

**Invoice****Invoice #:** 23**Invoice Date:** 9/1/25**Due Date:** 9/1/25**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Facility Management - September 2025		10,000.00	10,000.00
Alison Morsing 9-3-25			

<b>Total</b>	<b>\$10,000.00</b>
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<b>Payments/Credits</b>	<b>\$0.00</b>
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<b>Balance Due</b>	<b>\$10,000.00</b>
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**Governmental Management Services, LLC**  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

# Invoice

**Invoice #:** 24  
**Invoice Date:** 9/1/25  
**Due Date:** 9/1/25  
**Case:**  
**P.O. Number:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2025		4,641.42	4,641.42
Website Administration - September 2025		100.00	100.00
Information Technology - September 2025		150.00	150.00
Dissemination Agent Services - September 2025		250.00	250.00
Record Storage - September 2025		50.00	50.00
Office Supplies		0.48	0.48
Postage		11.84	11.84
Copies		155.70	155.70
Telephone		22.14	22.14
<b>Total</b>			<b>\$5,381.58</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$5,381.58</b>





# ATTENDANCE SHEET

District: Grand Oaks

Meeting Date: 10.08.25

	Supervisor	In Attendance	Fees
1.	John Dodson Chairperson	<input checked="" type="checkbox"/>	\$0
2.	Linda Cruz Assistant Secretary	<input checked="" type="checkbox"/>	\$200
3.	Keith Hyatt Assistant Secretary <i>NO</i>	<input type="checkbox"/>	\$0
4.	David Crosby	<input checked="" type="checkbox"/>	\$0
5.	* <i>Dick Trowbridge</i> Clair-Snyder Assistant Secretary	<input checked="" type="checkbox"/>	\$200

District Manager:

*John*

PLEASE RETURN COMPLETED FORM TO ALISON MOSSING

**RECEIVED**

By Tara Lee at 8:12 am, Oct 10, 2025

\* New supervisor - Forms I-9 and W-4 to be provide

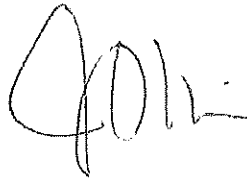
## ATTENDANCE SHEET

District: Grand Oaks

Meeting Date: 09.08.25

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

District Manager:



PLEASE RETURN COMPLETED FORM TO ALISON MOSSING

# INVOICE

A Beautiful Life Enterprises LLC  
52 Tuscan Way Ste 202-349  
Saint Augustine, FL 32092

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



## Bill to

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

**RECEIVED**

*By Tara Lee at 1:37 pm, Oct 13, 2025*

## Invoice details





Invoice no.: 1092  
Terms: Net 30  
Invoice date: 10/09/2025  
Due date: 11/08/2025

Approved/ Robin Nixon  
Grand Oaks/ Amenity manager

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Holiday Lighting Reinstall</b>	C9 Warm White lighting highlighting full length of Grand Oaks entrance monument at intersection of Turnbull Creek and SR16	0.5	\$350.00	\$175.00
2.		<b>Holiday Lighting Reinstall</b>	4, 36" wreaths with bows applied 2 on each side of Grand Oaks entry monuments. 2 on entry side will be lit. 2 on exit side unlit unless electricity is provided there.	0.5	\$300.00	\$150.00
3.		<b>Holiday Lighting Reinstall</b>	4, 36" pre-lit wreaths with bows and pre-lit garland applied to each of the three neighborhood monuments	0.5	\$700.00	\$350.00
4.		<b>Holiday Lighting Reinstall</b>	1, 24" unlit wreath with bow installed on monument in median of community entrance	0.5	\$125.00	\$62.50
5.		<b>Holiday Lighting Reinstall</b>	C7 Warm White lighting highlighting entire perimeter of clubhouse roofline	0.5	\$1,300.00	\$650.00
6.		<b>Holiday Lighting Reinstall</b>	4, 36" pre-lit wreaths with bows installed 2 each on front and rear of clubhouse	0.5	\$200.00	\$100.00
7.						

	<b>Holiday Lighting Reinstall</b>	1, 36" unlit wreath with bow installed on pool entry gate	0.5	\$50.00	\$25.00
8.	<b>Services</b>	Takedown	0.5	\$200.00	\$100.00
				<b>Total</b>	<b>\$1,612.50</b>

Ways to pay

VISA  DISCOVER  BANK  Paycom  US BANK

View and pay



## 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 # 67001421  
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

### Today's Service Included

Property Inspected  
Preventative treatment for pests  
outside

### Pest Activity Found - Roaches, Ants

### Technician Comments and Recommendations

Today's Pest Prevention Service included an inspection of selected buildings. The exteriors were treated to prevent pest activity.  
Thank you for choosing Massey Services!

### Conditions, Avenues and Sources Identified as Potential Pest Activity

Materials	EPA #	Active %	Quantity	App Rate	Target Pests	Location	App Method
Termidor SC-Gai .06%	7969-210	0.06 %	2 gal		Ants, Roaches	Exterior	Perimeter Barrier 1 X 1

Approved  
Pest Control  
001.330.53800.48400  
Rich Gray

**RECEIVED**

By Tara Lee at 2:36 pm, Sep 25, 2025

Pest Prevention Technician	License #	Date	Time In	Time Out	Customer Signature
Matthew Able	JE503026	09/25/2025	08:04 AM	08:37 AM	Not Available

## Payment Coupon

Go Green!

Invoice # 67001421  
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-



### WHEN PAYING BY MAIL

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

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

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

### Balances Prior to Today's Service

Current	30 Days	60 Days	90 Days	Total
0	0	0	0	0

**RECEIVED**

By Tara Lee at 3:42 pm, Sep 17, 2025



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

Approved/ Robin Nixon  
Grand Oaks/ Amenity manager

Date	Invoice
09/17/2025	39041
Account	
Grand Oaks	

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

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

Terms	Due Date	PO Number	Reference	
NET15	10/02/2025			85-8017603153C-1

Service Request Number		694936			
Summary		Key Access boxes that let into community pool is completely dead			
Billing Method		Actual Rates			
Detail		Wed 9/10/2025/11:15 AM UTC-04/ Jared Davis (time)- Worked with Aaron onsite, was able to get into the firewall and make the config change to wan2 and then the default route, policy and ipsec tunnel Saved IP for access and credentials in itglue  Wed 9/10/2025/10:28 AM UTC-04/ Aaron Selin (time)- Swapped out the reader and it's working properly  The POC had another issue with the cameras at the pavilion down the road. I was able to determine the WAN1 port on the firewall wasn't working. I contacted Jared on swapping the internet feed to WAN2 and he was able to bring the cameras back online  Tue 8/26/2025/3:11 PM UTC-04/ Chris Boyer- Key Access boxes that let into community pool is completely dead.			
Resolution					
Company Name		Grand Oaks CDD			
Contact Name		Robin Nixon			
Services		Work Type	Hours	Rate	Amount
Billable Services					
Junior Network Engineer		Remote - Business Hours	0.75	150.00	\$112.50
Professional Services Technician		Onsite - Business Hours	1.75	150.00	\$262.50
Professional Services Technician		Travel	3.00	150.00	\$450.00
Total Services:					\$825.00
Products & Other Charges			Quantity	Price	Amount
Billable Products & Other Charges					
KT-SG-MT: ioSmart Smart Card Reader, multi-technology, single gang			1.00	\$316.99	\$316.99
Total Products & Other Charges:					\$316.99



**Invoice Time Detail**

**Invoice Number:** 39041  
**Company:** Grand Oaks CDD

**Charge To:** Grand Oaks CDD / Key Access boxes that let into community pool is completely dead  
**Location:** Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
09/10/2025	Selin, Aaron	<b>Service Ticket:</b> 694936 <b>Summary:</b> Key Access boxes that let into community pool is completely dead	Y	3.00	150.00	\$450.00
09/10/2025	Selin, Aaron	<b>Service Ticket:</b> 694936 <b>Summary:</b> Key Access boxes that let into community pool is completely dead Swapped out the reader and it's working properly  The POC had another issue with the cameras at the pavilion down the road. I was able to determine the WAN1 port on the firewall wasn't working. I contacted Jared on swapping the internet feed to WAN2 and he was able to bring the cameras back online	Y	1.75	150.00	\$262.50
09/10/2025	Davis, Jared	<b>Service Ticket:</b> 694936 <b>Summary:</b> Key Access boxes that let into community pool is completely dead Worked with Aaron onsite, was able to get into the firewall and make the config change to wan2 and then the default route, policy and ipsec tunnel Saved IP for access and credentials in itglue	Y	0.75	150.00	\$112.50

**Subtotal: \$825.00**

**Invoice Time Total:**

**Billable Hours: 5.50**

<p>We appreciate your business!</p> <p>MHD Communications accepts checks and all major credit cards.</p> <p>A late payment charge of 5% per month will be applied to all unpaid balances.</p>	<b>Invoice Subtotal:</b>	\$1,141.99
	<b>Sales Tax:</b>	\$0.00
	<b>Invoice Total:</b>	<b>\$1,141.99</b>
	<b>Payments:</b>	\$0.00
	<b>Credits:</b>	\$0.00
	<b>Balance Due:</b>	<b>\$1,141.99</b>

Date	Invoice #
9/1/2025	39179

**Bill To:**

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

# Invoice

	P.O. No.	Terms	Due Date	Project
		Net 30	10/1/2025	
Description	Qty	Rate	Amount	
September (9/1/2025 - 9/30/2025) Monthly Service - Cleaning 3x per week (Mon./Wed/Fri.)          Approved by Robin Nixon Amenity Manager Grand Oaks   <div> <b>RECEIVED</b>  <i>By Tara Lee at 9:22 am, Sep 04, 2025</i> </div>	1	1,350.00	1,350.00	
			<b>Subtotal</b> \$1,350.00	
			<b>Sales Tax (0.0%)</b> \$0.00	
			<b>Total</b> \$1,350.00	
			<b>Payments/Credits</b> \$0.00	
			<b>Balance Due</b> \$1,350.00	

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

# Invoice

Date	Invoice #
10/1/2025	39451

**Bill To:**

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

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

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

P.O. No.	Terms	Due Date	Project
	Net 30	10/31/2025	

Description	Qty	Rate	Amount
October (10/1/2025 - 10/31/2025) Monthly Service - Cleaning 3x per week (Mon./Wed/Fri.)	1	1,350.00	1,350.00T
Approved/Robin Nixon Grand Oaks/Amenity Manager			

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

**RECEIVED**

By Tara Lee at 2:24 pm, Oct 03, 2025

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

# Credit Memo

Date	Credit No.
6/20/2025	38543

**Customer:**

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

**Important Note:**  
**Customer Credits may be applied to any open invoice.**

Please reference the credit memo number and total  
 when applying to desired payment to ensure accurate  
 records

			P.O. No.	Due Date
				7/20/2025
Item	Description	Qty	Rate	Amount
MS	Credit for no cleaning service on 6/11/25	-1	103.85	-103.85T
			<b>Subtotal</b>	-\$103.85
			<b>Sales Tax (0.0%)</b>	\$0.00
			<b>Total</b>	-\$103.85
			<b>Less Applied Credit</b>	\$0.00
			<b>Open Credit Balance</b>	-\$103.85



Total Entertainment Services

### Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

(904) 645-9068 Fax: (904) 645-9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

**Invoice date:** 10/7/2025

**Invoice #**12810670

**Terms:**

**PO #**

**Customer name:** Grand Oaks CDD

**Event type:** Movie Night

**Billing address:** 1055 Turn Bill Creek, St. Augustine, FL 32092

**Original contact person:** Robin Nixon

**Cell:** 904-347-4575

**E-mail/ fax:** grandoaksmanager@gmsnf.com

**At event contacts with cell:**

**W:** 904-495-7611

**Event date:** Friday, October 17th, 2025

**Hours of event:** 7:30 till movie ends

**Hours of service:**

**Approximate set up time:** 6:00pm

**Location name and address:** same as billing

**Where to set up at location:** Lawn

**Set up-grass or pavement:** grass

**Water within 75':**

**Power within 75':** YES

**Covered area for entertainer:**

**Notes:**

**Services needed:**

\*Large 24' Movie Screen

Reg. Rate \$ 449.00 Your Cost \$ 395.00

Reg. Total \$ 449.00 Your Total \$ 395.00

Your Total Savings: \$ 100.00

Sub Total: \$ 395.00

Sales Tax:

Invoice Total: \$ 395.00

50% Dep.: \$ 197.50

**Due before Event Date: \$ 197.50**

Payments Rec.: \$ -

Total \$395.00

**Must be paid before event date to avoid a \$50**

#### CANCELLATION, RE-SCHEDULING, INCLEMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x \_\_\_\_\_ Date: \_\_\_\_\_

**RECEIVED**

**By Tara Lee at 12:02 pm, Oct 10, 2025**



## Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

(904) 645-9068 Fax: (904) 645-9082

E-mail: [bookme@progressiveent.com](mailto:bookme@progressiveent.com)

[www.progressiveent.com](http://www.progressiveent.com)

**Invoice date:** 10/7/2025 **Invoice #** 12810670 **Terms:** PO # **Customer name:** Grand Oaks CDD **Event type:** Movie Night **Billing address:** 1055 Turn Bill Creek, St. Augustine, FL 32092

**Original contact person:** Robin Nixon **Cell:** 904-347-4575 **E-mail/fax:** [grandoaksmanager@gmsnf.com](mailto:grandoaksmanager@gmsnf.com) **At event contacts with cell:** W: 904-495-7611

**Event date:** Friday, October 17th, 2025 **Hours of event:** 7:30 till movie ends **Hours of service:** **Approximate set up time:** 6:00pm

**Location name and address:** same as billing

**Where to set up at location:** Lawn **Power within 75':** YES **Set up-grass or pavement:** grass **Water within 75':** **Covered area for entertainer:** **Notes:**

**Services needed:**

\*Large 24' Movie Screen Reg. Rate \$ 449.00 Your Cost \$ 395.00 Reg. Total \$ 449.00 Your Total \$ 395.00

Your Total Savings: \$ 100.00

Sub Total: \$ 395.00

Sales Tax:

Invoice Total: \$ 395.00

50% Dep.: \$ 197.50

**Due before Event Date: \$ 197.50**

Payments Rec.: \$ -  
Total \$395.00

**Must be paid before event date to avoid a \$50 late fee**

### CANCELLATION, RE-SCHEDULING, INCLEMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x ROBIN NIXON / AMENITY MANAGER AT GRAND OAKS Date: 10/10/2025





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

# Invoice

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

**RECEIVED**

**By Tara Lee at 2:35 pm, Sep 25, 2025**

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
20285	07/29/2025	\$2,000.00	07/29/2025	Due on receipt	
SCOPE			QTY	RATE	AMOUNT
On the corner of Natureland Cir and Cinnamon Teal Way Drop 2 dead pine trees in wooded area			1	500.00	500.00
Debris will be left in wooded area At pool area Cut down dead oak tree by pool area			1	950.00	950.00
Haul away debris					
Leave stump "to close to other tree"					
Tree next to tree removal Remove Major deadwood 2 inches or greater "Tree as a lots of deadwood"					
Haul away debris					
Remove 2 lower limbs on oak tree by entrance way to pool			1	450.00	450.00
Haul away debris					
6-23-2025 Add on dropping of 1 dead tree at 163 Lone Cypress			1	300.00	300.00
Leave debris in wooded area					
Price adjustment -700			1	-700.00	-700.00
BALANCE DUE					<b>\$2,000.00</b>

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.



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

**RECEIVED**

*By Tara Lee at 2:36 pm, Sep 25, 2025*

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
20286	07/29/2025	\$4,000.00	07/29/2025	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
On 618 Natureland Cir	1	4,600.00	4,600.00
Cut down and put in preserve area 1 large oak tree on edge of preserve Tree will be cut down with a man track lift in the back yard of customers house we will use ground pressure mats to help prevent damage to grass Tree will be cut up and put back in preserve area the best we can the area is marshy			
Stump will remain.We will cut it level			
ALL debris will remain			
Price adjustment	1	-600.00	-600.00

BALANCE DUE

**\$4,000.00**

Approved  
001.320.53800.60000  
Repairs And Maintenance  
Rich Gray

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.



PO Box 6569  
Hilton Head Island, SC 29938

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

Invoice 795198	
Date	PO/Contract#
10/01/25	
Account Manager	Terms
WILLIAM FLANNERY	Net 30
Total Amount	\$19,084.00
Property Address	
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092	

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

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

Approved  
Landscape Maintenance  
001.320.53800.46000  
Rich Gray

**RECEIVED**

By Tara Lee at 8:50 am, Oct 02, 2025

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

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$38,253.00	\$0.00	\$0.00	\$0.00	\$0.00

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



PO Box 6569  
Hilton Head Island, SC 29938

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

<b>Invoice 792758</b>	
<b>Date</b>	<b>PO/Contract#</b>
09/02/25	
<b>Account Manager</b>	<b>Terms</b>
WILLIAM FLANNERY	Net 30
<b>Total Amount</b>	\$19,084.00
<b>Property Address</b>	
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092	

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

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

Approved  
Landscape Maintenance  
001.320.53800.46000  
Rich Gray

**RECEIVED**

*By Tara Lee at 8:16 am, Sep 03, 2025*

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

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

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

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

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

## ADDRESSEE

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

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

ACCOUNT NUMBER

DATE

BALANCE

729170

10/1/2025

\$2,475.00

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

00000000172171001000000031181000000024750058

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

GRAND OAKS CDD

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

Invoice Due Date 10/11/2025

Invoice 311810B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
10/1/2025	Water Management - Zone 1		\$2475.00	\$0.00	\$2475.00

Please remit payment for this month's invoice.

Approved  
Lake Maintenance  
001.320.53800.46300  
Rich Gray

**RECEIVED***By Tara Lee at 8:50 am, Oct 02, 2025*

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

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

**Total Account Balance including this invoice:**

\$4950.00

**This Invoice Total:**

\$2475.00

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

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

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

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

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

## ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
729170	9/1/2025	\$2,475.00

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

00000000172171001000000030343400000024750059

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

GRAND OAKS CDD

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

Invoice Due Date 9/11/2025

Invoice 303434B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
9/1/2025	Water Management - Zone 1		\$2475.00	\$0.00	\$2475.00
<p>Please remit payment for this month's invoice.</p> <p>Approved Lake Maintenance 001.320.53800.46306 Rich Gray</p>					
<p><b>RECEIVED</b> By Tara Lee at 11:51 am, Sep 02, 2025</p>					
Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.				<b>Credits</b>	\$0.00
				<b>Adjustment</b>	\$0.00
					<b>AMOUNT DUE</b>

**Total Account Balance including this invoice:**

\$2475.00

**This Invoice Total:**

\$2475.00

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

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

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

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

# THIGPEN

## HEATING & COOLING, INC.

Since 1962

### Please remit payment to:

Thigpen Heating and Cooling, Inc.

2801 Dawn Road, Jacksonville FL 32207

Phone: 904-448-1962 Website: www.thigpenac.com

License # CACO56726 | CACO56729 | CN208226

**INVOICE : 0013170**

<b>Bill To :</b> 157865
Grand Oaks CDD 1055 Turnbull Creek Rd St. Augustine, FL 32092 Phone : Approved/ Robin Nixon Grand Oaks / Amenity Manager

<b>Invoice Date :</b> 07/07/2025	<b>Install Date :</b> 01/26/2023
<b>Service Order :</b> 039570	<b>Page :</b> 1 of 2
<b>Serviced At :</b> 126016	
Grand Oaks Clubhouse & Pool Pavilio 1055 Turnbull Creek Rd SAINT AUGUSTINE, FL 32092	

Contact	Telephone	Call Type	Customer PO	Terms
Rich Gray	(904) 759-8890	CSVC		DUE UPON RECEIPT

#### Service Requested :

They are redoing dry wall due to mold and want to have inspections done on unit to make sure that the unit doesnt cause mold in future. Amenity staff arrives @ 9am Call B4 and for any approvals Rich Gray 904-759-8890

RGray@RMSNF.com \$199 diag + repairs. Commercial Service

#### Service Comments :

Upon arrival and inspection issues appear to be associated with equipment design issues. I spoke with Andre McMullen and he is going to handle the issues from here..

Description	Mfg Name	Model	Serial No
Condenser	LENNOX	ML14XC15018-230A0	1921H52354

Description	Mfg Name	Model	Serial No
Air Handler	LENNOX	C0A25UH-018-230-01	1521J09941

Description	Mfg Name	Model	Serial No
Condenser	LENNOX	ML14XC15018-230A0	1921H52358

Description	Mfg Name	Model	Serial No
Air Handler	LENNOX	CBA25UH-018-230-01	1521J09130

Qty	Description	Price	Extended
1	Commercial Diagnostic	179.00	179.00
1	Commercial Environmental Fee	20.00	20.00
Total Parts for Unit			199.00

See Over < 2 >





<b>Balance Due:</b>	199.00	USD
---------------------	--------	-----

**By Tara Lee at 11:41 am, Sep 23, 2025**



REMITTANCE ADDRESS  
Post Office Box 830719  
Birmingham, Alabama 35283-0719  
Main: (205) 251-3000  
<https://www.BURR.com/payment/>  
Tax ID #63-0322727

JIM OLIVER  
GOVERNMENTAL MANAGEMENT SERVICES, LLC  
475 W TOWN PLACE STE 114  
WORLD GOLF VILLAGE  
ST AUGUSTINE, FL 32092

8 Aug 2025  
Invoice # 1581946  
Bill Atty: R. Rosen  
As of 07/31/25

0051823 GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
0000001 CDD Litigation

**BILL SUMMARY THROUGH JULY 31, 2025**

Professional Services	\$3,301.00
Less Trust Applied	<u>(\$1,135.00)</u>
<b>TOTAL DUE THIS BILL</b>	<b>\$2,166.00</b>
 Previous Balance Due	 \$3,865.00
Less Trust Applied	<u>(\$3,865.00)</u>
<b>TOTAL BALANCE DUE</b>	<b>\$2,166.00</b>

**WIRING INSTRUCTIONS:**



Should you need assistance, please email [AccountsReivable@burr.com](mailto:AccountsReivable@burr.com).

**RECEIVED**

*By Tara Lee at 2:30 pm, Oct 15, 2025*

**REMITTANCE COPY**

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)

Please direct inquiries to Jessica Beam at [jbeam@burr.com](mailto:jbeam@burr.com) or [BFReceivables@burr.com](mailto:BFReceivables@burr.com)

# BURR & FORMAN LLP

0051823 GRAND OAKS COMMUNITY DEVELOPMENT  
DISTRICT  
0000001 CDD Litigation

8 Aug 2025

Invoice # 1581946  
Page 2

JIM OLIVER  
GOVERNMENTAL MANAGEMENT SERVICES, LLC  
475 W TOWN PLACE STE 114  
WORLD GOLF VILLAGE  
ST AUGUSTINE, FL 32092

8 Aug 2025  
Invoice # 1581946  
Bill Atty: R. Rosen  
As of 07/31/25

EMPLOYER I.D. #63-0322727

0051823 GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
0000001 CDD Litigation

Date	Description	Tkpr	Hours
07/02/25	Review emails; review issues	RTR	0.50
07/08/25	Review Grand Oaks documents and results from the recently completed audit.	PCV	2.30
07/09/25	Review documents that the CDD provided in advance of the meeting with the CDD and its counsel on whether or not to take legal action against the developers at this time.	PCV	0.70
07/10/25	Prepare for and attend teleconference with the CDD management company, a member of the CDD, and counsel for the CDD regarding the developer and the current financial state of the CDD. Result: Burr & Forman will not pursue a civil action against the developer at this time.	PCV	1.30
07/10/25	Conference call with client and representatives (Zoom) regarding documents	RTR	0.80
Total Hours			5.60
Total Services			\$3,301.00
Total Services and Disbursements			\$3,301.00
Previous Balance Due			\$3,865.00
Less Trust Applied			<u>(\$5,000.00)</u>
TOTAL NOW DUE			<u>\$2,166.00</u>

**BURR & FORMAN LLP**

0051823    GRAND OAKS COMMUNITY DEVELOPMENT  
DISTRIC  
0000001    CDD Litigation

8 Aug 2025  
Invoice # 1581946  
Page 3

**SUMMARY OF SERVICES**

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Peter C. Vilmos	\$550.00	4.30	\$2,365.00
Robert T. Rosen	\$720.00	1.30	\$936.00
TOTALS		5.60	\$3,301.00

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



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

Date: October 15, 2025

Invoice Number 2025-7411

Net 15 days

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

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

**Task 1 CDD District Engineer**

**(hourly)**

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
Administrative	\$85	0	\$0.00
CADD Designer	\$130	0	\$0.00
Engineer	\$135	2	\$270.00
Professional Engineer	\$155	0	\$0.00
Principal	\$210	10	\$2100.00
<b>TOTAL</b>		<b>12</b>	<b>\$2370.00</b>

1. Met With National Stormwater trust on GMAC & SJRWMD permit modification
2. Reversed calculations of GMAC plans

**Amount Due \$2,370.00**

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

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

**RECEIVED**

**By Tara Lee at 12:59 pm, Oct 15, 2025**



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

Certified Plumbing Contractor - CFC 1429193  
Mechanical Contractor - CMC 1250980  
Master Septic Tank Contractor - SM0051487

**BILL TO**

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

Approved  
Repairs and Maintenance  
001-320-53800-60000  
Rich Gray

INVOICE  
108400095

INVOICE DATE  
Oct 14, 2025

**JOB ADDRESS**

Grand Oaks -Bathrooms a/c handler room  
1055 Turnbull Creek Road  
St. Augustine, FL 32092 USA

Completed Date:  
Payment Term: Net 30

**RECEIVED**  
*By Tara Lee at 12:57 pm, Oct 15, 2025*

**DESCRIPTION OF WORK**

Arrived on site today spoke with clubhouse manager. She took us to the men's bathroom. There was experiencing water on the floor and the handicap stall. There was a puddle buildup by the wall so I went outside checked water meter water meter was spinning so we walked the facility between the clubhouse and the pool house to make sure nothing was running, came up to a solution where the pool was continuously running, which was causing the meter to spin and the water was overflowing from the urinal Due to having a bad handle on the urinal flush valve. The urinal flush valve is a Kohler and did not have parts so create an estimate to replace urinal flush valve to a salon flush valve. Customer did not approve on site but told him the estimate is good for 30 days and if they changed their mind and would like us to come out and do it, but they can assign the estimate at any time and give our office a call to get on schedule. They have their pool guy coming out to check and see why the pool is continuously running water and at this time, the customer is satisfied with today's visit.

**SUB-TOTAL** \$500.00  
**TAX** \$0.00

**TOTAL DUE** \$500.00

**BALANCE DUE** \$500.00

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

This invoice is agreed and acknowledged. Payment is due upon receipt.

**Terms:**

A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

1. Drain Cleaning Warranty does not apply to objects not usually or customarily disposed of through the drainage system.
2. A "Late Payment Charge" of 1.5% applies to all amounts over 30 days unpaid from invoice date. In the event it becomes necessary to Duck Duck Rooter Plumbing and Septic Services, LLC, at its option to place this invoice in the hands of an attorney or collection agency for purpose of debt collection, the above named customer agrees to pay an additional sum equal to the costs of collection, including but not limited to attorney's fees or collection agent's fees or return visit fees for the purpose of collection.

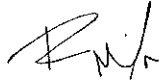
3. The terms and performance under this Agreement shall be governed by the Laws of the State of Florida. Venue for any legal actions shall be in Jacksonville, Duval Country, Florida

4. A \$25.00 service charge will be added for any check returned to us by your bank for any reason.

5. Duck Duck Rooter Plumbing and Septic Services, LLC is not responsible for any damage which may occur to driveways, sidewalks, patios, shrubbery, flowers, grass, fences, etc. We are not responsible for any damage to any existing installations, such as septic tank lids, manholes, sprinkler systems, telephone or electric cables, water lines, gas lines, etc.

6. Duck Duck Rooter Plumbing and Septic Services, LLC is not responsible for broken, settled, rusted, deteriorated, or damaged piping. We are not responsible for damage resulting from cleaning or repairing plumbing, fixture, faucets, valves, etc ...

You have the option to cancel this transaction within 3 business days of signing the contract without incurring any penalties, provided that no products have been ordered for the job or installed on the specified date.

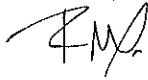


Sign here

Date 10/14/2025

#### CUSTOMER ACKNOWLEDGEMENT

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



Sign here

Date 10/14/2025




**\* LocaliQ**  
Florida  
**GANNETT**

Grand Oaks CDD		803757	09/30/25
INVOICE # 0007351293	INVOICE PERIOD Sep 1- Sep 30, 2025	CURRENT INVOICE TOTAL \$141.36	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) -\$136.64	TOTAL CASH AMT DUE* \$298.72	

**BILLING ACCOUNT NAME AND ADDRESS**

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



**PAYMENT DUE DATE: OCTOBER 31, 2025**

**Legal Entity:** Gannett Media Corp.  
**Terms and Conditions:** Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.  
**All funds payable in US dollars.**

**BILLING INQUIRIES/ADDRESS CHANGES** 1-877-736-7612 or [smb@ccc.gannett.com](mailto:smb@ccc.gannett.com) **FEDERAL ID** 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
9/1/25	Balance Forward	\$157.36

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/2/25	11613450	SAG St Augustine Record	September 10, 2025 BOS Meeting		\$71.36
9/30/25	11686578	SAG St Augustine Record	PUBLIC NOTICE		\$70.00

PAID  
9/15/25  
\$298.72

**RECEIVED**

By Tara Lee at 9:25 am, Oct 15, 2025

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

Total Cash Amount Due	\$298.72
Service Fee 3.99%	\$11.92
*Cash/Check/ACH Discount	-\$11.92
*Payment Amount by Cash/Check/ACH	\$298.72
Payment Amount by Credit Card	\$310.64

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

<b>ACCOUNT NAME</b> Grand Oaks CDD		<b>ACCOUNT NUMBER</b> 803757		<b>INVOICE NUMBER</b> 0007351293		<b>AMOUNT PAID</b>
<b>CURRENT DUE</b> \$141.36	<b>30 DAYS PAST DUE</b> \$90.40	<b>60 DAYS PAST DUE</b> \$203.60	<b>90 DAYS PAST DUE</b> \$0.00	<b>120+ DAYS PAST DUE</b> \$0.00	<b>UNAPPLIED PAYMENTS</b> -\$136.64	<b>TOTAL CASH AMT DUE*</b> \$298.72
<b>REMITTANCE ADDRESS</b> (Include Account# & Invoice# on check)  Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				<b>TO PAY BY PHONE PLEASE CALL:</b>  1-877-736-7612		<b>TOTAL CREDIT CARD AMT DUE</b>  \$310.64
				To sign up for E-mailed invoices and online payments please go to <a href="https://gcil.my.site.com/financialservicesportal/s/">https://gcil.my.site.com/financialservicesportal/s/</a>		

0000803757000000000000000073512930002987267173

# LOCALiQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### AFFIDAVIT OF PUBLICATION

Sarah Sweeting  
Alison Mossing  
Grand Oaks CDD  
475 W Town PL  
Suite 114  
St Augustine FL 32092-3648

STATE OF WISCONSIN, COUNTY OF BROWN

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

07/16/2025, 07/23/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/23/2025

Legal Clerk

Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost: \$203.60  
Tax Amount: \$0.00  
Payment Cost: \$203.60  
Order No: 11418758 # of Copies:  
Customer No: 803757 1  
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

GRAND OAKS COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING  
TO CONSIDER THE ADOPTION  
OF THE FISCAL YEAR 2026  
PROPOSED BUDGET(S); AND  
NOTICE OF REGULAR BOARD  
OF SUPERVISORS' MEETING.  
The Board of Supervisors ("Board")  
of the Grand Oaks Community  
Development District ("District")  
will hold a public hearing and regu-  
lar meeting as follows:  
DATE: August 13, 2025  
TIME: 1:30 p.m.  
LOCATION: Grand Oaks Amenity  
Center  
1055 Turnbull Creek Road  
St. Augustine, Florida 32092

The purpose of the public hearing is  
to receive comments and objections  
on the adoption of the District's  
proposed budget(s) for the fiscal  
year beginning October 1, 2025, and  
ending September 30, 2026  
("Proposed Budget"). A regular  
Board meeting of the District will  
also be held at the above time where  
the Board may consider any other  
business that may properly come  
before it. A copy of the agenda and  
Proposed Budget may be obtained  
at the offices of the District  
Manager, Governmental Manage-  
ment Services, LLC, 475 West Town  
Place, Suite 114, St. Augustine,  
Florida 32092, (904) 940-5850  
("District Manager's Office"),  
during normal business hours, or by  
visiting the District's website at  
<https://grandoakscdd.org/>

The public hearing and meeting are  
open to the public and will be  
conducted in accordance with the  
provisions of Florida law. The public  
hearing and/or meeting may be  
continued in progress to a date, time  
certain, and place to be specified on  
the record of the public hearing  
and/or meeting. There may be occa-  
sions when Board Supervisors or  
District Staff may participate by  
speaker telephone.

Any person requiring special accom-  
modations at the public hearing or  
meeting because of a disability or  
physical impairment should contact  
the District Manager's Office at  
least forty-eight (48) hours prior to  
the public hearing and meeting. If  
you are hearing or speech impaired,  
please contact the Florida Relay  
Service by dialing 7-1-1, or 1-800-955-  
8771 (TTY) / 1-800-955-8770 (Voice),  
for aid in contacting the District  
Manager's Office.

Each person who decides to appeal  
any decision made by the Board  
with respect to any matter consid-  
ered at the public hearing or meet-  
ing is advised that person will need  
a record of proceedings and that  
accordingly, the person may need to  
ensure that a verbatim record of the  
proceedings is made, including the  
testimony and evidence upon which  
such appeal is to be based.

James Oliver  
District Manager  
Pub: 07/16/25, 7/23/25, #11418758

# LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

Katelyn Beach  
Alison Mossing  
Grand Oaks CDD  
475 W Town PL  
Suite 114  
St Augustine FL 32092-3648


STATE OF WISCONSIN, COUNTY OF BROWN

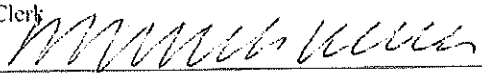
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of St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

09/02/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/02/2025

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

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

8-25-26

My commission expires

Publication Cost:	\$71.36	
Tax Amount:	\$0.00	
Payment Cost:	\$71.36	
Order No:	11613450	# of Copies:
Customer No:	803757	1
PO #:		

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

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

The meeting of the Board of Supervisors (the "Board") of the Grand Oaks Community Development District is scheduled to be held on **Tuesday September 10, 2025, at 1:30 p.m.** located at the **Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida 32092**. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at this meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver  
District Manager  
Pub: 09/02/25 #11613450

# LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

Brittany Crutchfield  
Alison Mossing  
Grand Oaks CDD  
475 W Town PL  
Suite 114  
St Augustine FL 32092-3648

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 09/30/2025  
SAG staugustine.com 09/30/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/30/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$70.00

Tax Amount: \$0.00

Payment Cost: \$70.00

Order No: 11686578

Customer No: 803757

PO #:

# of Copies:

1

**THIS IS NOT AN INVOICE!**

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

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

## NOTICE OF MEETING GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors (the "Board") of the Grand Oaks Community Development District is scheduled to be held on Tuesday October 8, 2025, at 1:30 p.m. located at the Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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Each person who decides to appeal any action taken at this meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver  
District Manager



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
20709	10/14/2025	\$600.00	10/14/2025	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
Grand Oaks CDD	1	0.00	0.00
287 Myrtle oak court			
Cut down broken tree from wood line	1	600.00	600.00

We will cut up into firewood for home owner if requested if not we will haul away tree debris

BALANCE DUE

**\$600.00**

Pay invoice

Approved  
Repairs and Maintenance  
001.320.53800.60000  
Rich Gray

**RECEIVED**

**By Tara Lee at 12:56 pm, Oct 15, 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.

# ATTENDANCE SHEET

District: Grand Oaks

Meeting Date: 10.08.25

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

District Manager:

*John*

PLEASE RETURN COMPLETED FORM TO ALISON MOSSING

*\* New supervisor - Forms I-9 and W-4 to be provide*

Disclosure Services LLC

1005 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
10/23/2025	5

Bill To
Grand Oaks CDD C/O GMS

Terms	Due Date
	10/23/2025

Description	Amount
Amortization Schedule Series 2019 11-1-25 Prepay \$5,000  <b>RECEIVED</b> <b>By Tara Lee at 10:29 am, Oct 26, 2025</b>	100.00

<b>Total</b>	\$100.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info





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

## Invoice

**BILL TO**

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

**SHIP TO**

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
100536	10/15/2025	\$700.00	11/14/2025	Net 30	

**SALES REP**  
Garrett/Lloyd

**PHONE NUMBER**  
904.759.8890 Rich

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/15/2025	Quarterly Maintenance	Quarterly Maintenance Service;  Building 114 booster pump system. 15hp Baldor motors, 497v, 14.3 and 11.1 amps, tanks WX350 at 43psi, greased motors. Overall good condition. System in auto.  Mailbox booster pump system. 15hp Baldor motors, 497v, 12.7 and 10.7 amps, tank WX350 at 40psi. Greased motors. Overall good condition. System in auto.	1	700.00	700.00

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

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

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

Approved  
Irrigation Repairs  
001.320.53800.4620x  
Rich Gray

**RECEIVED**

**By Tara Lee at 10:10 am, Oct 26, 2025**

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

# Invoice

Invoice #: 29  
Invoice Date: 10/16/25  
Due Date: 10/16/25  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance September 1- September 30, 2025	8.76	40.00	350.40
Maintenance Supplies		369.75	369.75
Approved Repairs & Maintenance 001.320.53800.60000 Rich Gray			
<b>RECEIVED</b> By Tara Lee at 10:14 am, Oct 26, 2025			
Total			\$720.15
Payments/Credits			\$0.00
Balance Due			\$720.15

Alison Morning  
10-21-25

GMS

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

---

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/3/25	3.4	J.W.	Fixed fence at 174 Fairlake Circle, looked at what needed to be fixed at 46 Fairlake Circle. blew leaves and debris off walkways, pool deck and pickleball courts, removed debris from amenity, legacy park, pool deck, walkways, parking lot and roadways, lighting inspection on amenity center, straightened and organized pool furniture, checked and changed trash receptacles around amenity center, pool deck and legacy park
9/4/25	3.43	J.W.	Blew mulch and debris off walkways, patio, pool deck, pickleball courts and bocce ball courts, removed debris from pool deck, around amenity center, roadways, walkways and pickleball courts, checked and changed trash receptacles around amenity center, pool deck and legacy park, straightened and organized pool deck furniture, light inspection on patios
9/8/25	1.93	J.W.	Straightened and organized pool deck furniture, removed debris around amenity center, pool deck, walkways and roadways, lighting inspection on patios and amenity center, checked and changed trash receptacles around amenity center and community

TOTAL	<u>8.76</u>
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MILES	<u>0</u>
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\*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

## Period Ending 10/05/25

[illegible]