

Grand Oaks
Community Development District

FEBRUARY 11, 2026

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

February 4, 2026

Board of Supervisors
Grand Oaks Community Development District

Dear Board Members:

The Grand Oaks Community Development District Meeting is scheduled for **Wednesday, February 11, 2026 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 January 14, 2026 Meeting
- IV. Landscape Maintenance Update
- V. Consideration of Proposals:
 - A. Treehouse Repair and Demolition
 - B. Mulch
 - C. Removal of Playground Equipment
- VI. Consideration of 2026-03, Requesting the St. Johns County Supervisor of Elections to Conduct the District's General Elections
- VII. Staff Reports
 - A. Attorney
 - B. Engineer

- C. Manager
- D. Operation Manager - Report
- E. Amenity Center Manager - Report

VIII. Supervisor's Request and Public Comments

IX. Financial Reports

A. Financial Statements as of December 31, 2025

B. Summary of Operations and Maintenance Invoices

X. Next Scheduled Meeting – March 11, 2026 @ 1:30 p.m. @ Grand Oaks
Amenity Center

XI. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Grand Oaks Community Development District was held on Wednesday, January 14, 2026, 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	Supervisor
Dick Trowbridge	Supervisor

Also, present were:

Jim Oliver	District Manager
Kyle Magee <i>by phone</i>	District Counsel
Bill Schaeffer <i>by phone</i>	District Engineer
Allen Flannery	The Greenery
Erick Wyrick	The Greenery
Jason Rodriguez	The Greenery
Matt Biagetti	Assistant District Manager
Robin Nixon	Amenity Manager
Christy Buganski	Amenity Manager
Rich Gray	Director of Field Operations

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. A resident commented about landscaping concerns, and thanked staff for promptly addressing irrigation leaks before further damage

occurred. The resident noted areas of turf damage believed to be caused by fertilizer or insecticide applications that become more apparent after the fall season.

Staff acknowledged awareness of the affected areas and indicated plans to address the issues, with repairs anticipated around early spring.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the December 10, 2025, Meeting

Mr. Oliver presented the minutes of the December 10, 2025, meeting and asked for any comments, corrections, or changes. The Board had no revisions to the minutes.

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

FOURTH ORDER OF BUSINESS

Landscape Maintenance Update

Mr. Oliver stated the next item was landscape maintenance and invited Mr. Flannery of The Greenery to provide an update. Mr. Flannery reported that the Grove tree had been stabilized and would continue to be monitored. Three dead palm trees at Legacy Park were removed. Improvements were noted at monument entrances, and courtesy clean ups were completed at several pocket parks. A \$5,000 credit related to Pond 6 was confirmed. Soil and water samples were collected and sent for testing, with results to be shared upon receipt. Additionally, The Greenery will perform a courtesy street sweeping to address sand and debris buildup along curbs.

Board members discussed turf replacement in dead areas, clarification of Pond 6 maintenance responsibilities, and irrigation oversight. Mr. Gray confirmed responsibility for irrigation adjustments and agreed to conduct a follow-up inspection, particularly around sidewalks and curbs, to address overspray concerns prior to any pressure washing. Discussion also included water quality testing related to pond treatments, with inspection reports to be shared with the District.

FIFTH ORDER OF BUSINESS

Consideration of Proposals:

A. Legacy Park Pond Fountain

Mr. Gray reviewed multiple options to address the failing fountains at Legacy Park. He explained that the District maintains seven fountains, with the current issue limited to the two larger 10-horsepower fountains at Legacy Park. One fountain is inoperable, while the second

continues to trip breakers and is no longer considered reliable. The existing fountains are approximately four to five years old.

Two proposals from Future Horizons were reviewed, including full replacement converting the fountains from 10 horsepower to 5 horsepower with new LED lighting and decorative nozzles at an estimated cost of \$26,445, and an alternative option reusing the existing LED lighting to reduce costs by approximately \$3000, though reuse would be on an as-is basis without warranty coverage.

A third option from Innovative Fountain Services was also discussed, which would reuse existing equipment, downgrade the motor and pump from 10 horsepower to 5 horsepower, and add decorative brass nozzles at an estimated cost of \$18,000. The brass nozzles are pre-owned and offered as-is without warranty. This option would significantly reduce electrical usage while still providing a decorative appearance.

Mr. Gray explained that reducing the fountain size from 10 horsepower to 5 horsepower would lower fountain height from approximately 30-40 feet to 7-12 feet, depending on nozzle selection. Board members discussed the visual impact, long term replacement costs, warranty considerations, and the fact that the fountains are primarily decorative rather than necessary for pond function.

A resident added that he provided information for Tom Whitmore, an engineer who performed repairs and maintenance for the subdivision across State Road 16. Mr. Gray agreed to review the information and contact Mr. Whitmore to request an estimate.

Mr. Trowbridge approved a proposal from Innovation Fountain Services in an amount not to exceed \$18,240, allowing staff to further evaluate final specifications within that budget.

On MOTION by Mr. Crosby, seconded by Ms. Cruz, all in favor, the Proposal from Innovative Fountain Services Not to Exceed \$18,240, was approved.

B. Wetland Mitigation

Mr. Oliver stated the next item for consideration was wetland mitigation proposals, with two proposals included in the agenda package from Terracon and SES Environmental. Mr. Crosby explained that Terracon has previously provided wetland mitigation and invasive species services for the District; however, work has been delayed due to outstanding balances, and additional

mitigation is required to bring the District back into compliance. Terracon’s proposal totaled approximately \$50,500, required 100% payment upfront, and did not include long-term monitoring.

Mr. Crosby presented a proposal from SES Environmental, represented by Patrick Pierce, who previously worked on a project with Terracon and is familiar with the Districts permit requirements and history. It was noted that Mr. Pierce coordinated directly with the St. Johns River Water Management District and identified specific compliance areas, with success criteria focused on removal of invasive and nuisance species rather than ground cover. The SES proposal included invasive species removal, replanting as required, upland buffer signage, and five years monitoring, with fees structured annually rather than paid in full upfront.

The Board discussed differences between the proposals including the inclusion of monitoring services in the SES proposal, flexibility in payment structure, and opportunities to reduce costs through coordination with other agencies for portions of the work and adjustment of signage quantities. It was noted that SES’s proposal provided a more comprehensive and cost-effective approach to long-term compliance.

Mr. Schaeffer recommended proceeding with SES Environmental, citing Mr. Pierce’s familiarity with the project and expertise. Following discussion, Mr. Crosby motioned to approve a contract with SES Environmental in an amount not to exceed \$40,500 for the first year, with subsequent annual costs estimated at \$13,000, subject to permit requirements and ongoing compliance needs.

On MOTION by Mr. Crosby, seconded by Mr. Trowbridge, all in favor, SES to provide wetland mitigation services with a NTE \$40,500 in the first year, was approved.
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C. Treehouse Repair

The Board tabled quotes to repair the Treehouse. Mr. Gray was asked to bring back quotes for demolition with thoughts of adding other amenities in the future.

D. Mulch

The Board tabled the mulch project for the Treehouse.

E. Restroom Restoration on Pool Deck

Mr. Gray reported that HVAC testing and balancing had been completed and ventilation was functioning properly, allowing the District to proceed with restoration work. Three proposals were presented, each addressing mold remediation, removal and replacement of damaged drywall and framing as needed, repainting, and restoration of the men's and women's restrooms and concession area. The proposals included, ServPro, with separate costs for restoration and remodeling totaling approximately \$24,861.56, noting that final costs could increase depending on conditions discovered during demolition. Anderson Restoration, with combined estimated costs totaling approximately \$20,373.98, subject to potential increases based on required repairs. Trinity Remodeling, with a single all-inclusive proposal of \$13,008.75, confirmed multiple times to include all required restoration and remodeling work.

It was noted that the District has approximately \$8,000 in insurance proceeds available for the project, resulting in an estimated \$5,000 out-of-pocket expense if Trinity is selected. Mr. Gray advised that Trinity has generally positive reviews, with standard warranties of one year on workmanship and 90 days on labor, consistent with other proposals. Trinity indicated the project could be completed prior to spring following approval.

Board members discussed cost, timing, warranties, and contractor experience. Consensus was expressed that Trinity offered the best value and that the project should proceed promptly to reopen the restrooms.

On MOTION by Mr. Crosby, seconded by Mr. Trowbridge, all in favor, Trinity Painting and Maintenance to repair and mitigate mold in the pool restroom facility, was approved.
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F. Pressure Washing

Mr. Gray presented three proposals for pressure washing services covering the main entrance roadway of Grand Oaks to the roundabout, including pavers, sidewalks, curbing, and medians. Mr. Gray disclosed that Riverside Management Services submitted one of the proposals and, in the interest of fairness, competing bids were also obtained. Riverside initially proposed \$8,800 and offered to reduce the cost to \$8,000 to remain competitive and keep the work in-house. Board members discussed the scope of work, phasing versus full completion, and noted that the main roadway has not been comprehensively pressure washed in the past. It was suggested that

pressure washing is currently included under repairs and maintenance rather than a specific budget line item.

The Board discussed alternative mitigation options, including sealing concrete surfaces, but determined that annual pressure washing would be more cost-effective.

On MOTION by Mr. Crosby, seconded by Ms. Cruz, all in favor, Riverside Management Services to pressure wash curbs and sidewalks along the spine road from entrance to Amenity Center, was approved.

G. Fencing Installation

Mr. Gray explained that approximately 35-38 feet of fencing is currently missing at Pond 17, located at the end of Summer Bay, and installation of new fencing would help restrict unauthorized access and reduce fishing activity. The proposal includes furnishing approximately 36 feet of fencing and installing a 10-foot double drive gate to allow vendor access for pond maintenance and mowing.

It was noted that the fencing would be installed within a common area and maintenance easement, and Mr. Gray agreed to verify the final location to ensure it does not interfere with future development or access requirements. The proposed cost for the fencing installation is \$1,678, with Sterling identified as a competitively priced vendor based on prior experience.

On MOTION by Mr. Crosby, seconded by Ms. Cruz, all in favor, Fence and Gate Installation by Sterling Fence, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Magee reported that there were no specific items to bring before the Board at this time and offered to respond to any questions or follow up on matters as requested.

B. Engineer

Mr. Schaefer provided a follow-up to prior discussions regarding flooded areas near the amenity center. He reported that LARC has agreed to address several identified areas, including repairs north of the roundabout where turf damage was observed. LARC is also being contacted

regarding conditions near the fire pit, for which a corrective plan has not yet been provided. Staff will follow up to ensure the agreed-upon repairs are completed.

C. Manager

Mr. Oliver provided an informational update advising that 2026 is an election year, with three Board seats to be filled by election of registered voters residing within the District. The election will be held in November 2026, and the official qualifying period with the St. Johns County Supervisor of Elections will occur during the second week of June, from noon Monday through noon Friday. It was noted that prospective candidates may contact the Supervisor of Elections in advance to pre-qualify or obtain additional information.

It was further clarified that the seats currently held by Supervisors Keith Hyatt, David Crosby, and Justin Dudley are up for election, while the remaining resident Board member seats expire in 2028. Additional comments were made noting that the Supervisor of Elections office provides guidance and materials to assist prospective candidates through the qualifying process. For more information, please visit the SOE website at votesjc.gov.

D. Operation Manager – Report

Mr. Gray reported that routine maintenance activities are ongoing in preparation for spring. The previously approved drainage project is nearing completion, with a final walkthrough scheduled and final payment to be issued upon confirmation of completed work. Holiday decorations have been successfully removed and are now stored at the Amenity Center, eliminating the need for off-site storage fees.

Mr. Gray noted that pressure washing services approved by the Board are expected to begin the following week. Additional planned maintenance includes repainting flooring at Legacy Park near the mailbox cluster and restrooms, followed by touch-up painting at the Amenity Center and pool deck as weather conditions improve.

E. Amenity Center Manager – Report

Ms. Nixon reported that everything was running smoothly at the Amenity Center. The weekly clubs and Thursday activities continuing as scheduled. An upcoming Vendor Village was announced, featuring approximately 15-20 vendors, food trucks and a bubble truck, to be held on the lawn. The event will be conducted at no cost to the District. Ms. Nixon also noted a successful

Christmas event with strong attendance. Options for smaller indoor movie events using existing equipment were briefly discussed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Public Comments

Supervisors expressed appreciation for staff responsiveness, communication, and overall performance, noting positive feedback from residents.

The Board discussed prioritizing approved projects, specifically wetland mitigation, restroom restoration, and fencing installation, and moving forward with those items promptly.

A request was made to approve change orders from the Greenery, including the addition of five pocket parks, addition of Ponds 17 and 18, and removal of Pond 6, with a \$5,000 credit to be applied. Staff will confirm documentation and method of application, and District Counsel will prepare an addendum to the master agreement for future Board ratification.

A question was raised regarding lighting at the Grand Oaks entrance sign, noting it appears less visible at night compared to other neighborhood signage. Staff indicated they would conduct a lighting inspection to determine whether adjustments or repairs are needed.

Additional comments included interest from a resident in sponsoring a future community event, such as an outdoor movie night. Staff advised that the resident may coordinate directly with the Amenity Center staff, subject to applicable licensing and approval requirements.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of November 30, 2025

Mr. Oliver reviewed the financial report as of November 30, noting no significant positive or negative variances early in the fiscal year. Assessment collections were reported at approximately 9% as of the end of November; however, an updated report shows collections at approximately 91% as of the meeting date. Full payments have been received from the Toll Brothers and Pulte, while no collections have yet been received from Day Late Enterprises, which is as anticipated. Mr. Oliver reported ongoing efforts to address outstanding matters related to Day Late and long-term development planning.

It was noted that the District is proceeding cautiously with expenditures to ensure sufficient cash flow. Outstanding mitigation-related payments from prior years are being finalized, with the District transitioning to a new mitigation provider.

An update was also provided regarding the National Stormwater Trust agreement. Mr. Oliver reported that the negotiated contract has been provided for execution, with finalization pending receipt of a letter confirming third-party inspections by Universal Engineering, as requested by the District Engineer, to address water level concerns.

The check register was presented for Board review. A motion was made to approve the financial report.

On MOTION by Mr. Crosby, seconded by Mr. Trowbridge, with all in favor, the Check Register totaling \$51,017.15, was approved.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – February 11, 2026
@ 1:30 p.m. @ Grand Oaks Amenity Center**

Mr. Oliver stated the next meeting is scheduled for February 11, 2026 at 1:30 p.m. at the Grand Oaks Amenity Center.

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

FOURTH ORDER OF BUSINESS

Overview

Landscape services at Grand Oaks during January 2026 focused on **tree stabilization, winter turf protection, site cleanliness, irrigation system evaluation, and proactive maintenance planning**. Seasonal cold temperatures influenced plant conditions across the property, prompting careful monitoring and conservative care recommendations to protect long-term landscape health.

Key Accomplishments

Oak Tree Stabilization

- Following earlier corrective work to excavate around the root ball and reset the oak tree, the tree has **since fallen over**, likely due to limited root re-establishment combined with recent weather conditions.
- Our team has evaluated the situation and will be **reinforcing the tree with properly installed tree stakes** to provide additional structural support during recovery.
- The staking will be installed following industry best practices to:
 - Maintain proper trunk alignment
 - Reduce movement during wind events
 - Minimize stress on the developing root system
- The tree will continue to be **closely monitored** over the coming weeks and months to assess stability, root development, and overall health, with adjustments made as necessary to support long-term recovery.

Site Cleanliness & Appearance

- Street sweeping was completed along curbs throughout the community, removing accumulated debris and significantly improving overall curb appeal.

Winter Turf Protection

- The Plant Health Care (PHC) team applied a **pre-emergent herbicide** as part of the scheduled winter turf program.
 - This proactive treatment helps prevent weed germination during cooler months, reducing weed pressure and supporting a healthier, more manageable turf heading into spring.
-

Maintenance Items Identified

Pocket Parks

- Three pocket parks were identified as due for routine service.

- All required maintenance tasks have been documented and are scheduled to be completed during upcoming production visits.

Pond Maintenance

- One pond was identified as needing scheduled service.
 - Required maintenance has been noted and will be fully addressed during the next scheduled service visit.
-

Irrigation System Update

- During a recent irrigation inspection, the irrigation pumps were observed to be **not functioning properly**.
 - Property management was notified immediately.
 - A pump specialist has been scheduled for an on-site evaluation, with Greenery's irrigation technician attending to assist with system-related questions.
 - Pump repair and maintenance remain the responsibility of the pump specialist.
-

Notes & Recommendations to Ownership

Cold Weather / Frost Guidance

- Due to recent temperature drops, some plants may exhibit frost damage, including browning, wilting, or crispy foliage.
- Pruning is **not recommended at this time**, as damaged foliage helps protect healthy plant tissue from further cold exposure.
- Selective pruning will be revisited once temperatures stabilize and new growth begins, allowing for accurate assessment of plant viability.
- Regular watering should continue as needed, avoiding overwatering in cool, moist soils.
- Small areas of mushy or rotting tissue may be gently removed if observed.

Pond Perimeter Landscaping

- At this time, **no landscape maintenance is required** for pond perimeter areas.
- These areas will continue to be monitored during routine visits, with any emerging needs identified proactively.

FIFTH ORDER OF BUSINESS

A.

Proposal

PROPOSAL NO. _____
SHEET NO. _____
DATE 12/17/2025

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME Matt Biagetti	ADDRESS Grand Oaks
ADDRESS 475 West Town Place Suite-114 World Golf Village	DATE OF PLANS 1055 Turnbull Creek Rd. St. Augustine, Fl.
PHONE NO. _____	ARCHITECT 32092

We hereby propose to furnish the materials and perform the labor necessary for the completion of _____

Proposal Summary

Total Job Cost - Material and Labor - \$24,455.72

* To be Paid in 4-Draws-of - \$6,113.93

Draw One - To be Paid before start of Job \$6,113.93

Draw-2 - \$6,113.93 T.B.D

Draw-3 \$6,113.93 Date T.B.D

Draw-4 - \$6,113.93 Date T.B.D.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Twenty Four Thousand Four Hundred Fifty Five Dollars, 93/100 Dollars (\$24,455.72) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Robbie Bacon

Respectfully submitted Robbie Bacon

Per _____

Note — this proposal may be withdrawn by us if not accepted within 10 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Signature _____

Date _____

Proposal

PROPOSAL NO. 1
 SHEET NO. _____
 DATE 12/15/2025

PROPOSAL SUBMITTED TO:

NAME Matt Biagetti
 ADDRESS District Manager
475 West Town Place Suite 114
 PHONE NO. World Golf Village St. Augustine, Fl.

WORK TO BE PERFORMED AT:

ADDRESS Grand Oaks
1055 Turnbull Creek Rd.
 DATE OF PLANS St. Augustine, Fl. 32092
 ARCHITECT _____

We hereby propose to furnish the materials and perform the labor necessary for the completion of

- ① - Remove 2- slides and dispose of same
- ② - Remove Swings attached to structure and dispose of same
- ③ - Top Rail - Add 2x4 on edge / Rip 2x4 on a Bevel and attach to 2x4 on edge to create angle to top rail (at highest point of critical fall)
- ④ - Bottom Rail - Add 2x4 to fill in under bottom rail creating a solid surface

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

Dollars (\$ _____) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted Rohi Bacon

Per _____
 Note — this proposal may be withdrawn by us if not accepted within 10 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date _____

Proposal

PROPOSAL NO. 2
 SHEET NO. _____
 DATE 12/15/2025

PROPOSAL SUBMITTED TO:

NAME _____
 ADDRESS _____
 PHONE NO. _____

WORK TO BE PERFORMED AT:

ADDRESS _____
 DATE OF PLANS _____
 ARCHITECT _____

We hereby propose to furnish the materials and perform the labor necessary for the completion of

- ⑤ - Lower Height of opening to climbing wall
 x So children need to sit down to enter wall
 x Add netting to lowered area
- ⑥ - Install netting where previous slides were installed
- ⑦ - Two Suspended bridges - Install deck framing board and attach rope to new framing with clamps, x closing in where someone's foot might slip through

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

Dollars (\$ _____) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted Rohi Bacon

Per Rohi Bacon
 Note — this proposal may be withdrawn by us if not accepted within 10 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date _____

Proposal

PROPOSAL NO. 3
 SHEET NO.
 DATE 12/15/2025

PROPOSAL SUBMITTED TO: NAME	WORK TO BE PERFORMED AT: ADDRESS
ADDRESS	DATE OF PLANS
PHONE NO.	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

⑧ - Stain Repair - & Replace 2- 4x4x8 rotten at bottom
 x Cut off rotten wood on stain stringers & Reframe
 bottom to create bottom step * Install 2x10 at ends
 of steps to close in triangular gap

⑨ - Frame On Retaining Walls to prevent anyone
 from climbing from tree house to tree branches
 (fall protection) Approx 30' wall Alats to
 match existing look out walls

⑩ - Protection around tree's at deck (Large gaps)
 Replace Approx. 20 boards where gaps exceed 2" or more
 & maintain 1/2" on new boards.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of _____ Dollars (\$ _____) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted Robbie Bacon
 Per Robbie Bacon
 Note - this proposal may be withdrawn by us if not accepted within 10 days.

ACCEPTANCE OF PROPOSAL
 The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____
 Signature _____
 Date _____

Proposal

PROPOSAL NO. 4
 SHEET NO.
 DATE 12/15/2025

PROPOSAL SUBMITTED TO: NAME	WORK TO BE PERFORMED AT: ADDRESS
ADDRESS	DATE OF PLANS
PHONE NO.	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

⑪ - Remove Rope climbing Wall - (Holes to Large) ^{Wall}
 x Option - Replace with new climbing ^{Wall} which
 will Tie into other climbing wall to left.
 x Install new climbing wall Grips

x Roy and I would not be able to install
 new rope with smaller openings

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of _____ Dollars (\$ _____) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted Robbie Bacon
 Per Robbie Bacon
 Note - this proposal may be withdrawn by us if not accepted within 10 days.

ACCEPTANCE OF PROPOSAL
 The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____
 Signature _____
 Date _____



Job Quote

Job Quote #: 274825

Quote Date: 1/6/2026

Page: 1 of 3

1702 Lindsey Rd.
Jacksonville, FL 32221
Office 904-781-7060

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

Bill to:

Job Description	Price
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Playground repairs	\$18,895.00
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All Weather Contractors, Inc., is proposing the following service for the above-mentioned price.

Additional Details:

Playground Repairs

Bring in crew and materials to complete the following scope of work

Remove the first 10 steps on the play structure stairs and keep to the side to later reinstall

Remove and replace rotted stringers and end posts with all new PT wood

Add 1x6 PT boards cut at a 45 degree angle to all top rails at the upper deck and top wall along back facing pond

Add 2x4 PT boards at the base of the upper deck where the deck meets the railing to fill gap

Add 2X6 PT trim at the base of all trees at the upper deck to create a decorative collar

Remove the old climbing net and install handrails and netting as close as possible to existing

Add 4x4 PT wood and clips as bracing under the bridge to eliminate pinch point

Remove and dispose of all swings on playground

Remove all slides and close off entry/exit points to slides with PT framing and netting to match as close as possible

Frame in opening to the rock wall to create a smaller entry

Build wall to prevent kids from climbing onto tree limbs

clean up jobsite and haul away all debris from jobsite



1702 Lindsey Rd.
Jacksonville, FL 32221
Office 904-781-7060

Job Quote

Job Quote #: 274825

Quote Date: 1/6/2026

Page: 2 of 3

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

Bill to:

Job Description

Playground repairs

This bid does NOT include the mulch removal and grading



Job Quote

Job Quote #: 274825

Quote Date: 1/6/2026

Page: 3 of 3

1702 Lindsey Rd.
Jacksonville, FL 32221
Office 904-781-7060

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

Bill to:

Job Description

Playground repairs

Please complete the following and return all pages of the signed document for scheduling:

PO# _____

Confirm Apartment Unit # _____

Authorization signature and date:

**Accept this quote by signing and returning to
PMQuotes@AllWeatherContractors.com
Work will not be scheduled until a signed quote
is returned to us.**

Validity/ Terms of Payment

1. This proposal is valid for 30 days from the date of the proposal.
2. Terms of Payment: Projects under \$10,000.00 are due on completion, unless otherwise noted.
3. Payments are considered late 30 days after invoice.
4. Many projects require a Notice to Owner. If you receive such please understand this is not a lien on your property and is merely making the Owner aware of services per Florida Statute.
5. This proposal may be withdrawn at any time.

Qualifications and Clarifications

1. Customer to verify that the unit # on this proposal is correct prior to commencement of work.
2. Workdays are Monday - Friday 8:00am to 5:00pm.
3. Weather-related issues may delay completion.
4. Payment and performance bond not required; permitting is the responsibility of owner/manager unless otherwise noted.
5. Material warranty by manufacturer. AWC will provide a 1-year warranty for workmanship.
6. Any work outside of the Scope of Work will require a change order .
7. Work shall be inspected by the customer representative at the completion of the work .

CERTIFICATIONS & INSURANCE MAINTAINED BY ALL WEATHER CONTRACTORS

1. GC-CGC1523954 - HVAC-CMC1250093 - Plumbing-CFC1432682 - Roofing-CCC1334999 licenses.
2. Commercial General Liability Insurance \$1,000,000
3. Commercial General Liability Aggregate \$2,000,000
4. Workers Compensation Insurance \$1,000,000
5. Automotive Liability Insurance \$1,000,000
6. Umbrella General Liability Insurance \$5,000,000

***AWC is not responsible for moving personal belongings from any work area.**

***All Weather Contractors is uniquely qualified to perform the work detailed above. We are RealPage approved supplier of construction services, and our teams of highly experienced tradespeople are ready to begin your project.**



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

RE: Out of Compliance Playground

To whom it may concern,

Please see the attached estimate for the necessary playground renovations. We have included the specifics on what is out of compliance and how we will correct the issues, as well as the dollar amounts for each necessary improvement. Please note this estimate is non-binding and subject to change based on actual project developments. Also note that Edgyver LLC is not responsible for accidents, injury, or loss on the playground improvements. Let me know if you have any questions or if you would like to move forward with this project.

Thank you so much for your time and consideration.

Sincerely,

Ed Soto

Edgyver LLC



Issue 1: Steps Near Bottom of Stairs are Rotten	\$ 1,850.00
Removing rotten stringers which requires the whole first set of steps to be completely torn apart, cutting and installing new stringers and end posts, reinstalling used treads and handrails	
Issue 2: All Top Rails on Playstructure Upper Deck Walls are Flat Causing them to be the Highest Point of Critical Fall Height	\$ 2,300.00
Adding 1x6 deck boards cut at a 45 degree angle to tops of all upper rails	
Issue 3: Wall Supports on Upper Deck Surrounding Lookout are Flat Causing them to be the Highest Point of Critical Fall Height	\$ 1,300.00
Adding 1x6 deck boards cut at a 45 degree angle to tops of all flat supports	
Issue 4: Head Entrapment/Entanglement- Gap at Bottom of Hand Rail >3 & <9 inches	\$ 1,500.00
Adding 2x4 around entire upper deck under bottom rail to fill the gap	
Issue 5: Head Entrapment/Entanglement- Gaps around Trees >3 & <9 inches	\$ 2,300.00
Replacing some wood decking around trees to lessen the gap and adding rubber strips to trim around trees	
Issue 6: Head Entrapment/Entanglement- Holes in Climbing Net >3 & <9 inches	\$ 700.00
Removing and disposing of old net and installing handrails and nets to match existing handrails	
Issue 7: Bridge Moves Around and Causes Pinch Point	\$ 1,560.00
Adding 4x4 underneath and a bracket on top so it won't be able to lift and fall	
Issue 8: Swings Connected to Composite Structure Do Not Meet Standards	\$ 500.00
Removing and disposing of all swings	
Issue 9: All Slides Do Not Meet Standards	\$ 3,300.00
Removing and disposing of old slides, installing handrails and nets to match existing handrails	
Issue 10: Minimum Wood Mulch Depth is not 12 inches	\$ 15,000.00
Raking and Leveling current mulch and adding in several more inches	
Issue 11: Openings at Top of Rock Walls Missing Hoods	\$ 2,100.00
Framing in the openings to make them small enough that children would be forced to sit	
Issue 12: Two Tree Limbs are Easily Accesible from Top Deck- Critical Fall Height	\$ 6,000.00
Building walls to match the lookout wall around the two limbs	
Total	\$ 38,410.00

B.

Work Order Proposal



Proposal Date: 1/5/2026
Proposal Work Order #: 86767
Prepared By: WILLIAM FLANNERY

Property Name: Grand Oaks CDD
Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Rich Gray Rgray@rmsnf.com
Client Phone #:

Certified Playground Mulch

Scope of Work – Landscape Enhancement

This proposal includes the supply and installation of approximately 75 cubic yards of certified playground mulch at the playground located within the amenity center. Mulch will be evenly applied and leveled to achieve an approximate 4-inch depth, helping to maintain a safe, clean, and well-maintained play surface.

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Pinestraw & Mulch					\$5,872.50
Mulch Subcontractor	75.00	CY	\$78.30	\$5,872.50	
Total for Work Order #86767					\$5,872.50



TERMS & CONDITIONS

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

claim to profits that may arise from use of images.

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

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

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

Property Name: Grand Oaks CDD
Address: 4185 FL-16, St. Augustine, FL 32092
Client Contact: Rich Gray Rgray@rmsnf.com
Client Phone #:

Proposal Date: 1/5/2026
Proposal Work Order #: 86767
Prepared By: WILLIAM FLANNERY

Total: \$5,872.50
Deposit Amount (50%): \$2,936.25

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

By WILLIAM FLANNERY
Date WILLIAM FLANNERY
1/5/2026
The Greenery, Inc.

By _____
Date _____

Mulch Masters, LLC

230 Lee Road, Jacksonville, FL 32225

904-727-1100 / 904-727-5187

mulchmasters.com / mulchmastersjax@gmail.com

12/27/25

Bill to: Grand Oaks CDD
1055 Turnbull Creek Road
Saint Augustine, 32092

Email: Rgray@rmsnf.com
904-759-8890

Scope of Work as follows:

1). Deliver and install qty # 75 cubic yards of playground Mulch.

Total cost = \$5,250.00

Let us know if you have any questions

Thanks
Tito
904-704-0006



Proposal #: 643995

Date: 12/26/2025

From: Brad Poor

Tree Care Proposal for **Grand Oaks**

Rich Gray
GMS-CF, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092
RGray@rmsnf.com

LOCATION OF PROPERTY

1055 Turnbull Creek Road
St. Augustine, FL 32092

Playground Mulch Application - Dec 2025

DESCRIPTION	AMOUNT
Playground Mulch Installed	\$10,200.00

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Grand Oaks

Subtotal	\$10,200.00
Sales Tax	\$0.00
Proposal Total	\$10,200.00

THIS IS NOT AN INVOICE

C.



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

RE: Removal of Playground

Please see the below proposal for the removal of the play structure at 1055 Turnbull Creek Road. Please note this estimate is non-binding and subject to change based on actual project developments. Let me know if you have any questions or if you would like to move forward with scheduling.

Removal of play structure	\$ 16,600
This proposal is for the removal and disposal of the entire play structure, consisting of three elevated platforms, one of which is much larger: One platform at ground level, one standing seem hipped roof with tongue and groove decking, one large set of stairs, two suspended bridges, two large slides, three swings, all cables, beams, and climbers. For all the tabs that were installed to support the tree house play structure, we recommend cutting them flush to not disturb the trees any further. Removing would leave holes for bugs, moisture, and diseases to collect and possibly hurt or kill the trees. We estimate this project could take two and a half weeks to complete due to the size and complexity of the structure.	
Removal of the sidewalk to the ramp and the raised, thick concrete ramp	\$ 5,500
Removal of approximately forty feet of thick concrete ramp and fifty feet of sidewalk. This proposal is for removing the ramp and sidewalk up to the sidewalk that continues straight. We will use equipment to break up, dig up, and load all concrete debris. Estimate two days with getting equipment, trailers, and men on site to demo, load debris, and clean up the area.	
Mulch removal	\$ 5,500
Removing approximately 66 yards of mulch, bringing the area back down to its original base. It would consist of removing 55 to 60 yards of mulch, piling it up, then loading it on a dump truck or trailer and removing it from site. If you have a place to dump close by it would be cheaper.	
Installing Sod	\$ 11,500
Spreading Grass Seed	\$ 2,500

Thank you very much for your time and consideration.

Sincerely,

Ed Soto

Edgyver LLC

Southern Land Services LLC.

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

Estimate

ADDRESS
Grand Oaks CDD

ESTIMATE 1068
DATE 01/31/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01/31/2026		This Estimate is to Remove Playground Equipment at Amenity Center.			
01/31/2026	Services	1, Remove all Wooden Structures that make up Playground area. This will include all wooden Structures, Swings, Benches and Mounting Brackets. Also Remove Concrete Ramp to Playground. Mulch Area would Dressed level . All Material will Hauled away and disposed of.		16,800.00	16,800.00
01/31/2026	Services	Remove Mulch from Playground area and Install New Sod. Material will be Hauled away and Disposed of. NOTE: Irrigation will be responsibility of Property Management. Sod Choice will be by Property Management.	1	4,800.00	4,800.00
TOTAL					\$21,600.00

Accepted By

Accepted Date



1702 Lindsey Rd.
Jacksonville, Fl. 32221-6791
Office (904) 781-7060 Fax (904) 619-5011
CGC 1523954 CMC 1250093 CFC 1432682 CCC1334999

Grand Oaks CDD

Attn: Richard Gray

1 29 26

Re: Playground Demo-1055 Turnbull Creek Rd., St. Augustine, Fl. 32095

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.

Bring in Crew and Dumpsters to complete the following scope of work

>Demo the entire play structure and haul away all debris.

>Demo the 24'x5' Concrete ramp and haul away all debris.

THIS BID DOES NOT INCLUDE REMOVING THE MULCH

Total Price \$16,965.00

Proposal Signed by _____ Printed Name _____

Thank you for your consideration

Fred Becerra -C 904.917.9865

SIXTH ORDER OF BUSINESS

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Grand Oaks Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated St. Johns County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the St. Johns County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Keith Hyatt and Seat 2, currently held by David Crosby are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District’s General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 11th day of February, 2026.

ATTEST:

**GRAND OAKS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Form of Notice

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Grand Oaks Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at 4455 Avenue A, Suite 101, St. Augustine, Florida 32095 Phone (904) 823-2238. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Grand Oaks Community Development District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections.

Publish on or before May 25, 2026.

SEVENTH ORDER OF BUSINESS

D.

Grand Oaks

Community Development District

Field Operations & Amenity Management Report

02/11/2026



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
February 11th, 2026

To: Board of Supervisors

From: Rich Gray
Field Operations Manager

Robin Nixon
Amenity Manager

RE: Grand Oaks Field Operations & Amenity Management Report – February 11th, 2026

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 February- (3)
- We will have our first-ever First Coast vendor village here at the amenity center on Saturday, January 17th, from 11 am-2 pm.
- Clubs Meeting in Club House
 - Mahjong (Mon & Tues.)
 - Hand & Foot (Thurs & Fridays)
 - Bible study group on the First & Third Wednesdays of every month.
 - Book club meets on the 3rd Thursday of each month.
 - Clubhouse was reserved twice this month for Lakeview and Summer HOA annual meetings for residents.

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



YOGA

Saturdays at 10AM

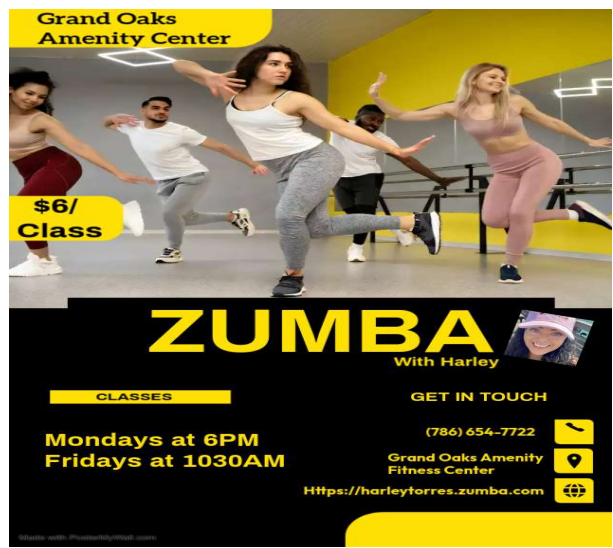
Grand Oaks Amenity Fitness Center

Classes led by Beverly Y. Jund, RYT500
Sunshineyogi092@gmail.com
904.537.6384

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

First Class Free!

Made with PosterMyWall.com



Grand Oaks Amenity Center

\$6/Class

ZUMBA With Harley

CLASSES

Mondays at 6PM
Fridays at 1030AM

GET IN TOUCH

(786) 654-7722

Grand Oaks Amenity Fitness Center

<https://harleytorres.zumba.com>

Events & Community Information

We had an excellent turnout for our Grand Oaks First Vendor Village. There were (20) vendors that were setup for the event. It was nice to have family-friendly options available at the event, with Great Food Trucks, and a Bubble Truck, which was a HUGE hit with the Kiddos. That's not all, we have another one scheduled for March 14th...So don't miss out, it will be a BLAST!!



Weekly Maintenance Responsibilities

Listed below are weekly maintenance responsibilities:

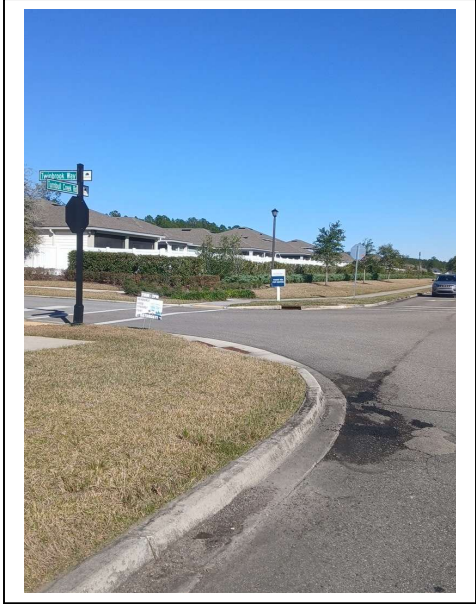
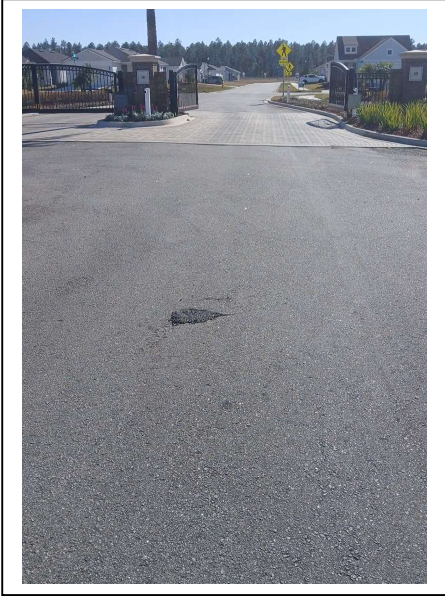
- Roadways, pickleball courts, playgrounds, pool areas, sports complexes, and parking lots are checked daily for debris.
- All trash receptacles are checked weekly and emptied as needed.
- All pool furniture is straightened and organized at the start of each day, and each chair is inspected for proper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

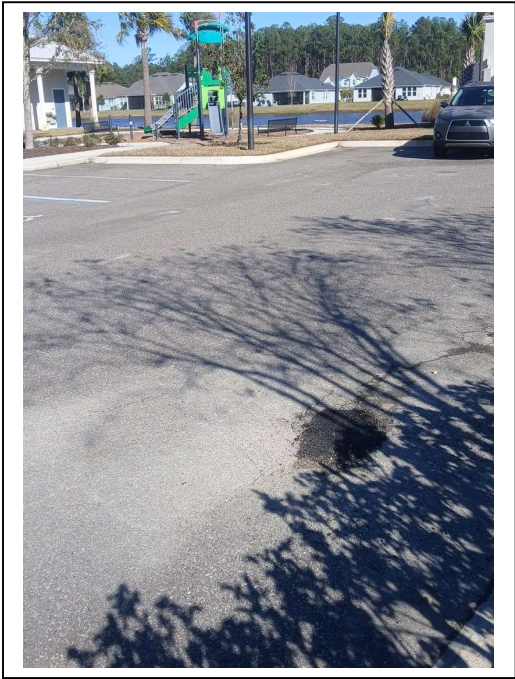
- Southern land has completed the Drainage installation at the Amenity center and Pool entry area that was approved in a prior meeting.
- Sterling fence will be installing the fencing and gate on Pond 17 by mid-Month.
- Allstar Lighting completed the Photocell replacement for the Marquee signage located at the Trails entrance, inspected system all seems to be operating correctly.
- GMS completed patching multiple Potholes located around the development, we will continue to monitor these areas and make touch-ups as needed.
- GMS cleaned all outdoor lighting and fan fixtures; we will continue to keep the exterior window cleaning in our monthly maintenance rotation.
- GMS installed additional construction fencing around the playground to keep the area secure during the down time.
- VKS security rekeyed the back Concession door and made additional keys for onsite staff.
- The Greenery made (2) irrigation repairs, one at the AC and one at Legacy Park. Wet checks will continue monthly to catch issues.
- Thigpen completed the remaining items needed for the Restroom repairs for the Outdoor Pool.

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

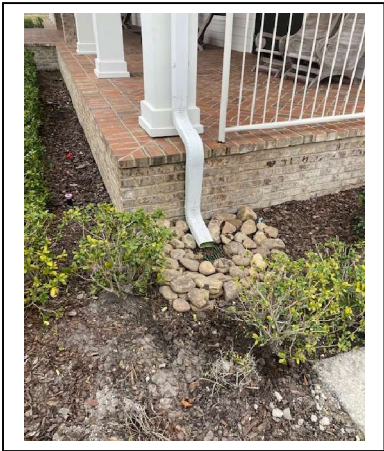
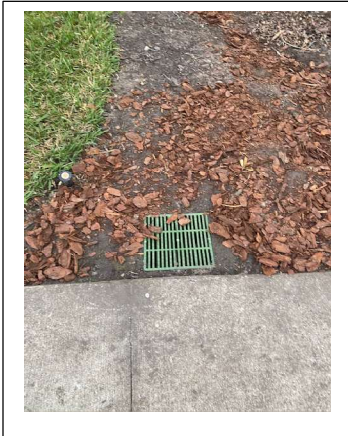
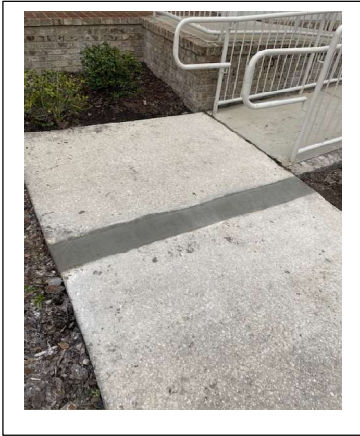
Completed Projects



GMS patched multiple potholes located through the CDD owned roadway and Parking lot, we will continue to monitor these areas



Completed Projects



Southern Land completed the approved drainage installation at the Amenity Center and Pool Entry Area. This area will be monitored closely during the start of rainy season. Any issues will be reported to installing Vendor immediately.



GMS soft washed the planter pots located on the front and back patio.

Conclusion

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



NINTH ORDER OF BUSINESS

A.

Grand Oaks
Community Development District

Unaudited Financial Reporting
December 31, 2025



Table of Contents

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

Grand Oaks
Community Development District
Combined Balance Sheet
December 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account - Truist	\$ 309,957	\$ -	\$ -	\$ 309,957
Operating Account - Valley National	\$ -	\$ -	\$ -	\$ -
Assessment Receivable	\$ 2,418	\$ 245,403	\$ -	\$ 247,821
Due from Developer	\$ 140,904	\$ -	\$ -	\$ 140,904
Due from Other(Litigation)	\$ 78,909	\$ -	\$ -	\$ 78,909
Due from Capital Projects	\$ -	\$ -	\$ -	\$ -
Investment - SBA	\$ 5,064	\$ -	\$ -	\$ 5,064
Prepaid Expense	\$ -	\$ -	\$ -	\$ -
Investments:				
<u>Series 2019</u>				
Reserve	\$ -	\$ 671,000	\$ -	\$ 671,000
Revenue	\$ -	\$ 79,164	\$ -	\$ 79,164
Prepayment	\$ -	\$ 1	\$ -	\$ 1
Interest	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ 37,282	\$ 37,282
Due from General Fund	\$ -	\$ 129,070	\$ -	\$ 129,070
<u>Series 2020</u>				
Reserve	\$ -	\$ 581,938	\$ -	\$ 581,938
Interest	\$ -	\$ (0)	\$ -	\$ (0)
Revenue	\$ -	\$ 84	\$ -	\$ 84
Prepayment	\$ -	\$ 36,658	\$ -	\$ 36,658
Construction	\$ -	\$ -	\$ 23,514	\$ 23,514
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Due from General Fund	\$ -	\$ 77,904	\$ -	\$ 77,904
<u>Series 2021</u>				
Reserve	\$ -	\$ 97,477	\$ -	\$ 97,477
Revenue	\$ -	\$ 12	\$ -	\$ 12
Construction	\$ -	\$ -	\$ 13,859	\$ 13,859
Construction - State Road 16	\$ -	\$ -	\$ 220	\$ 220
Due from General Fund	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 537,252	\$ 1,918,712	\$ 74,876	\$ 2,530,839
Liabilities:				
Accounts Payable	\$ 77,202	\$ -	\$ -	\$ 77,202
Due to Debt Service	\$ 206,974	\$ -	\$ -	\$ 206,974
Due to Capital Projects	\$ -	\$ -	\$ -	\$ -
Due to General Fund	\$ -	\$ -	\$ -	\$ -
Deposits	\$ -	\$ -	\$ -	\$ -
Unavailable Revenue	\$ 140,904	\$ 239,848	\$ -	\$ 380,752
Total Liabilites	\$ 425,080	\$ 239,848	\$ -	\$ 664,928
Fund Balance:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Assigned For:				
Debt Service - Series 2019	\$ -	\$ 884,790	\$ -	\$ 884,790
Debt Service - Series 2020	\$ -	\$ 696,584	\$ -	\$ 696,584
Debt Service - Series 2021	\$ -	\$ 97,490	\$ -	\$ 97,490
Restricted For:				
Capital Projects - Series 2019	\$ -	\$ -	\$ 37,282	\$ 37,282
Capital Projects - Series 2020	\$ -	\$ -	\$ 23,514	\$ 23,514
Capital Projects - Series 2021	\$ -	\$ -	\$ 14,080	\$ 14,080
Unassigned	\$ 112,172	\$ -	\$ -	\$ 112,172
Total Fund Balances	\$ 112,172	\$ 1,678,864	\$ 74,876	\$ 1,865,911
Total Liabilities & Fund Balance	\$ 537,252	\$ 1,918,712	\$ 74,876	\$ 2,530,839

Grand Oaks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Assessments - On Roll	\$ 588,242	\$ 157,970	\$ 157,970	\$ -
Assessments - Direct	\$ 649,186	\$ 242,451	\$ 242,451	\$ -
Interest Income	\$ 2,500	\$ 625	\$ 744	\$ 119
Interest Income - SBA	\$ 2,500	\$ 53	\$ 53	\$ -
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ 2,000	\$ 500	\$ 1,920	\$ 1,420
Total Revenues	\$ 1,244,428	\$ 401,599	\$ 403,138	\$ 1,539
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 1,200	\$ 1,800
Arbitrage	\$ 1,350	\$ 338	\$ -	\$ 338
District Engineer	\$ 13,200	\$ 3,300	\$ 4,470	\$ (1,170)
Dissemination Agent	\$ 3,150	\$ 788	\$ 888	\$ (100)
District Counsel	\$ 30,000	\$ 7,500	\$ 5,828	\$ 1,673
Assessment Roll Administration	\$ -	\$ -	\$ 7,500	\$ (7,500)
Auditing Services	\$ 6,600	\$ -	\$ -	\$ -
Trustee Fees	\$ 12,000	\$ 12,000	\$ 10,227	\$ 1,773
Management Fees	\$ 58,478	\$ 14,620	\$ 14,620	\$ (0)
Information Technology	\$ 1,890	\$ 473	\$ 473	\$ -
Website Administration	\$ 1,260	\$ 315	\$ 315	\$ -
Postage	\$ 1,200	\$ 300	\$ 158	\$ 142
Printing And Binding	\$ 350	\$ 88	\$ 145	\$ (57)
Insurance	\$ 7,029	\$ 7,029	\$ 7,029	\$ -
Legal Advertising	\$ 1,000	\$ 250	\$ 140	\$ 110
Bank Fees	\$ 2,000	\$ 500	\$ 541	\$ (41)
Office Supplies	\$ 150	\$ 38	\$ 1	\$ 36
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 151,832	\$ 50,711	\$ 53,708	\$ (2,997)

Grand Oaks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<i>Operation and Maintenance</i>				
Field Expenses				
Field Management	\$ 46,943	\$ 11,736	\$ 11,736	\$ (0)
Electricity	\$ 110,000	\$ 27,500	\$ 8,582	\$ 18,918
Utility	\$ 12,000	\$ 3,000	\$ -	\$ 3,000
Landscape Maintenance	\$ 229,008	\$ 57,252	\$ 57,252	\$ -
Irrigation Repairs	\$ 15,000	\$ 3,750	\$ 1,350	\$ 2,400
Landscape Replacement	\$ 18,000	\$ 4,500	\$ -	\$ 4,500
Landscape - Mulch	\$ 40,000	\$ 10,000	\$ -	\$ 10,000
Landscape - Annuals	\$ 14,265	\$ 3,566	\$ -	\$ 3,566
Lake Maintenance	\$ 29,700	\$ 7,425	\$ 7,425	\$ -
General Repairs & Maintenance	\$ 25,000	\$ 6,250	\$ 25,015	\$ (18,765)
Sidewalk & Pavement Repairs	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Capital Reserve	\$ 100,000	\$ 25,000	\$ -	\$ 25,000
Subtotal	\$ 644,916	\$ 149,493	\$ 111,360	\$ 49,869
Amenity Expenses				
Facility Management	\$ 85,000	\$ 21,250	\$ 21,250	\$ 0
Facility Attendants	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
Security	\$ 15,000	\$ 3,750	\$ 375	\$ 3,375
Cable/Internet	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Property Insurance	\$ 79,646	\$ 79,646	\$ 54,784	\$ 24,862
Utility-Water	\$ 10,000	\$ 2,500	\$ 2,054	\$ 446
Gas	\$ 2,000	\$ 500	\$ 228	\$ 272
Pool Maintenance	\$ 21,600	\$ 5,400	\$ 10,336	\$ (4,936)
Pool Chemicals	\$ 15,000	\$ 3,750	\$ -	\$ -
Pool Permits	\$ 355	\$ 89	\$ 350	\$ (262)
Refuse	\$ 5,000	\$ 1,250	\$ 988	\$ 262
Janitorial Services	\$ 16,200	\$ 4,050	\$ 4,050	\$ -
Pest Control	\$ 1,620	\$ 405	\$ 405	\$ -
Amenity Office Supplies	\$ 600	\$ 150	\$ 240	\$ (90)
Recreation Facility Maintenance	\$ 25,000	\$ 6,250	\$ 1,720	\$ 4,530
Recreation Equipment Maintenance	\$ 17,928	\$ 4,482	\$ 4,482	\$ -
Special Events	\$ 7,000	\$ 1,750	\$ 1,768	\$ (18)
Holiday Decorations	\$ 2,000	\$ 500	\$ 3,050	\$ (2,550)
Miscellaneous Maintenance	\$ 123,731	\$ 30,933	\$ -	\$ 30,933
Subtotal	\$ 447,680	\$ 171,655	\$ 106,080	\$ 61,825
Total O&M Expenses:	\$ 1,092,596	\$ 321,148	\$ 217,440	\$ 111,694
Total Expenditures	\$ 1,244,428	\$ 371,859	\$ 271,147	\$ 108,697
Excess Revenues (Expenditures)	\$ -		\$ 131,990	
Fund Balance - Beginning	\$ -		\$ (19,818)	
Fund Balance - Ending	\$ -		\$ 112,172	

Grand Oaks

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Assessments - On Roll	\$ 537,242	\$ 129,070	\$ 129,070	\$ -
Assessments - Direct	\$ 142,678	\$ -	\$ -	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ -	\$ -
Interest	\$ 10,000	\$ 833	\$ 10,405	\$ 9,572
Total Revenues	\$ 689,920	\$ 129,904	\$139,476	\$ 9,572
Expenditures:				
Interest Expense 11/1	\$ 234,259	\$ 234,259	\$ 233,566	\$ 693
Principal Expense 11/1	\$ 200,000	\$ 200,000	\$ 200,000	\$ -
Special Call 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest Expense 5/1	\$ 230,134	\$ -	\$ -	\$ -
Total Expenditures	\$ 664,394	\$ 434,259	\$ 438,565	\$ (4,306)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (6,612)	\$ (6,612)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (6,612)	\$ (6,612)
Excess Revenues (Expenditures)	\$ 25,526		(\$305,701)	
Fund Balance - Beginning	\$ 277,837		\$ 1,190,492	
Fund Balance - Ending	\$ 303,363		\$ 884,790	

Grand Oaks

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Assessments - On Roll	\$ 328,531	\$ 77,904	\$ 77,904	\$ -
Assessments - Direct	\$ 604,659	\$ -	\$ -	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 31,663	\$ 31,663
Interest	\$ 10,000	\$ 833	\$ 7,893	\$ 7,060
Total Revenues	\$ 943,190	\$ 78,738	\$117,461	\$ 38,723
Expenditures:				
Interest Expense 11/1	\$ 319,663	\$ 319,663	\$ 319,663	\$ -
Principal Expense 5/1	\$ 295,000	\$ -	\$ -	\$ -
Interest Expense 5/1	\$ 319,663	\$ -	\$ -	\$ -
Total Expenditures	\$ 934,327	\$ 319,663	\$ 319,663	\$ -
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 8,863		(\$202,202)	
Fund Balance - Beginning	\$ 277,837	\$ -	\$ 898,786	
Fund Balance - Ending	\$ 286,700	\$ -	\$ 696,584	

Grand Oaks

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -
Assessments - Direct	\$ 300,025	\$ -	\$ -	\$ -
Interest	\$ 5,000	\$ 417	\$ 2,343	\$ 1,926
Total Revenues	\$ 305,025	\$ 417	\$ 2,343	\$ 1,926
Expenditures:				
Interest Expense 11/1	\$ 90,997	\$ 90,997	\$ 90,997	\$ -
Principal Expense 11/1	\$ 115,000	\$ 115,000	\$ 115,000	\$ -
Interest Expense 5/1	\$ 89,488	\$ -	\$ -	\$ -
Total Expenditures	\$ 295,486	\$ 205,997	\$ 205,997	\$ -
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (2,320)	\$ (2,320)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (2,320)	\$ (2,320)
Excess Revenues (Expenditures)	\$ 9,539		\$ (205,973)	
Fund Balance - Beginning	\$ 277,837		\$ 303,463	
Fund Balance - Ending	\$ 287,376		\$ 97,490	

Grand Oaks

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Series	Series	Series
	2019	2020	2021
Revenues:			
Interest Income	\$ 320	\$ 226	\$ 122
Total Revenues	\$ 320	\$ 226	\$ 122
Expenditures:			
Capital Outlay - Construction	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -
Other Financing Sources:			
Transfer In/(Out)	\$ 6,612	\$ -	\$ 2,320
Total Other Financing Sources (Uses)	\$ 6,612	\$ -	\$ 2,320
Excess Revenues (Expenditures)	\$ 6,931	\$ 226	\$ 2,441
Fund Balance - Beginning	\$ 30,351	\$ 23,288	\$ 11,638
Fund Balance - Ending	\$ 37,282	\$ 23,514	\$ 14,080

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	\$671,000	
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)
Principal Payment - 11/1/25		(\$200,000)
Special Call - 11/1/25		(\$5,000)
Current Bonds Outstanding		\$9,480,000

Series 2020, Special Assessment Bonds		
Interest Rates:	3.25%, 4.00%, 4.25%, 4.50%	
Maturity Date:	5/1/2052	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$931,100	
Reserve Fund Balance	\$581,938	
Bonds Outstanding - 09/24/20		\$15,490,000
Principal Payment - 5/1/23		(\$270,000)
Principal Payment - 5/1/24		(\$275,000)
Special Call - 5/1/24		(\$30,000)
Principal Payment - 5/1/25		(\$285,000)
Current Bonds Outstanding		\$14,630,000

Series 2021, Special Assessment Bonds

Interest Rates:	2.625%, 3.200%, 3.500%, 4.000%
Maturity Date:	11/1/2051
Reserve Fund Definition	Maximum Annual Debt Service
Reserve Fund Requirement	\$300,025
Reserve Fund Balance	\$97,477
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)
Principal Payment - 11/1/25	(\$115,000)
Current Bonds Outstanding	\$4,855,000

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	Dist.	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
11/4/25	ACH	\$ 10,195.65	\$ -	\$ -	\$ 10,195.65	\$ 4,154.81	\$ 3,767.09	\$ 2,273.74	\$ -	\$ 10,195.64
11/20/25	ACH	\$ 43,158.70	\$ -	\$ -	\$ 43,158.70	\$ 17,587.54	\$ 15,946.30	\$ 9,624.86	\$ -	\$ 43,158.70
11/24/25	ACH	\$ 66,809.70	\$ -	\$ -	\$ 66,809.70	\$ 27,225.52	\$ 24,684.88	\$ 14,899.30	\$ -	\$ 66,809.70
12/17/25	ACH	\$ 164,069.11	\$ -	\$ -	\$ 164,069.11	\$ 66,859.57	\$ 60,620.33	\$ 36,589.21	\$ -	\$ 164,069.11
12/24/25	ACH	\$ 65,095.91	\$ -	\$ -	\$ 65,095.91	\$ 26,527.14	\$ 24,051.67	\$ 14,517.10	\$ -	\$ 65,095.91
TOTAL		\$ 364,944.95	\$ -	\$ -	\$ 364,944.95	\$ 157,970.46	\$ 129,070.27	\$ 77,904.21	\$ -	\$ 364,944.94

25% Net Percent Collected

Direct Bill ASSESSMENTS

Toll Southeast LP Company Inc.				
2026-01		Net Assessments	\$90,091.16	\$90,091.16
Date Received	Due Date	Net Assessed	Amount Received	General Fund
1/27/26	11/30/25	\$90,091.16	\$90,091.84	\$90,091.84
		\$ 90,091.16	\$ 90,091.84	\$ 90,091.84

Toll Southeast LP Company Inc.				
2026-02		Net Assessments	\$142,766.00	\$142,766.00
Date Received	Due Date	Net Assessed	Amount Received	Series 2019 Debt Service Fund
	4/1/26	\$99,936.20		
	09/30/26	\$42,829.80		
		\$ 142,766.00	\$ -	\$ -

Pulte				
2026-03		Net Assessments	\$242,451.21	\$242,451.21
Date Received	Due Date	Net Assessed	Amount Received	General Fund
10/9/25	11/30/25	\$242,451.21	\$242,451.21	\$424,451.21
		\$ 242,451.21	\$ 242,451.21	\$ 424,451.21

Pulte				
2026-04		Net Assessments	\$368,840.16	\$368,840.16
Date Received	Due Date	Net Assessed	Amount Received	Series 2020 Debt Service Fund
	04/01/26	\$258,188.11		
	09/30/26	\$110,652.05		
		\$ 368,840.16	\$ -	\$ -

Day Late Enterprises Inc				
2026-05		Net Assessments	\$319,293.67	\$319,293.67
Date Received	Due Date	Net Assessed	Amount Received	General Fund
	11/30/25	\$ 319,293.67		
		\$ 319,293.67	\$ -	\$ -

Day Late Enterprises Inc				
2026-06		Net Assessments	\$239,847.46	\$239,847.46
Date	Due	Net	Amount	Series 2020
Received	Date	Assessed	Received	Debt Service Fund
	4/1/26	\$ 167,893.22		
	09/30/26	\$71,954.24		
		\$ 239,847.46	\$ -	\$ -

Day Late Enterprises Inc				
2026-07		Net Assessments	\$300,025.50	\$300,025.50
Date	Due	Net	Amount	Series 2021
Received	Date	Assessed	Received	Debt Service Fund
	4/1/26	\$ 120,010.20		
	09/30/26	\$ 180,015.30		
		\$ 300,025.50	\$ -	\$ -

B.

Grand Oaks Community Development District

Summary of Check Register

December 01, 2025 through December 31, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	12/3/25	2085-2092	\$ 15,407.65
	12/11/25	2093-2104	\$ 68,316.11
	12/17/25	2105-2108	\$ 3,062.50
Total Amount			\$ 86,786.26

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/03/25	00084	11/20/25 7575	202511 320-53800-60000	WIRE REPAIR/METER ALLSTAR ELECTRICAL CONTRACTORS INC	*	1,275.00	1,275.00 002085
12/03/25	00084	11/20/25 7576	202511 320-53800-60000	REPLD MECHANICAL TIMER ALLSTAR ELECTRICAL CONTRACTORS INC	*	327.00	327.00 002086
12/03/25	00090	11/17/25 11172025	202511 330-53800-59000	SANTA & MRS.CLAUSE (3HRS)	*	525.00	
		11/17/25 11172025	202511 330-53800-59000	GRINCH (2HRS) ABECCA LLC	*	150.00	675.00 002087
12/03/25	00021	11/14/25 32	202510 320-53800-60000	OCT REPAIRS & MAINTENANCE GOVERNMENTAL MANAGEMENT SERVICES	*	643.15	643.15 002088
12/03/25	00021	11/14/25 33	202511 330-53800-55000	P/WASHED PRK/CURB/S.WALKS GOVERNMENTAL MANAGEMENT SERVICES	*	1,720.00	1,720.00 002089
12/03/25	00021	11/18/25 35	202511 320-53800-60000	P/WASHED CTR/FRT/R PATIO GOVERNMENTAL MANAGEMENT SERVICES	*	570.00	570.00 002090
12/03/25	00022	11/21/25 3657691	202508 310-51300-31500	AUG GENERAL COUNSEL	*	1,322.00	
		11/21/25 3657691.	202509 310-51300-31500	SEP GENERAL COUNSEL	*	2,959.00	
		11/21/25 3657691.	202510 310-51300-31500	OCT GENERAL COUNSEL KUTAK ROCK LLP	*	3,441.50	7,722.50 002091
12/03/25	00003	12/01/25 328178B	202512 320-53800-46300	DEC LAKE MAINTENANCE THE LAKE DOCTORS INC	*	2,475.00	2,475.00 002092
12/11/25	00004	11/25/25 4814	202512 330-53800-45505	DEC POOL SVCS/CHEMICALS C BUSS ENTERPRISES, INC	*	3,216.35	3,216.35 002093
12/11/25	00078	10/08/25 10820898	202510 320-53800-60000	CLEARED DRAIN LINE DUCK DUCK ROOTER LLC	*	267.82	267.82 002094

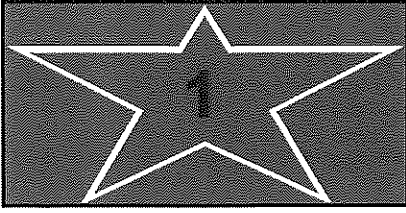
GOCD GRAND OAKS CDD SRICE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/11/25	00078	10/15/25 10844345	202510 320-53800-60000		RPLCED FLUSH VALUE DUCK DUCK ROOTER LLC	*	500.00	500.00 002095
12/11/25	00026	11/30/25 7455792	202511 310-51300-48000		NOTICE OF MEETING-11/12 GANNETT MEDIA CORP	*	70.00	70.00 002096
12/11/25	00021	12/01/25 36	202512 320-53800-12000		DEC FIELD OPS/ADMIN	*	3,911.92	
		12/01/25 36	202512 330-53800-12000		DEC FACILITY MANAGEMENT GOVERNMENTAL MANAGEMENT SERVICES	*	7,083.33	10,995.25 002097
12/11/25	00021	12/01/25 37	202512 310-51300-34000		DEC MANAGEMENT FEES	*	4,873.17	
		12/01/25 37	202512 310-51300-35200		DEC WEBSITE ADMIN	*	105.00	
		12/01/25 37	202512 310-51300-35100		DEC INFORMATION TECH	*	157.50	
		12/01/25 37	202512 310-51300-31300		DEC DISSEMINATION SVCS	*	262.50	
		12/01/25 37	202512 310-51300-51000		OFFICE SUPPLIES	*	.42	
		12/01/25 37	202512 310-51300-42000		POSTAGE	*	10.36	
		12/01/25 37	202512 310-51300-42500		COPIES	*	40.95	
		12/01/25 37	202512 310-51300-49000		TELEPHONE GOVERNMENTAL MANAGEMENT SERVICES	*	126.75	5,576.65 002098
12/11/25	00015	10/28/25 39461	202510 330-53800-34500		REMOTE SVC CALL-SERVER MHD COMMUNICATIONS	*	300.00	300.00 002099
12/11/25	00015	12/02/25 39709	202512 330-53800-34500		REMOTE SVC CALL-CAMERAS MHD COMMUNICATIONS	*	37.50	37.50 002100
12/11/25	00025	11/01/25 39703	202511 330-53800-48300		NOV CLEANING 3X PER WEEK NORTHEAST QUALITY SERVICES LLC	*	1,350.00	1,350.00 002101
12/11/25	00025	12/01/25 39952	202512 330-53800-48300		DEC CLEANING 3X PER WEEK NORTHEAST QUALITY SERVICES LLC	*	1,350.00	1,350.00 002102

GOCD GRAND OAKS CDD SRICE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/11/25	00018	12/01/25 800214	202512 320-53800-46000		DEC LANDSCAPE MAINTENANCE THE GREENERY INC.	*	19,084.00	19,084.00 002103
12/11/25	00022	6/20/24 3410030	202410 300-13100-10100		INDEP FORECLOSE LIT MAY24	*	3,936.00	
		7/20/24 3410031	202410 300-13100-10100		GARDNER INTER LIT MAY24	*	1,566.00	
		8/06/24 3435258	202410 300-13100-10100		INDEP FORECLOSE LIT JUN24	*	4,161.00	
		8/06/24 3435260	202410 300-13100-10100		GARDNER INTER LIT JUN24	*	208.50	
		9/26/24 3454107	202410 300-13100-10100		COSTA VERDE LITIGAT JUL24	*	798.00	
		9/30/24 3455071	202410 300-13100-10100		INDEP FORECLOSE LIT JUL24	*	877.50	
		9/30/24 3455073	202410 300-13100-10100		GARDNER INTER LIT JUL24	*	3,569.34	
		10/17/24 3467539	202410 300-13100-10100		INDEP FORECLOSE LIT AUG24	*	767.00	
		10/17/24 3467541	202410 300-13100-10100		GARDNER INTER LIT AUG24	*	682.00	
		10/24/24 3468389	202410 300-13100-10100		COSTA VERDE LITIGAT SEP24 KUTAK ROCK LLP	*	9,003.20	25,568.54 002104
12/17/25	00091	12/15/25 2593	202512 320-53800-60000		50%DEP-EXH FANS-SENSORS ADVANCED ELECTRIC OF NORHT FLORIDA	*	562.50	562.50 002105
12/17/25	00030	12/10/25 12102025	202512 310-51300-11000		BOS MEETING 12.10.25 LINDA M CRUZ	*	200.00	200.00 002106
12/17/25	00012	12/08/25 2025-748	202511 310-51300-31100		NOV ENGINEERING FEES DOMINION ENGINEERING GROUP, INC.	*	2,100.00	2,100.00 002107
12/17/25	00089	12/10/25 12102025	202512 310-51300-11000		BOS MEETING 12.10.25 JAY R TROWBRIDGE	*	200.00	200.00 002108
TOTAL FOR BANK A							86,786.26	
TOTAL FOR REGISTER							86,786.26	

GOCD GRAND OAKS CDD SRICE



Allstar Electrical Contractors Inc.

135 Jenkins Street Suite 105B #107
Saint Augustine, FL 32086 US
(904)460-1001
allstar@allstar-electric.org
http://www.allstar-electric.org

INVOICE

BILL TO
Grand Oaks CDD
1055 Turnbull Creek Rd
Saint Augustine, FL 32095

Approved
001.320.53800.60000
Repairs & Maintenance
Rich Gray

INVOICE 7575
DATE 11/20/2025
TERMS net 10
DUE DATE 11/30/2025

DATE	ACTIVITY	QTY	RATE	AMOUNT
11/12/2025	Sales:Sales Item Troubleshooting of why meter was disconnected by previous property management company and investigation related to where the box is. Located box and pulled wires out, found to be blown out in conduit. Determined we need to pull new wires through conduit Work was completed 11/12/25	1	450.00	450.00
11/14/2025	Sales:Sales Item Setting up with FPL to pull new wires and hook back up to meter and hand hole	1	825.00	825.00

Please send checks to 135 Jenkins Street Suite 105B #107, St. Augustine, FL 32086
Our Family Company appreciates your Business!
Please do not hesitate to contact us for any reason.

BALANCE DUE **\$1,275.00**

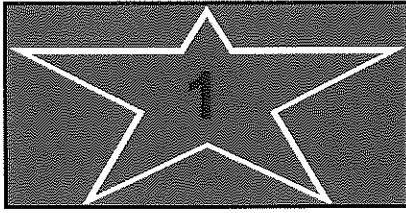
RECEIVED
By Tara Lee at 10:57 am, Nov 30, 2025

Estimate Summary	
Estimate 3463	1,275.00
This invoice 7575	\$1,275.00
Total invoiced	1,275.00

Pay invoice

All Materials provided by ASECI are warrantied for 1 year after the Date of the work performed. There will be a 1% Late fee at 15 days past due and an Accrued Late Fee per 30 days past due

License #EC13012959



Allstar Electrical Contractors Inc.

135 Jenkins Street Suite 105B #107
Saint Augustine, FL 32086 US
(904)460-1001
allstar@allstar-electric.org
http://www.allstar-electric.org

INVOICE

BILL TO
Grand Oaks CDD
1055 Turnbull Creek Rd
Saint Augustine, FL 32095

Approved
001.320.53800.60000
Repairs & Maintenance
Rich Gray

INVOICE 7576
DATE 11/20/2025
TERMS net 10
DUE DATE 11/30/2025

DATE	ACTIVITY	QTY	RATE	AMOUNT
11/14/2025	Sales:Sales Item Replaced Mechanical Timer in Amenity Center for parking lot lights due to faulty timer.	1	327.00	327.00

Please send checks to 135 Jenkins Street Suite 105B #107, St.
Augustine, FL 32086
Our Family Company appreciates your Business!
Please do not hesitate to contact us for any reason.

BALANCE DUE

\$327.00

Pay invoice

RECEIVED
By Tara Lee at 10:57 am, Nov 30, 2025

All Materials provided by ASECI are warrantied for 1 year after the Date of the work performed.
There will be a 1% Late fee at 15 days past due and an Accrued Late Fee per 30 days past due
License #EC13012959

**FIRST COAST
CHARACTERS
AND MORE!
INVOICE**

Approved/ Robin Nixon
Amenity Manager/ Grand Oaks

November 17, 2025

First Coast Characters & More!
3068 Jacob Fixel Court
Jacksonville, Florida 32257

Grand Oaks CDD
ATTN: Robin Nixon
1055 Turnbull Creek Road
St. Augustine, Florida 32092

DECEMBER 6, 2025
5:00PM – 8:00PM

Santa and Mrs. Claus (3 hours 5pm-8pm)	\$ 525.00
GRINCH (2 hours)	\$ 150.00

TOTAL DUE: \$675.00

Due upon receipt. Please make checks payable to FIRST COAST CHARACTERS & MORE!

RECEIVED
By Tara Lee at 2:16 pm, Nov 19, 2025

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/7/25	2	R.W.	Removed debris from pool deck, around amenity center, roadways, walkways and sport courts, checked and changed trash receptacles around amenity center, pool deck and legacy park, straightened and organized pool deck furniture
10/14/25	2	R.W.	Straightened and organized pool deck furniture, removed debris around amenity center, pool deck, walkways, sport courts and roadways, checked and changed trash receptacles around amenity center, pool deck and legacy park
10/21/25	2	R.W.	Removed graffiti off men's bathroom wall at Legacy Park and picked up supplies for restroom painting, removed debris from pool deck, around amenity center, roadways, walkways and sport courts, checked and changed trash receptacles around amenity center, pool deck and legacy park, straightened and organized pool deck furniture
10/28/25	2	R.W.	Applied first coat of paint to men's restroom to cover vandalism, straightened and organized pool deck furniture, removed debris around amenity center, pool deck, walkways, sport courts and roadways, checked and changed trash receptacles around amenity center, pool deck and legacy park

TOTAL 8

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 11/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
GRAND OAKS	10/2/25	20" Life Preserver Rings (2)	88.16	R.G.
	10/16/25	Food Truck Signs (2)	66.10	R.G.
	10/16/25	Copy Paper 3 Reams	24.17	R.N.
	10/28/25	Painters Towel 24pk	16.08	R.W.
	10/28/25	Satin White Paint 128oz (2)	75.85	R.W.
	10/28/25	Scrub Brush	8.59	R.W.
	10/28/25	9/16 Tray Set	19.53	R.W.
	10/28/25	Goof Off Grafit Remover	15.49	R.W.
	10/28/25	Blue Tape	9.18	R.W.
		TOTAL	<u>\$323.15</u>	

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

Invoice

Invoice #: 33
Invoice Date: 11/14/25
Due Date: 11/14/25
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Pressure washed Legacy park curb, sidewalks, mailbox structure and restroom structure		1,720.00	1,720.00
Approved Rec Park Facility Maintenance 001.330.53800.55000 Rich Gray			
<i>Alison Moring</i> 11-18-25			

Total \$1,720.00

Payments/Credits \$0.00

Balance Due \$1,720.00

RECEIVED

By Tara Lee at 12:13 pm, Nov 18, 2025

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

Service Detail

Bill To: Grand Oaks CDD

Invoice Date: 11/1/25

Due Date: Upon Receipt

Amount Due: \$ 1,720.00

<u>Description</u>	<u>Amount</u>
Pressure washed Legacy park curb, sidewalks, mailbox structure and restroom structure	\$1,720.00

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

TOTAL AMOUNT DUE: \$1,720.00

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

Remit Payment

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

Invoice

Invoice #: 35
 Invoice Date: 11/18/25
 Due Date: 11/14/25
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Pressure washed center, front, and rear patio		570.00	570.00
Approved Repairs & Maintenance 001.320.53800.60000 Rich Gray			
<i>Alison Moring</i> <i>11-18-25</i>			

RECEIVED
 By Tara Lee at 10:30 am, Nov 19, 2025

Total	\$570.00
Payments/Credits	\$0.00
Balance Due	\$570.00

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

Service Detail

Bill To: Grand Oaks CDD

Invoice Date: 11/1/25

Due Date: Upon Receipt

Amount Due: \$ 570.00

<u>Description</u>	<u>Amount</u>
Pressure washed center front and rear patio	\$570.00

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

TOTAL AMOUNT DUE: \$570.00

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

Remit Payment

KUTAK ROCK LLP
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

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

Federal ID 47-0597598

November 21, 2025



RECEIVED

By Tara Lee at 10:56 am, Nov 30, 2025

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

Invoice No. 3657691
8523-1

Re: General Counsel

For Professional Legal Services Rendered

08/01/25	W. Haber	0.70	269.50	Prepare pond maintenance easement
08/02/25	M. Rigoni	0.10	29.00	Review applicability of worker's compensation statute to supervisors
08/06/25	W. Haber	0.50	192.50	Confer with Oliver regarding assessment default and notice; review indenture regarding same
08/07/25	W. Haber	0.20	77.00	Review correspondence regarding default; review indenture
08/11/25	W. Haber	0.40	154.00	Review demand letter for late assessments; confer with Oliver regarding same
08/13/25	J. Brown	1.50	600.00	Prepare for, attend, and follow-up from regular Board meeting
09/03/25	W. Haber	0.80	308.00	Confer with Oliver regarding assessment status; agreement with mitigation trust; and status of slide; review documents regarding same

KUTAK ROCK LLP

Grand Oaks CDD

November 21, 2025

Client Matter No. 8523-1

Invoice No. 3657691

Page 2

09/04/25	W. Haber	0.60	231.00	Review public records request; review draft agreement with storm water trust; confer with Lancaster
09/05/25	W. Haber	0.70	269.50	Confer with Oliver and Biagetti regarding agenda for September meeting; records request; and project status; review indenture regarding default provisions
09/06/25	L. Whelan	0.10	38.50	Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same
09/08/25	W. Haber	0.30	115.50	Confer with litigation counsel regarding report on use of construction proceeds
09/10/25	W. Haber	0.70	269.50	Prepare for and participate in Board meeting
09/10/25	K. Magee	1.80	495.00	Prepare for and attend Board of Supervisors meeting via phone
09/15/25	W. Haber	0.20	77.00	Review correspondence from Trustee's counsel; confer with Oliver regarding same
09/17/25	W. Haber	0.20	77.00	Review lien books and correspondence regarding same
09/19/25	W. Haber	0.40	154.00	Review and revise agreement with Stormwater Trust
09/22/25	W. Haber	0.80	308.00	Review and revise agreement with Stormwater Trust
09/24/25	W. Haber	0.30	115.50	Review and respond to correspondence regarding line of credit
09/29/25	W. Haber	1.30	500.50	Review and finalize comments to lease with stormwater trust; prepare correspondence to counsel for Trust regarding same
10/01/25	W. Haber	1.10	423.50	Prepare for and participate in call with counsel for Stormwater Trust regarding lease; confer with Dudley regarding O&M payments
10/03/25	W. Haber	0.90	346.50	Review and revise agreement with stormwater trust; prepare correspondence to counsel for trust

KUTAK ROCK LLP

Grand Oaks CDD
November 21, 2025
Client Matter No. 8523-1
Invoice No. 3657691
Page 3

10/06/25	W. Haber	0.20	77.00	Confer with Oliver regarding lease agreement with stormwater trust
10/08/25	J. Brown	1.00	400.00	Attend regular Board meeting
10/17/25	W. Haber	0.70	269.50	Participate in call with Oliver and Dudley regarding various matters; review correspondence regarding lease with Stormwater Trust
10/20/25	W. Haber	0.40	154.00	Confer with Gray regarding status of easement for Day Late ponds; confer with counsel for Day Late
10/22/25	W. Haber	0.60	231.00	Confer with counsel for trust regarding lease; confer with Oliver regarding funding agreements
10/23/25	W. Haber	0.40	154.00	Prepare correspondence to Dudley regarding status of pond maintenance easement
10/24/25	W. Haber	0.60	231.00	Confer with Dudley regarding mowing easement; confer with counsel for landowner and revise easement
10/27/25	W. Haber	1.30	500.50	Prepare for and participate in call regarding Stormwater Trust lease and related matters; review and revise lease and prepare correspondence regarding same
10/28/25	W. Haber	0.30	115.50	Review correspondence from Stormwater Trust; confer with Dudley regarding same
10/29/25	W. Haber	0.30	115.50	Confer with Giles regarding pond maintenance easement
10/30/25	W. Haber	0.80	308.00	Prepare for and participate in conference call regarding lease; review and revise lease; review and respond to inquiry regarding real property conveyance
10/31/25	W. Haber	0.30	115.50	Revise lease with Stormwater Trust and prepare correspondence to Trust regarding same
TOTAL HOURS		20.50		

KUTAK ROCK LLP

Grand Oaks CDD

November 21, 2025

Client Matter No. 8523-1

Invoice No. 3657691

Page 4

TOTAL FOR SERVICES RENDERED \$7,722.50

TOTAL CURRENT AMOUNT DUE \$7,722.50

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER EXP. DATE
SIGNATURE AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
729170	12/1/2025	\$2,475.00

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

00000000172171001000000032817800000024750057

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 12/11/2025 **Invoice 328178B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
12/1/2025	Water Management - Zone 1		\$2475.00	\$0.00	\$2475.00

Approved
Lake Maintenance
001.320.53800.46300
Rich Gray

Please remit payment for this month's invoice.

RECEIVED
By Tara Lee at 2:00 pm, Dec 01, 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:	\$2675.00	This Invoice Total:	\$2475.00
--	-----------	----------------------------	-----------

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

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

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

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

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

Invoice details

Invoice no.: 4814
Terms: Net 30
Invoice date: 11/25/2025
Due date: 12/25/2025

RECEIVED

By Tara Lee at 12:29 pm, Dec 02, 2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: DECEMBER	1	\$1,800.00	\$1,800.00
2.	LIQUID BLEACH	PER GAL	250	\$4.75	\$1,187.50
3.	SULFURIC ACID	PER GAL	15	\$8.70	\$130.50
4.	GRANULAR 90 TRICHLOR	PER LB	2	\$10.85	\$21.70
5.	TILE SOAP	PER GAL	1	\$76.65	\$76.65

Total

\$3,216.35

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



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

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 & Maintenance
 001.320.53800.60000
 Rich Gray

INVOICE 108208988	INVOICE DATE Oct 08, 2025
----------------------	------------------------------

JOB ADDRESS

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

Completed Date: 10/8/2025
 Payment Term: Net 30
 Due Date: 11/7/2025

DESCRIPTION OF WORK

Upon arrival I found the drain line on smallest unit clogged and float switch activated shutting down controls. I did clear the drain line and unit started back up. All working well now.

RECEIVED
By Tara Lee at 8:56 am, Dec 03, 2025

SUB-TOTAL	\$267.82
TAX	\$0.00
TOTAL DUE	\$267.82
BALANCE DUE	\$267.82

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

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.
 You have the option to cancel this transaction within 3 business days of signing the contract without incurring any penalties unless products have been installed on the specified date.

*no one avail
to sign*

Sign here

Date 10/8/2025

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.

no one avail
to sign

Sign here

Date 10/8/2025



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 & Maintenance
 001.320.53800.60000
 Rich Gray

INVOICE 108443459	INVOICE DATE Oct 15, 2025
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JOB ADDRESS

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

Completed Date: 10/15/2025
 Payment Term: Net 30
 Due Date: 11/14/2025

DESCRIPTION OF WORK

Returned and replaced men's urinal flush valve remove the Kohler flush valve and replaced with new salon flush valve. This includes all parts and labor.

RECEIVED
By Tara Lee at 8:56 am, Dec 03, 2025

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.

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 10/15/2025

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 10/15/2025



ACCOUNT NAME Grand Oaks CDD		ACCOUNT # 803757	INV DATE 11/30/25
INVOICE # 0007455792	INVOICE PERIOD Nov 1- Nov 30, 2025	CURRENT INVOICE TOTAL \$70.00	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) -\$136.64	TOTAL CASH AMT DUE* -\$66.64	

BILLING ACCOUNT NAME AND ADDRESS Grand Oaks CDD Alison Mossing Suite 114 475 W Town PL St Augustine, FL 32092-3648	PAYMENT DUE DATE: DECEMBER 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.
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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
11/1/25	Balance Forward	-\$136.64

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
11/4/25	11762991	SAG St Augustine Record	Grand Oaks 11/12 mtg	Grand Oaks 11/12 mtg	\$70.00

RECEIVED
By Tara Lee at 2:02 pm, Dec 02, 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	-\$66.64
Service Fee 3.99%	\$0.00
*Cash/Check/ACH Discount	\$0.00
*Payment Amount by Cash/Check/ACH	-\$66.64
Payment Amount by Credit Card	-\$66.64

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Grand Oaks CDD		ACCOUNT NUMBER 803757		INVOICE NUMBER 0007455792		AMOUNT PAID
CURRENT DUE \$70.00	30 DAYS PAST DUE \$0.00	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* -\$66.64
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 -\$66.64
To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/ .						

00008037570000000000000074557920000666467178

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:

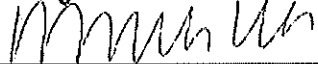
SAG St Augustine Record 11/04/2025
SAG staugustine.com 11/04/2025

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 11/04/2025



Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$70.00
Tax Amount: \$0.00
Payment Cost: \$70.00
Order No: 11762991 # of Copies:
Customer No: 803757 1
PO #: Grand Oaks 11/12 mtg

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETING GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors (the "Board") of the Grand Oaks Community Development District is scheduled to be held on **Wednesday, November 12, 2025, at 1:30 p.m.** located at the **Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida 32092**. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

James Oliver
District Manager

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

Invoice

Invoice #: 36
Invoice Date: 12/1/25
Due Date: 12/1/25
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Contract Administration - December 2025		3,911.92	3,911.92
Facility Management - December 2025		7,083.33	7,083.33
<i>Alison Moxing</i> 12-3-25			

Total \$10,995.25

Payments/Credits \$0.00

Balance Due \$10,995.25

RECEIVED
By Tara Lee at 9:33 am, Dec 04, 2025

Governmental Management Services, LLC

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

Invoice

Invoice #: 37
Invoice Date: 12/1/25
Due Date: 12/1/25
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 - December 2025		4,873.17	4,873.17
Website Administration - December 2025		105.00	105.00
Information Technology - December 2025		157.50	157.50
Dissemination Agent Services - December 2025		262.50	262.50
Office Supplies		0.42	0.42
Postage		10.36	10.36
Copies		40.95	40.95
Telephone		126.75	126.75

Total	\$5,576.65
Payments/Credits	\$0.00
Balance Due	\$5,576.65

RECEIVED

By Tara Lee at 12:25 pm, Dec 08, 2025



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

Approved/ Robin Nixon
 Grand Oaks/ Amenity Manager

Date	Invoice
10/28/2025	39461
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	11/12/2025		85-8017603153C-1

Service Request Number	738559
Summary	Grand Oaks St Augustine, FL
Billing Method	Actual Rates
Detail	<p>Thu 10/23/2025/12:47 PM UTC-04/ Josh Nielsen (time)- - Serial for the NVR CD2106160171 - Password Aaron gave me worked but it only worked in the Paramount app - From the paramont app, we were able to reset the account and create a backup account for us to get into - Attempted to work with the user and manuver the PTZ function but my connection to the PC was too slow to operate effectively - Told the user to mess around with it a bit and to give me a call if they run into any issues</p> <p>Tue 10/21/2025/4:31 PM UTC-04/ Josh Nielsen (time)- Hey Robin</p> <p>We found the legacy camera system, but we don't know the password to it. Give me a call tomorrow when you have some time and we can go through and see if maybe you have the password. If not, then we can reach out InVid and have them reset the password for us. You can reach me at 813-948-0202. Thank you.</p> <p>Respectfully, Joshua Nielsen MHD Communications</p> <p>Tue 10/21/2025/4:29 PM UTC-04/ Josh Nielsen (time)- - Contacting Robin - Left a VM - Sending the user an email</p> <p>Mon 10/20/2025/4:21 PM UTC-04/ Josh Nielsen (time)- Setting up OTS with the user - Park area - Found 2 lingering cameras but those aren't it, plus they belong to one of the NVRs already - Found http://10.1.10.23/#login but are unable to log in - Will need to see if the user has the password for this system tomorrow</p> <p>Thu 10/16/2025/2:28 PM UTC-04/ Elena Barron grandoaksmanager@gmsnf.com This email comes from outside the organization. Do not click links or open attachments unless it is an email you expected to receive.</p> <p>Thank you! I noticed we are still missing the cameras from "Legacy pack". Let me</p>

know if we need to hop on another call to get access to those cameras again.

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

On Thu, Oct 16, 2025 at 1:45 PM <helpdesk@mhdit.com> wrote:
[MHD Logo]

SERVICE DESK

TICKET: #738559

NOTIFICATION

Robin Nixon,
738559 Grand Oaks St Augustine, FL has been closed and the work is now complete!

Thank you for your business! We appreciate it very much.

How did we do for you today?

[Gold Star][Green Light][Yellow Light][Red Light]

Excellent Good Average Poor

Your feedback is valuable and will only take 5 seconds.

Click or tap the rating which best represents your experience.

[Powered by Customer Thermometer]

Regards,

MHD Communications Support Team

813-948-0202

SERVICE TICKET DETAIL

Ticket Number:

738559

Ticket Status:

Closed~

Ticket Summary:

Grand Oaks St Augustine, FL

Ticket Detail:

Thu 10/16/2025/1:36 PM UTC-04/ Josh Nielsen (time)-

Hey Robin

Thanks for letting me get the cameras back to par for you! Below are the QR codes for each camera system. As long as your people have the Paramount CMS app installed on their phone, they should have no issues using these QR codes:

Clubhouse:

[image]

Pool House:

[image]

If you guys need anything else, feel free to reach out.

Respectfully,

Joshua Nielsen

MHD Communications

Thu 10/16/2025/12:40 PM UTC-04/ Josh Nielsen (time)-

- Contacting the user

- Came in here yesterday morning and the PC was off. PC came back on

- Can log into the NVR by IP and see all the cameras but Paramount is not seeing them as online

- Rebooting the NVR 192.168.100.3

- Did not work

- Troubleshooting found that the transfer server was missing

- Set the app to use the users PC as the transfer server

- Readded the NVRs and they came walking back in

- User wants NVR access on their phone: 8.19.229.230

- Found the NVR QR codes and we were able to add the NVRs there

- Gave the user creds for the NVRs
All is working as it should be!
Thu 10/16/2025/11:23 AM UTC-04/ Elena Barron
This email comes from outside the organization.
Do not click links or open attachments unless it is an email you expected to receive.

Good morning,
I wanted to reach out for your assistance with our camera system here at Grand Oaks. I submitted a ticket yesterday with your service department for someone to contact me, but I never received a call. When I came in this morning, I noticed several random webpages open on my computer screen, so it appears someone may have logged in remotely.

Unfortunately, the issue is still not resolved. All of my cameras are currently showing as "offline", and there are no past recordings visible. We did experience a power outage the night before last, so I'm wondering if the system might just need to be reset.

Could you please advise what you recommend or if someone could assist with a reset?

Thank you for your help,
Robin Nixon
Amenity Manager | Grand Oaks CDD
Governmental Management Services
GrandOaksManager@gmsnf.com
(904) 347-4575

MHD Communications
YOUR TOTAL TECHNOLOGY SOLUTION

If you have any questions or wish to update information related to this ticket simply reply to this email or call the service desk directly at 813-948-0202

Service Record #738559
Summary: Grand Oaks St Augustine, FL
Company: Grand Oaks CDD
Contact: Robin Nixon
Phone:

Thu 10/16/2025/1:36 PM UTC-04/ Josh Nielsen (time)-
Hey Robin

Thanks for letting me get the cameras back to par for you! Below are the QR codes for each camera system. As long as your people have the Paramount CMS app installed on their phone, they should have no issues using these QR codes:

Clubhouse:

[image]

Pool House:

[image]

If you guys need anything else, feel free to reach out.

Respectfully,
Joshua Nielsen
MHD Communications

Thu 10/16/2025/12:40 PM UTC-04/ Josh Nielsen (time)-

- Contacting the user
- Came in here yesterday morning and the PC was off. PC came back on
- Can log into the NVR by IP and see all the cameras but Paramount is not seeing them as online
- Rebooting the NVR 192.168.100.3
- Did not work
- Troubleshooting found that the transfer server was missing
- Set the app to use the users PC as the transfer server
- Readded the NVRs and they came walking back in

- User wants NVR access on their phone: 8.19.229.230
- Found the NVR QR codes and we were able to add the NVRs there
- Gave the user creds for the NVRs

All is working as it should be!

Thu 10/16/2025/11:23 AM UTC-04/ Elena Barron
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Good morning,
 I wanted to reach out for your assistance with our camera system here at Grand Oaks. I submitted a ticket yesterday with your service department for someone to contact me, but I never received a call. When I came in this morning, I noticed several random webpages open on my computer screen, so it appears someone may have logged in remotely.
 Unfortunately, the issue is still not resolved. All of my cameras are currently showing as "offline", and there are no past recordings visible. We did experience a power outage the night before last, so I'm wondering if the system might just need to be reset.
 Could you please advise what you recommend or if someone could assist with a reset?
 Thank you for your help,
 Robin Nixon
 Amenity Manager | Grand Oaks CDD
 Governmental Management Services
 GrandOaksManager@gmsnf.com
 (904) 347-4575

Resolution
 Company Name Grand Oaks CDD
 Contact Name

Services	Work Type	Hours	Rate	Amount
Billable Services				
Help Desk Technician	Remote - Business Hours	2.00	150.00	\$300.00
Total Services:				\$300.00
We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all unpaid balances.				Invoice Subtotal: \$300.00
				Sales Tax: \$0.00
				Invoice Total: \$300.00
				Payments: \$0.00
				Credits: \$0.00
				Balance Due: \$300.00

RECEIVED
 By Tara Lee at 2:02 pm, Dec 04, 2025

Invoice Time Detail

Invoice Number: 39461
 Company: Grand Oaks CDD

Charge To: Grand Oaks CDD / Grand Oaks St Augustine, FL Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
10/16/2025	Nielsen, Josh	<p>Service Ticket:738559</p> <p>Summary:Grand Oaks St Augustine, FL</p> <ul style="list-style-type: none"> - Contacting the user - Came in here yesterday morning and the PC was off. PC came back on - Can log into the NVR by IP and see all the cameras but Paramount is not seeing them as online - Rebooting the NVR 192.168.100.3 - Did not work - Troubleshooting found that the transfer server was missing - Set the app to use the users PC as the transfer server - Readded the NVRs and they came walking back in - User wants NVR access on their phone: 8.19.229.230 - Found the NVR QR codes and we were able to add the NVRs there - Gave the user creds for the NVRs <p>All is working as it should be!</p>	Y	1.00	150.00	\$150.00
10/16/2025	Nielsen, Josh	<p>Service Ticket:738559</p> <p>Summary:Grand Oaks St Augustine, FL</p> <p>Hey Robin</p> <p>Thanks for letting me get the cameras back to par for you! Below are the QR codes for each camera system. As long as your people have the Paramount CMS app installed on their phone, they should have no issues using these QR codes:</p> <p>Clubhouse:</p> <p>[image]</p> <p>Pool House:</p> <p>[image]</p>	Y	0.25	150.00	\$37.50

If you guys need anything else, feel free to reach out.

Respectfully,
Joshua Nielsen
MHD Communications

10/20/2025 Nielsen, Josh	Service Ticket: 738559	Y	0.75	150.00	\$112.50
	Summary: Grand Oaks St Augustine, FL Setting up OTS with the user - Park area - Found 2 lingering cameras but those aren't it, plus they belong to one of the NVRs already - Found http://10.1.10.23/#login but are unable to log in - Will need to see if the user has the password for this system tomorrow				

Subtotal: \$300.00

Invoice Time Total:

Billable Hours:

2.00

RECEIVED

By Tara Lee at 2:05 pm, Dec 04, 2025



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

Approved/Robin Nixon
 Amenity manager/Grand Oaks

Date	Invoice
12/02/2025	39709
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	12/17/2025		85-8017603153C-1

Service Request Number	750046
Summary	Users cameras went offline after power outage
Billing Method	Actual Rates
Detail	<p>Mon 11/17/2025/12:45 PM UTC-05/ Josh Nielsen (time)- - Contacting Robin - Setting up OTS with the user - Selected the camera instances. select "edit", then click okay and they came back up</p> <p>Fri 11/14/2025/3:32 PM UTC-05/ Warren Brown- Users cameras went offline after power outage while they were having work done at their location</p> <p>Fri 11/14/2025/3:32 PM UTC-05/ Warren Brown (time)- Escalation 1 Needed</p> <p>Note: Make sure priority of ticket is set correctly and that the Site address is correct.</p> <p>Before escalating, you must confirm the following:</p> <p>*1) You have completed preliminary troubleshooting: * Yes/No</p> <p>*2) You have reviewed internal documentation: * Yes/No</p> <p>*3) You have reached out to IT Troubleshooting Teams chat: * Yes/No</p> <p>4) You have determined this is an issue that needs to be completed by a higher tier OR have completed the appropriate amount of research and/or vendor support (up to 15 minutes time invested, if not appropriate for immediate escalation): Yes/No</p> <p>Failure to answer the above questions will result in the escalation being sent back for completion.</p> <p>Reason for escalation (Technical ability or Time needed):</p> <p>Department Involved (bold the answer): Tier 2+ (Service Desk) / NetOps / SysOps / VoiceOps / Multiple/Other: PS?</p> <p>Description of Problem: After they had work done on site, the company either shut off power to the office</p>

without notifying the client, or the power was cut. Once the client booted up their NVR system, none of their cameras are coming up.

When did problem begin?:
Today

Summary of steps taken, including links to any SOPs/websites used (notate which step you stopped at):
We have limited information about their NVR system, and since this is through Inframark and they contract us to setup their cameras, they may have more information.

Error messages and codes encountered, if any:
N/A

Device Information (Name, IP, MAC address, Model, etc.):

[image]

Is an onsite trip needed?:
Likely

If onsite needed, has Site address been verified with client and noted in ticket?:
Yes.

I asked her to confirm address, name, phone #

1055 Turnbull Creek Rd
St. Augustine FL 32092
Robin Nixon
(904) 347-4575

Resolution

Company Name Grand Oaks CDD
Contact Name Robin Nixon

Services	Work Type	Hours	Rate	Amount
Billable Services				
Help Desk Technician	Remote - Business Hours	0.25	150.00	\$37.50
Total Services:				\$37.50

<p>We appreciate your business! 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>	Invoice Subtotal:	\$37.50
	Sales Tax:	\$0.00
	Invoice Total:	\$37.50
	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$37.50

Invoice Time Detail

Invoice Number: 39709
Company: Grand Oaks CDD

Charge To: Grand Oaks CDD / Users cameras went offline after power outage Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
11/17/2025	Nielsen, Josh	Service Ticket:750046 Summary: Users cameras went offline after power outage - Contacting Robin - Setting up OTS with the user - Selected the camera instances. select "edit", then click okay and they came back up	Y	0.25	150.00	\$37.50

Subtotal: \$37.50

Invoice Time Total: Billable Hours: 0.25

RECEIVED
By Tara Lee at 1:42 pm, Dec 04, 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

Invoice

Date	Invoice #
11/1/2025	39703

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

Bill To:

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

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

Approved/ Robin Nixon
 Grand Oaks/ Amenity manager

P.O. No.	Terms	Due Date	Project
	Net 30	12/1/2025	

Description	Qty	Rate	Amount
November (11/1/2025 - 11/30/2025) Monthly Service - Cleaning 3x per week (Mon./Wed/Fri.)	1	1,350.00	1,350.00T

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

RECEIVED

By Tara Lee at 2:05 pm, Dec 04, 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

Invoice

Date	Invoice #
12/1/2025	39952

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

Bill To:

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

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

Approved/Robin Nixon
 Amenity Manager/Grand Oaks

P.O. No.	Terms	Due Date	Project
	Net 30	12/31/2025	

Description	Qty	Rate	Amount
December (12/1/2025 - 12/31/2025) Monthly Service - Cleaning 3x per week (Mon./Wed/Fri.)	1	1,350.00	1,350.00T

	Subtotal	\$1,350.00
--	-----------------	------------

	Sales Tax (0.0%)	\$0.00
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	Total	\$1,350.00
--	--------------	------------

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

	Balance Due	\$1,350.00
--	--------------------	------------

RECEIVED
 By Tara Lee at 1:38 pm, Dec 04, 2025



PO Box 6569
Hilton Head Island, SC 29938

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

Invoice 800214	
Date	PO/Contract#
12/01/25	
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
#85166 - Maintenance Contract Services - Grand Oaks CDD RENEWAL December 2025	\$19,084.00
Total	\$19,084.00

Approved
Landscape Maintenance
001.320.53800.46000
Rich Gray

RECEIVED
By Tara Lee at 8:36 am, Dec 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
\$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

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

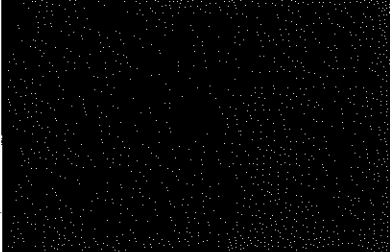
Facsimile 404-222-4654

Federal ID 47-0597598

June 20, 2024

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

ACH Wire Transfer Remit To



Notificatio

Mr. Bob Koncar
Grand Oaks CDD
C/O Inframark Infrastructure Management Services
12574 Flagler Center Boulevard, Suite 101
Jacksonville, FL 32258

Invoice No. 3410030
8523-5

Re: Independent Foreclosure Litigation

For Professional Legal Services Rendered

05/02/24	J. Brown	0.30	114.00	Conference with Johnson regarding pending litigation related to client; follow-up from same
05/02/24	J. Brown	0.50	190.00	Review summons, complaint and correspondence regarding same
05/02/24	J. Johnson	0.40	170.00	Work session with Brown on litigation
05/03/24	J. Brown	0.40	152.00	Review summons and coordinate regarding next steps
05/03/24	B. Ward	0.20	37.00	Calendar deadlines
05/07/24	J. Brown	1.20	456.00	Correspondence with opposing counsel regarding foreclosure action; review and follow-up related to same; correspondence regarding filing in pending action
05/14/24	J. Brown	0.30	114.00	Follow-up regarding status of various complaints
05/15/24	J. Brown	0.50	190.00	Correspondence and follow-up concerning case status, insurance denial of coverage, and answer deadline

KUTAK ROCK LLP

Grand Oaks CDD

June 20, 2024

Client Matter No. 8523-5

Invoice No. 3410030

Page 2

05/16/24	B. Ward	0.70	129.50	Review and organize documents and pleadings
05/17/24	C. Sugg	0.90	261.00	Review local rules and procedures; revise motion for extension of time to respond to Amended Complaint and Proposed Order granting the same, in advance of directing the filing and submission of same
05/20/24	J. Brown	0.30	114.00	Review notice of appearance; review matter status
05/20/24	C. Sugg	0.40	116.00	Telephone conference with counsel for Defendant, Day Late Enterprises, Inc.
05/20/24	F. Wallace	0.30	33.00	Gather and compile pleadings
05/20/24	A. Warner	0.60	111.00	Draft Notice of Appearance and file with Court; conference and status update with Ward and Brown
05/25/24	J. Brown	1.90	722.00	Review complaint; review related back-up; draft notes regarding answer and defenses; follow-up with Johnson and Sugg
05/29/24	J. Brown	0.80	304.00	Work session with team; follow-up regarding hearing and next steps in case
05/29/24	J. Johnson	0.50	212.50	Work session with Brown and Suggs
05/29/24	C. Sugg	0.20	58.00	Telephone conference with Brown and Johnson regarding case strategy
05/29/24	A. Warner	0.20	37.00	Research and correspond with Johnson and Brown regarding confirming letter
05/30/24	J. Brown	0.60	228.00	Review insurance and correspondence regarding same; correspondence and work session regarding letter for funding under completion agreement; review and revise letter under completion agreement; follow-up regarding motion to dismiss
05/30/24	A. Warner	0.40	74.00	Draft confirming letter with Hyatt regarding completion agreement and correspond with Johnson and Brown

KUTAK ROCK LLP

Grand Oaks CDD

June 20, 2024

Client Matter No. 8523-5

Invoice No. 3410030

Page 3

05/31/24	J. Brown	0.20	76.00	Correspondence regarding hearing date
05/31/24	A. Warner	0.20	37.00	Further update completion agreement letter and correspond with Johnson

TOTAL HOURS 12.00

TOTAL FOR SERVICES RENDERED \$3,936.00

TOTAL CURRENT AMOUNT DUE \$3,936.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

June 20, 2024

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

ACH/Wire Transfer Remit To:



Notification

Mr. Bob Koncar
Grand Oaks CDD
C/O Inframark Infrastructure Management Services
12574 Flagler Center Boulevard, Suite 101
Jacksonville, FL 32258

Invoice No. 3410031
8523-6

Re: Gardner Intervention Litigation

For Professional Legal Services Rendered

05/01/24	J. Johnson	0.40	170.00	Confer with Brown; confer with Hyatt regarding litigation
05/03/24	J. Johnson	0.40	170.00	Review pleadings; confer with Tilton
05/05/24	J. Brown	0.30	114.00	Review foreclosure matter
05/06/24	J. Brown	0.20	76.00	Review and follow-up regarding foreclosure claim
05/12/24	J. Brown	0.20	76.00	Follow-up regarding claim of lien and pending foreclosure action
05/15/24	J. Brown	0.50	190.00	Follow-up and correspondence with plaintiff's counsel concerning District's interest in pending litigation; review regarding same
05/16/24	J. Brown	0.20	76.00	Correspondence and follow-up concerning pending case related to District property
05/16/24	B. Ward	0.70	129.50	Review and organize documents and pleadings
05/18/24	J. Johnson	0.40	170.00	Review summons and related

KUTAK ROCK LLP

Grand Oaks CDD

June 20, 2024

Client Matter No. 8523-6

Invoice No. 3410031

Page 2

05/20/24	J. Brown	0.60	228.00	correspondence Conference with co-defendants regarding litigation status; follow-up from same
05/29/24	A. Warner	0.20	37.00	Research and correspond with Johnson and Brown regarding confirming letter
05/30/24	A. Warner	0.50	92.50	Draft and revise confirming letter with Hyatt regarding completion agreement and correspond with Johnson and Brown
05/31/24	A. Warner	0.20	37.00	Further update completion agreement letter and correspond with Johnson
TOTAL HOURS		4.80		
TOTAL FOR SERVICES RENDERED				\$1,566.00
TOTAL CURRENT AMOUNT DUE				<u>\$1,566.00</u>

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

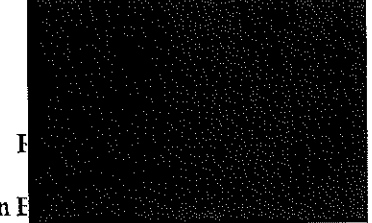
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

August 6, 2024

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

ACH/Wire Transfer Remit To:



Notification E

Mr. Bob Koncar
Grand Oaks CDD
C/O Inframark Infrastructure Management Services
12574 Flagler Center Boulevard, Suite 101
Jacksonville, FL 32258

Invoice No. 3435258
8523-5

Re: Independent Foreclosure Litigation

For Professional Legal Services Rendered

06/04/24	A. Warner	0.10	18.50	Correspond with Johnson regarding status of completion agreement letter
06/06/24	C. Sugg	1.40	406.00	Begin preparation of motion to dismiss
06/07/24	J. Brown	2.50	950.00	Review motion to dismiss and correspondence; revise same and review related materials and research forward same
06/07/24	C. Sugg	4.80	1,392.00	Continue preparation of motion to dismiss; legal research and review case file in preparation of same
06/10/24	J. Brown	2.10	798.00	Review motion to dismiss and correspondence; revise same and review related materials and research forward same
06/10/24	C. Sugg	1.70	493.00	Revise and finalize Motion to Dismiss and direct the filing of same
06/10/24	F. Wallace	0.10	11.00	Finalize Motion to Dismiss and submit to the Court
06/25/24	A. Warner	0.10	18.50	Prepare for and attend conference with Brown concerning case status

KUTAK ROCK LLP

Grand Oaks CDD

August 6, 2024

Client Matter No. 8523-5

Invoice No. 3435258

Page 2

06/27/24	A. Warner	0.40	74.00	Further update letter to Hyatt and forward of same
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TOTAL HOURS	13.20
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TOTAL FOR SERVICES RENDERED	\$4,161.00
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TOTAL CURRENT AMOUNT DUE	\$4,161.00
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UNPAID INVOICES:

June 20, 2024	Invoice No. 3410030	3,936.00
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TOTAL DUE	<u>\$8,097.00</u>
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KUTAK ROCK LLP
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

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

Federal ID 47-0597598

ACH/Wire Transfer Remit To:

August 6, 2024

Notificatio

Mr. Bob Koncar
Grand Oaks CDD
C/O Inframark Infrastructure Management Services
12574 Flagler Center Boulevard, Suite 101
Jacksonville, FL 32258

Invoice No. 3435260
8523-6

Re: Gardner Intervention Litigation

For Professional Legal Services Rendered

06/04/24	A. Warner	0.10	18.50	Correspond with Johnson regarding status of completion agreement letter
06/20/24	J. Brown	0.50	190.00	Review summons and follow-up regarding same

TOTAL HOURS 0.60

TOTAL FOR SERVICES RENDERED \$208.50

TOTAL CURRENT AMOUNT DUE \$208.50

UNPAID INVOICES:

June 20, 2024 Invoice No. 3410031 1,566.00

TOTAL DUE \$1,774.50

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 26, 2024

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

[REDACTED]

Mr. Bob Koncar
Grand Oaks CDD
C/O Inframark Infrastructure Management Services
12574 Flagler Center Boulevard, Suite 101
Jacksonville, FL 32258

Invoice No. 3454107
8523-4

Re: Costa Verde Litigation

For Professional Legal Services Rendered

07/25/24	J. Brown	0.40	152.00	Review notice and case status; correspondence with Johnson and Sugg
08/30/24	J. Brown	1.70	646.00	Confer regarding deposition and CDD testimony; correspondence and follow-up concerning motion for clerk's default and service of summons; further correspondence and review concerning same; research and review

TOTAL HOURS 2.10

TOTAL FOR SERVICES RENDERED \$798.00

TOTAL CURRENT AMOUNT DUE \$798.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 30, 2024

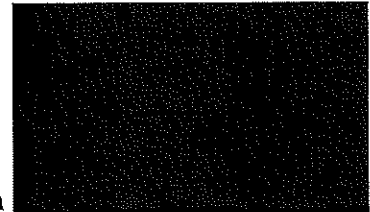
Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:



Notification

Mr. Bob Koncar
Grand Oaks CDD
C/O Inframark Infrastructure Management Services
12574 Flagler Center Boulevard, Suite 101
Jacksonville, FL 32258

Invoice No. 3455071
8523-5

Re: Independent Foreclosure Litigation

For Professional Legal Services Rendered

07/05/24	C. Sugg	0.60	174.00	Review and analyze insurance policy; correspondence with Johnson and Brown regarding insurance coverage agreements and declarations
07/08/24	J. Johnson	0.30	127.50	Follow up with management regarding insurance.
07/09/24	C. Sugg	1.20	348.00	Review and analyze insurance coverage agreements and declarations
07/15/24	J. Brown	0.60	228.00	Correspondence with counsel regarding motions to dismiss; follow-up from same
TOTAL HOURS		2.70		

KUTAK ROCK LLP

Grand Oaks CDD

September 30, 2024

Client Matter No. 8523-5

Invoice No. 3455071

Page 2

TOTAL FOR SERVICES RENDERED \$877.50

TOTAL CURRENT AMOUNT DUE \$877.50

UNPAID INVOICES:

June 20, 2024 Invoice No. 3410030 3,936.00

August 6, 2024 Invoice No. 3435258 4,161.00

TOTAL DUE \$8,974.50

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 30, 2024

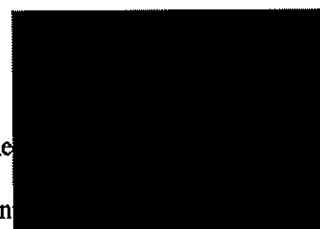
Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:



Re

Notification En

Mr. Bob Koncar
Grand Oaks CDD
C/O Inframark Infrastructure Management Services
12574 Flagler Center Boulevard, Suite 101
Jacksonville, FL 32258

Invoice No. 3455073

8523-6

Re: Gardner Intervention Litigation

For Professional Legal Services Rendered

07/05/24	C. Sugg	3.30	957.00	Preparation of motion to dismiss amended complaint
07/08/24	J. Brown	1.40	532.00	Review motion to dismiss
07/08/24	C. Sugg	3.20	928.00	Continue preparation of motion to dismiss amended complaint; legal research in preparation of same
07/09/24	J. Brown	1.30	494.00	Review and revise motion to dismiss; review backup materials and legal authorities regarding same
07/10/24	J. Brown	0.40	152.00	Confer with Sugg regarding motion to dismiss
07/10/24	C. Sugg	1.20	348.00	Revise and finalize Motion to Dismiss, in advance of directing the filing of same
07/10/24	F. Wallace	0.20	22.00	Finalize Motion to Dismiss and submit to Court via Florida efilng portal
TOTAL HOURS		11.00		

KUTAK ROCK LLP

Grand Oaks CDD

September 30, 2024

Client Matter No. 8523-6

Invoice No. 3455073

Page 2

TOTAL FOR SERVICES RENDERED \$3,433.00

DISBURSEMENTS

Computer Research 136.34

TOTAL DISBURSEMENTS 136.34

TOTAL CURRENT AMOUNT DUE \$3,569.34

UNPAID INVOICES:

June 20, 2024 Invoice No. 3410031 1,566.00

August 6, 2024 Invoice No. 3435260 208.50

TOTAL DUE \$5,343.84

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 17, 2024

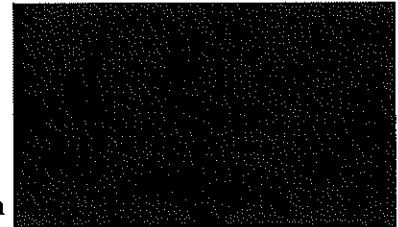
Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:



Notification

Mr. Bob Koncar
Grand Oaks CDD
C/O Inframark Infrastructure Management Services
12574 Flagler Center Boulevard, Suite 101
Jacksonville, FL 32258

Invoice No. 3467539
8523-5

Re: Independent Foreclosure Litigation

For Professional Legal Services Rendered

08/01/24	J. Brown	0.20	76.00	Review regarding hearing on motion to dismiss
09/03/24	J. Johnson	0.50	212.50	Research regarding receipt of service issues.
09/04/24	J. Brown	0.40	152.00	Review status of matter
09/11/24	J. Johnson	0.50	212.50	Work session with Brown regarding litigation.
09/18/24	J. Brown	0.30	114.00	Correspondence and related matters concerning hearing
TOTAL HOURS		1.90		

KUTAK ROCK LLP

Grand Oaks CDD

October 17, 2024

Client Matter No. 8523-5

Invoice No. 3467539

Page 2

TOTAL FOR SERVICES RENDERED \$767.00

TOTAL CURRENT AMOUNT DUE \$767.00

UNPAID INVOICES:

June 20, 2024 Invoice No. 3410030 3,936.00

August 6, 2024 Invoice No. 3435258 4,161.00

September 30, 2024 Invoice No. 3455071 877.50

TOTAL DUE \$9,741.50

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

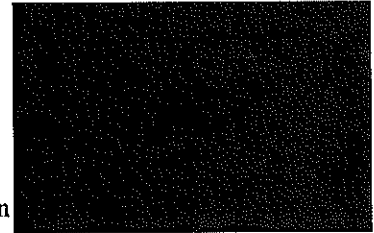
Facsimile 404-222-4654

Federal ID 47-0597598

October 17, 2024

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

ACH/Wire Transfer Remit To:



Notification

Mr. Bob Koncar
Grand Oaks CDD
C/O Inframark Infrastructure Management Services
12574 Flagler Center Boulevard, Suite 101
Jacksonville, FL 32258

Invoice No. 3467541
8523-6

Re: Gardner Intervention Litigation

For Professional Legal Services Rendered

08/07/24	J. Brown	0.40	152.00	Review regarding hearing on pending motions; correspondence regarding same
08/22/24	J. Brown	0.50	190.00	Review correspondence and filings
08/26/24	J. Brown	0.30	114.00	Correspondence regarding hearing on motion to dismiss
09/04/24	J. Brown	0.40	152.00	Review status of matter
09/04/24	A. Warner	0.40	74.00	Update pleadings folder and correspond with Brown
TOTAL HOURS		2.00		

KUTAK ROCK LLP

Grand Oaks CDD

October 17, 2024

Client Matter No. 8523-6

Invoice No. 3467541

Page 2

TOTAL FOR SERVICES RENDERED \$682.00

TOTAL CURRENT AMOUNT DUE \$682.00

UNPAID INVOICES:

June 20, 2024	Invoice No. 3410031	1,566.00
August 6, 2024	Invoice No. 3435260	208.50
September 30, 2024	Invoice No. 3455073	3,569.34

TOTAL DUE \$6,025.84

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 24, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

[REDACTED]

Mr. Bob Koncar
Grand Oaks CDD
C/O Inframark Infrastructure Management Services
12574 Flagler Center Boulevard, Suite 101
Jacksonville, FL 32258

Invoice No. 3468389
8523-4

Re: Costa Verde Litigation

For Professional Legal Services Rendered

09/03/24	J. Brown	2.10	798.00	Review and follow-up related to motion for default against District; conference regarding same and review draft materials and response concerning same; review docket and case file; work session with Sugg on motion to dismiss
09/03/24	C. Sugg	3.40	986.00	Telephone conference with Brown regarding case strategy; begin preparation of motion to dismiss; review local rules and procedures
09/04/24	J. Brown	2.60	988.00	Review and prepare for case management conference; follow-up regarding answer status, motion for default, and motion to dismiss; confer with insurance defense counsel; related correspondence and follow-up
09/04/24	P. O'Bryant	0.30	87.00	Review case law on excusable neglect doctrine

KUTAK ROCK LLP

Grand Oaks CDD

October 24, 2024

Client Matter No. 8523-4

Invoice No. 3468389

Page 2

09/04/24	C. Sugg	5.40	1,566.00	Continue preparation of motion to dismiss; legal research in preparation of same
09/04/24	B. Ward	0.80	148.00	Review correspondence from Brown; draft Notice of Appearance and Notice of Intent to Appear virtually and send same to Brown and Sugg; update pleadings to file
09/05/24	J. Brown	3.80	1,444.00	Prepare for, attend, and follow-up from case management conference; confer with insurance defense counsel and district manager
09/05/24	P. O'Bryant	0.50	145.00	Conference regarding case management and case strategy
09/09/24	J. Brown	1.10	418.00	Review amended complaint; forward to team; consider issues and coordinate claim
09/10/24	J. Brown	0.30	114.00	Coordinate meeting; forward materials for answer
09/11/24	J. Brown	0.80	304.00	Prepare for, attend, and follow-up from call with insurance defense counsel
09/13/24	J. Brown	0.90	342.00	Review and follow-up related to default, grounds for dismissal, and status conference; review correspondence and related material concerning default
09/15/24	J. Brown	0.40	152.00	Correspondence with co-counsel concerning default and status; review docket and related materials
09/18/24	J. Brown	0.50	190.00	Confer with co-counsel regarding answer; review and follow-up related to same
09/19/24	J. Brown	1.60	608.00	Review correspondence and requisition; follow-up regarding same; confer with District Manager's office
09/20/24	J. Brown	1.50	570.00	Review answer and defenses; correspondence and follow-up regarding same

KUTAK ROCK LLP

Grand Oaks CDD

October 24, 2024

Client Matter No. 8523-4

Invoice No. 3468389

Page 3

09/24/24	J. Brown	0.30	114.00	Correspondence and follow-up with co-counsel
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TOTAL HOURS	26.30		
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TOTAL FOR SERVICES RENDERED			\$8,974.00
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DISBURSEMENTS

Reproduction Costs		29.20	
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TOTAL DISBURSEMENTS			<u>29.20</u>
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TOTAL CURRENT AMOUNT DUE			<u>\$9,003.20</u>
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Advanced Electric of North Florida
2801 Dawn Rd
Jacksonville, FL 32207-7903
USA
9047444446
<https://advancedwiringservices.com>

Invoice

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

SHIP TO
Grand Oaks Clubhouse
1055 Turnbull Creek Rd
St Augustine, FL 32092

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2593	12/15/2025	\$562.50	12/16/2025	COD	

SALES REP: Brice
PHONE NUMBER: Rich- (904)759-8890
CUSTOMER TYPE: Thigpen

DESCRIPTION	AMOUNT
THE TOTAL ON THIS JOB WAS QUOTED \$1,125, THEY REQUESTED AN INVOICE JUST FOR THE DEPOSIT AMOUNT \$562.50, THERE WILL BE A SEPERATE INVOICE MADE FOR THE REMAINING AMOUNT \$562.50	562.50
Connect (2) existing exhaust fans to occupancy sensors per plans.	

SUBTOTAL	562.50
TAX	0.00
TOTAL	562.50
BALANCE DUE	\$562.50

Pay invoice

Approved
Repairs & Maintenance
001.320.53800.60000
Rich Gray

RECEIVED
By Tara Lee at 1:44 pm, Dec 16, 2025

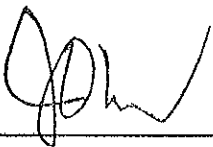
ATTENDANCE SHEET

District: Grand Oaks

Meeting Date: 12.10.25

	Supervisor	In Attendance	Fees
1.	Justin Dudley <i>Chairperson</i>	<input checked="" type="checkbox"/>	\$0
2.	Linda Cruz <i>Vice Chairperson</i>	<input checked="" type="checkbox"/>	\$200
3.	Keith Hyatt <i>Assistant Secretary</i>	<input type="checkbox"/>	\$0
4.	David Crosby <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$0
5.	Dick Trowbridge <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200

District Manager:



PLEASE RETURN COMPLETED FORM TO ALISON MOSSING

RECEIVED
By Tara Lee at 9:02 am, Dec 16, 2025

***** INVOICE *****



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

Date: December 8, 2025

Invoice Number 2025-7482

Net 15 days

Mr. John Dobson, Chairman
 Grand Oaks CDD
 2005 Pan Am Circle, Ste. 300
 Tampa, Florida 33607
inframark@avidbill.com

RECEIVED
 By Tara Lee at 12:02 pm, Dec 09, 2025

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	0	\$0.00
Professional Engineer	\$155	0	\$0.00
Principal	\$210	10	\$2100.00
TOTAL		10	\$2100.00

1. Attended meeting on 11/12/2025
2. Prepared concern letter to Grand Oaks Board
3. National Stormwater trust on GMAC & SJRWMD permit modification
4. Meeting with CDD Chairman regarding NST concerns

Amount Due \$2,100.00

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

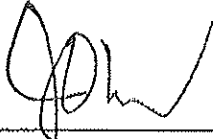
Past due balances shall be subject to interest at the rate of 1.5 percent per month. All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.

ATTENDANCE SHEET

District: Grand Oaks

Meeting Date: 12.10.25

	Supervisor	In Attendance	Fees
1.	Justin Dudley <i>Chairperson</i>	<input checked="" type="checkbox"/>	\$0
2.	Linda Cruz <i>Vice Chairperson</i>	<input checked="" type="checkbox"/>	\$200
3.	Keith Hyatt <i>Assistant Secretary</i>	<input type="checkbox"/>	\$0
4.	David Crosby <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$0
5.	Dick Trowbridge <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200

District Manager: 

PLEASE RETURN COMPLETED FORM TO ALISON MOSSING

RECEIVED
By Tara Lee at 9:02 am, Dec 16, 2025