

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

*MARCH 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](http://www.GrandOaksCDD.org)

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March 4, 2026

Board of Supervisors  
Grand Oaks Community Development District

Dear Board Members:

The Grand Oaks Community Development District Meeting is scheduled for **Wednesday, March 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 February 11, 2026 Meeting
- IV. Landscape Maintenance Update
- V. Ratification of Lease Agreement with National Stormwater Trust, Inc.
- VI. Discussion of Treehouse
- VII. Board Discussion and Guidance for Preparation of Proposed Fiscal Year 2027 Budget
- VIII. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
  - D. Operation Manager - Report

- E. Amenity Center Manager - Report
- IX. Supervisor's Request and Public Comments
- X. Financial Reports
  - A. Financial Statements as of January 31, 2026
  - B. Summary of Operations and Maintenance Invoices
- XI. Next Scheduled Meeting – April 8, 2026 @ 1:30 p.m. @ Grand Oaks Amenity Center
- XII. 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, February 11, 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
Tucker Mackie <i>by phone</i>	District Counsel
Bill Schaeffer <i>by phone</i>	District Engineer
Allen Flannery	The Greenery
Erick Wyrick	The Greenery
Rich Gray	GMS – Director of Operations
Matt Biagetti	Assistant District Manager
Christy Buganski	Assistant Amenities Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

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

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

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the January 14, 2026 Meeting**

Mr. Oliver presented the minutes of the January 14, 2026 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 January 14, 2026 Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Landscape Maintenance Update**

Mr. Flannery provided a landscape update. Soil samples were completed and results indicate a phosphorus deficiency. Due to State of Florida application limits, only a restricted amount of phosphorus can be applied annually. The next fertilizer application will include the maximum allowable phosphorus, and the team will supplement with micronutrients (iron, manganese, zinc, etc.) to support turf health.

Granular fertilizer and a pre-emergent weed application were recently completed. Water samples were also tested. Initial results show no harmful or abnormal chemical levels. Additional molecular-level testing is being conducted out of an abundance of caution. Staff thanked the landscape team for their proactive approach and attendance at the meeting.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals:**

**A. Treehouse Repair and Demolition**

Mr. Gray reviewed proposals for repair or demolition of the treehouse structure. Staff noted that due to the financial impact and long-term implications, the Board would seek community input before making a decision. A survey will be prepared outlining the options, associated costs, and future considerations to ensure transparency.

**B. Repair of Playground Equipment**

Mr. Gray reviewed estimates to bring the playground structure into compliance with ranges from approximately \$18,895 to \$24,456, with total costs (including mulch replenishment) ranging from roughly \$24,000 to \$30,000. Compliance would require removal of slides and swings, stabilization of certain features, additional safety modifications, and updated age-range signage (5-12 only).

**C. Removal of Playground Equipment**

Mr. Gray noted that the demolition estimates range from approximately \$16,800 to \$22,100 for removal of the structure. Full removal including mulch was higher; however, staff noted that leaving the mulch in place could reduce costs to under \$17,000 and preserve the base for any future improvements.

Board members discussed liability concerns, insurance implications, long-term maintenance costs, and the impact on neighborhood children. It was noted that the structure is currently closed. Suggestions included factoring insurance into the cost analysis and ensuring the survey clearly outlines age restrictions, removed features, and potential future replacement timelines. The communication draft will be circulated to the Board prior to distribution. No decision was made at this time.

**SIXTH ORDER OF BUSINESS**

**Consideration of 2026-03, Requesting the St. Johns County Supervisor of Elections to Conduct the District’s General Elections**

Mr. Oliver reviewed Resolution 2026-03 requesting the St. Johns County Supervisor of Elections to conduct the District’s November 2026 general election. Seats 1 (Keith Hyatt) and 2 (David Crosby) will be up for election in November 2026. The Board will continue to have four resident elected Supervisors and one landowner elected representative.

Mr. Oliver noted that to qualify to run for a seat, candidates must be registered voters residing within the District. The official qualifying period runs from noon on June 12 (Monday) through noon on June 12 (Friday). Staff encouraged interested candidates to prequalify with the Supervisor of Elections. It was noted by Supervisor Cruz that the Elections Office provides excellent guidance and assistance for CDD candidates.

Mr. Oliver stated if only one candidate qualifies for a seat, that candidate will assume office after the general election, without appearing on the ballot. If multiple candidates qualify, the race will appear on the November ballot. If no candidates qualify, the Board will fill the vacancy by appointment of qualified resident elector (after the general election has passed).

On MOTION by Mr. Trowbridge, seconded by Ms. Cruz, all in favor, Resolution 2026-03, Requesting the St. Johns County Supervisor of Elections to Conduct the District’s General Elections, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Mackie had no specific updates for the Board. She offered to relay any questions to Mr. Haber.

**B. Engineer**

Mr. Schaefer reported no items at this time. He noted he was available for any Board questions.

**C. Manager**

Mr. Oliver reminded the Board that budget season is approaching. A proposed budget must be approved by June 15, 2026 and adopted no later than September 30, 2026. The Board will likely consider a preliminary budget approval at the May meeting to allow sufficient time for revisions prior to final adoption.

**D. Operation Manager – Report**

Mr. Gray reported that pond debris (318 Lone Cypress) initial log removal was attempted. Remaining debris will be addressed by the pond maintenance vendor at month's end using a boat. Further updates will be provided if needed. Irrigation and Pump Stations: Filters were cleaned and systems are operational. A potential bearing issue was noted but is not currently critical. Mr. Gray will present a proposal in March to increase pump maintenance from once to twice annually.

Mr. Gray noted regarding lighting repairs that the entrance issues have been corrected. Pond 17 gate installation is approved. To reduce costs, existing panels from Pond 15 will be repurposed for Pond 18. Pond 15 access has been corrected to allow proper vendor entry; Mr. Gray will confirm with the maintenance contractor. Invasive Species Project; SCS will begin work next week, starting with signage installation. Mr. Gray will monitor progress and provide updates. Bathroom Renovation: work begins February 17 and is expected to be completed by March 1. Fountains: equipment has been ordered; installation is expected within 14-21 days.

**E. Amenity Center Manager – Report**

Ms. Buganski provided an update while filling in for Ms. Nixon. Ms. Buganski stated the recent Vendor Village was a strong success with high community turnout. The next Vendor Village is scheduled for March 14. Vendor participation is being expanded due to strong interest. She

stated the amenity rental room is nearly fully booked for the upcoming month, with only two weekend dates remaining.

**EIGHTH ORDER OF BUSINESS                      Supervisor’s Requests and Public Comments**

There were no Supervisor requests.

A resident reported ongoing issues with a resident disposing of dog waste in storm drains. The Board discussed possible solutions, including a community reminder notice. It was noted that installing additional dog waste stations has been considered previously but was not pursued due to concerns about misuse and maintenance. The Board agreed that a reminder communication to residents regarding proper pet waste disposal would be appropriate.

Positive feedback was also shared regarding the recent Vendor Village event, with a suggestion to include more farmers market-style vendors in the future.

**NINTH ORDER OF BUSINESS                      Financial Reports**

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

Mr. Oliver reviewed the unaudited financial statements as of December 31, 2025. No unusual variances were noted. The assessment receipt schedule reflects Pulte and Toll Brothers are fully collected, with overall collections at 91%. February distributions are not yet included. Day Late remains at zero collections.

On MOTION by Mr. Trowbridge, seconded by Mr. Crosby, with all in favor, the Check Register, was approved.

**TENTH ORDER OF BUSINESS                      Next Scheduled Meeting – March 11, 2026 @  
1:30 p.m. @ Grand Oaks Amenity Center**

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

**ELEVENTH ORDER OF BUSINESS                      Adjournment**

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

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

*FOURTH ORDER OF BUSINESS*

**Dear Grand oaks CDD,**

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

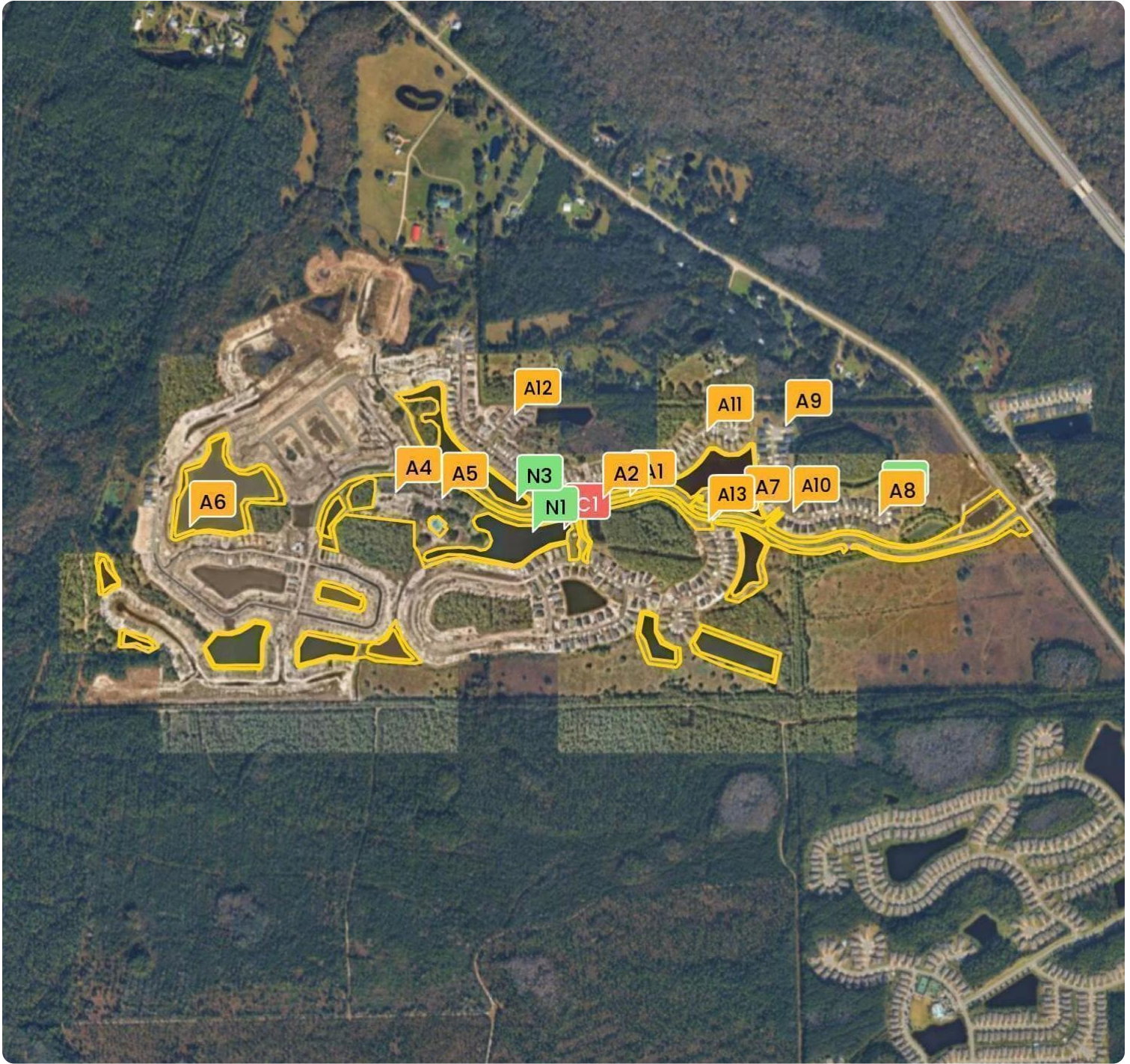
In this report, you will find a high-level overview of our recent accomplishments on your property, including the completion of specific projects and any notable highlights that showcase the beauty and health of your landscape. We also provide insights into ongoing tasks, giving you a clear picture of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

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

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

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

Warm regards,  
William Allen Flannery, CRM



## Client Communication Report

grand

Reported On:  
**March 02, 2026**

Report By:  
**William Allen Flannery**

Property Size:  
**44.14 Acres**

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

## Client Communication Report

### ACCOMPLISHMENTS

1. Our Irrigation team has successfully completed a repair that was reported to us
2. Our production team has cut down the crape Myrtle that was broken at the base and removed
3. Good news—the oak tree that fell over has been successfully righted and secured by our team! We carefully lifted it back upright and installed tree-friendly strapping with proper anchoring to provide stable support while allowing natural movement for root re-establishment and trunk strength.
4. Our production team are actively working on cutting a broken exposed pipe to grade
5. Our production have removed the frost damaged flowers from the flower pots at the clubhouse
6. Our production team are dedicated! We have removed a large log out of the pond behind 318 Lone Cypress Way
7. Quick positive update: our production team has started work on selectively lifting the canopies of the oak trees along the boulevard. This targeted pruning raises the lower branches to improve visibility, enhance sight lines for drivers and pedestrians, open up more light to the understory, and give the trees a more refined, mature appearance while preserving their natural structure and health.
8. Our production team has done a good job cleaning this pocket park up
9. I have confirmed that our production team has worked on cleaning this pocket park up as well
10. This pocket, Park is in much better shape, our production team did a great job
11. Our production team has done a great job cleaning this pocket park up as well
12. Our production team has done a great job cleaning this pocket park up as well
13. The oak tree that we excavated around the root ball and reset it has unfortunately failed. Our team has successfully removed this tree. For now, we have cut the tree at the RuPaul and set the root ball back into the hole and plan to return to backfill the hole with soil.

### NOTES TO OWNER/CLIENT

1. I wanted to follow up on the recent soil and water testing we conducted (including the ponds and surrounding areas) with some good news and a clear plan moving forward. Key Findings – The Positive Side The pond water quality looks good—no unusual nutrient levels or contaminants that would cause issues for the landscape, water features, or overall site health. That’s great news and rules out any external factors from the ponds contributing to what we’re seeing in the turf and plants. We are pursuing further tests that can help determine the types of chemicals that are in the ponds and are happy to discuss in more detail. The soil tests, however, show a severe phosphorus deficiency in several areas. Phosphorus is essential for strong root development, energy transfer in plants, and overall vigor—without enough, turf and shrubs can struggle with thinning, slower recovery, and reduced resilience (especially in our Florida soils, which often bind phosphorus tightly). Why This Isn’t a Huge Problem (But Needs Attention) On a golf course, we could address this aggressively and see quicker results. In a residential or commercial setting like yours, Florida’s Best Management Practices (BMPs) and local ordinances (designed to protect waterways from nutrient runoff) put some restrictions in place—particularly around phosphorus applications. We’re not allowed to apply high-P fertilizers preventively or at high rates without documented deficiency (which we now have via the soil test). This puts us in a bit of a “limbo” position, but the good news is we can address it responsibly. Our Recommended Approach We’ve identified a high-quality, high-phosphorus granular fertilizer product (from a trusted “greener” line) that we can apply to target the deficiency. This will deliver phosphorus directly to the root zone for better absorption. • How it works: Phosphorus is primarily taken up by roots (not through foliage), so granular applications are the most effective method here. It won’t provide “instant” greening or dramatic results overnight—expect gradual improvement as the nutrient incorporates into the soil over weeks to months. • Timeline for results: Bringing levels up to optimal and maintaining them

sustainably will be a multi-year process (likely 2–3 years of targeted applications, based on follow-up testing), but we'll start seeing positive changes in root health and turf density within the first growing season. Enhancing Uptake – My Top Recommendation From a pure science perspective, the best way to maximize the effectiveness of this phosphorus application is to aerate the affected areas first (or in conjunction with the fertilizer). Aeration creates channels in the compacted soil, improving air, water, and nutrient movement to the roots—leading to faster and more efficient phosphorus uptake, better overall root growth, and quicker response to the treatment. This is especially helpful in our Jacksonville-area soils, where compaction from foot/vehicle traffic is common. We'll monitor progress closely with follow-up soil tests and adjust as needed. In the meantime, continuing good cultural practices (proper mowing, watering, and avoiding stress) will support recovery. I'd love to discuss this in more detail—perhaps during our next CDD meeting We can review the soil test results, and any questions you have.

2. During our recent visit, we noticed that a resident has gathered and stacked a pile of debris along the curb in front of your property. It looks like quite a bit has accumulated there. As always, our standard maintenance services focus on routine lawn care, trimming, edging, and keeping the landscape tidy within the defined areas. Hauling and moving debris off-site (especially larger piles like this) isn't included in our regular maintenance plan, as it typically requires additional time, equipment, and disposal fees. That said, we're happy to help! If you'd like us to take care of removing and disposing of this debris properly

3. Ornamental Grass Pruning Best Management Practices To ensure the long-term health and appearance of the ornamental grasses on the property, it is important that they are not over-pruned. These plants grow from a central crown at the base, and cutting them too low can damage new growth and weaken the plant overall. Our team performs cutbacks at the appropriate time of year and only when necessary — for example, when a larger percentage of the foliage is dormant or dead compared to healthy growth. This ensures the plant can redirect energy into strong, uniform regrowth without unnecessary stress. Additionally, the pruning method we have found to be most beneficial is lightly “skirting” the sides of the grasses rather than shearing them tightly. This technique preserves their natural shape, keeps them looking beautiful and flowing, and maintains the soft texture they are intended to provide in the landscape. This approach supports plant health while enhancing the overall aesthetic of the property.


## 1. ACCOMPLISHMENTS

Created On February 05, 2026 by William Allen Flannery

Our Irrigation team has successfully completed a repair that was reported to us



### Note Attachments

02/05/26 12:00:10 PM GALEN WILLIAMS	Changes Status   'Open' to 'Completed'
02/05/26 09:47:26 AM BENJAMIN HANSHEW	Changes Assigned To Added   GALEN WILLIAMS
02/02/26 08:00:49 AM WILLIAM FLANNERY	
02/02/26 08:00:37 AM WILLIAM FLANNERY	irrigaiton repair request: Leak on Turnbull almost to lake view past fire hydrant

**2. ACCOMPLISHMENTS**

Created On February 06, 2026 by William Allen Flannery

Our production team has cut down the crape Myrtle that was broken at the base and removed



Note Attachments

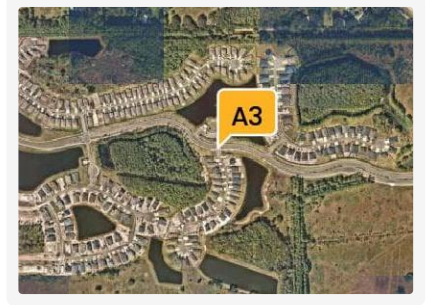


### 3. ACCOMPLISHMENTS

Created On February 09, 2026 by William Allen Flannery  Created On Site

Good news—the oak tree that fell over has been successfully righted and secured by our team!

We carefully lifted it back upright and installed tree-friendly strapping with proper anchoring to provide stable support while allowing natural movement for root re-establishment and trunk strength.



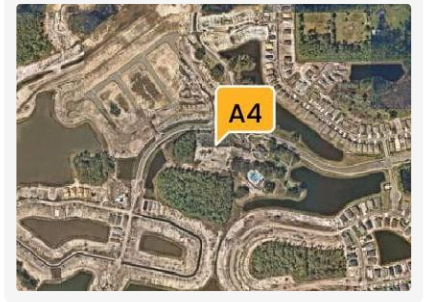
#### Note Attachments



#### 4. ACCOMPLISHMENTS

Created On February 09, 2026 by William Allen Flannery  Created On Site

Our production team are actively working on cutting a broken exposed pipe to grade



#### Note Attachments





## 5. ACCOMPLISHMENTS

Created On February 09, 2026 by William Allen Flannery

Our production have removed the frost damaged flowers from the flower pots at the clubhouse



### Note Attachments



## 6. ACCOMPLISHMENTS

Created On February 09, 2026 by William Allen Flannery  Created On Site

Our production team are dedicated! We have removed a large log out of the pond behind 318 Lone Cypress Way



### Note Attachments



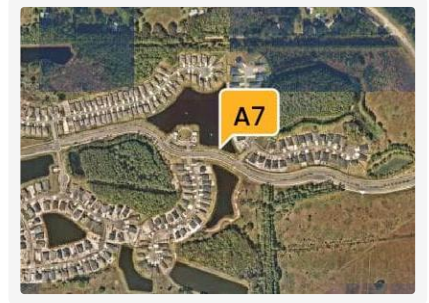
## 7. ACCOMPLISHMENTS

Created On February 11, 2026 by William Allen Flannery

Quick positive update: our production team has started work on selectively lifting the canopies of the oak trees along the boulevard.

This targeted pruning raises the lower branches to improve visibility, enhance sight lines for drivers and pedestrians, open up more light to the understory, and give the trees a more refined, mature appearance while preserving their natural structure and health.

Note Attachments





## 8. ACCOMPLISHMENTS

Created On February 17, 2026 by William Allen Flannery

Our production team has done a good job cleaning this pocket  
pork up



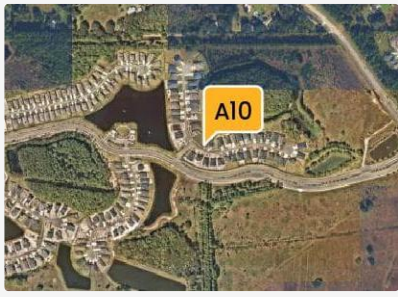
### Note Attachments



**9. ACCOMPLISHMENTS**

Created On February 17, 2026 by William Allen Flannery

I have confirmed that our production team has worked on cleaning this pocket park up as well



Note Attachments





## 10. ACCOMPLISHMENTS

Created On February 17, 2026 by William Allen Flannery

This pocket, Park is in much better shape, our production team did a great job



### Note Attachments

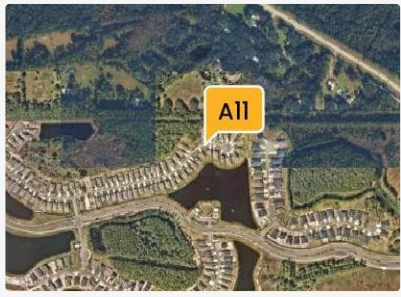




**11. ACCOMPLISHMENTS**

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Note Attachments

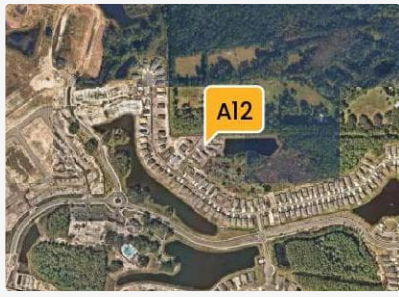




### 12. ACCOMPLISHMENTS

Created On February 17, 2026 by William Allen Flannery

Our production team has done a great job cleaning this pocket park up as well



Note Attachments



### 13. ACCOMPLISHMENTS

Created On February 27, 2026 by William Allen Flannery

The oak tree that we excavated around the root ball and reset it has unfortunately failed. Our team has successfully removed this tree. For now, we have cut the tree at the RuPaul and set the root ball back into the hole and plan to return to backfill the hole with soil.



#### Note Attachments



## 1. NOTES TO OWNER/CLIENT

Created On February 06, 2026 by William Allen Flannery



I wanted to follow up on the recent soil and water testing we conducted (including the ponds and surrounding areas) with some good news and a clear plan moving forward.

#### Key Findings – The Positive Side

The pond water quality looks good—no unusual nutrient levels or contaminants that would cause issues for the landscape, water features, or overall site health. That’s great news and rules out any external factors from the ponds contributing to what we’re seeing in the turf and plants. We are pursuing further tests that can help determine the types of chemicals that are in the ponds and are happy to discuss in more detail.

The soil tests, however, show a severe phosphorus deficiency in several areas. Phosphorus is essential for strong root development, energy transfer in plants, and overall vigor—without enough, turf and shrubs can struggle with thinning, slower recovery, and reduced resilience (especially in our Florida soils, which often bind phosphorus tightly).

#### Why This Isn’t a Huge Problem (But Needs Attention)

On a golf course, we could address this aggressively and see quicker results. In a residential or commercial setting like yours, Florida’s Best Management Practices (BMPs) and local ordinances (designed to protect waterways from nutrient runoff) put some restrictions in place—particularly around phosphorus applications. We’re not allowed to apply high-P fertilizers preventively or at high rates without documented deficiency (which we now have via the soil test). This puts us in a bit of a “limbo” position, but the good news is we can address it responsibly.

#### Our Recommended Approach

We’ve identified a high-quality, high-phosphorus granular fertilizer product (from a trusted “greener” line) that we can apply to target the deficiency. This will deliver phosphorus directly to the root zone for better absorption.

- How it works: Phosphorus is primarily taken up by roots (not through foliage), so granular applications are the most effective method here. It won’t provide “instant” greening or dramatic results overnight—expect gradual improvement as the nutrient incorporates into the soil over weeks to months.
- Timeline for results: Bringing levels up to optimal and maintaining them sustainably will be a multi-year process (likely 2–3 years of targeted applications, based on follow-up testing), but we’ll start seeing positive changes in root health and turf density within the first growing season.

#### Enhancing Uptake – My Top Recommendation

From a pure science perspective, the best way to maximize the effectiveness of this phosphorus application is to aerate the affected areas first (or in conjunction with the fertilizer). Aeration creates channels in the compacted soil, improving air, water, and nutrient movement to the roots—leading to faster and more efficient phosphorus uptake, better overall root growth, and

quicker response to the treatment. This is especially helpful in our Jacksonville-area soils, where compaction from foot/vehicle traffic is common.

We'll monitor progress closely with follow-up soil tests and adjust as needed. In the meantime, continuing good cultural practices (proper mowing, watering, and avoiding stress) will support recovery.

I'd love to discuss this in more detail—perhaps during our next CDD meeting We can review the soil test results, and any questions you have.

#### Note Attachments

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## 2. NOTES TO OWNER/CLIENT

Created On February 12, 2026 by William Allen Flannery

During our recent visit, we noticed that a resident has gathered and stacked a pile of debris along the curb in front of your property. It looks like quite a bit has accumulated there.

As always, our standard maintenance services focus on routine lawn care, trimming, edging, and keeping the landscape tidy within the defined areas. Hauling and moving debris off-site (especially larger piles like this) isn't included in our regular maintenance plan, as it typically requires additional time, equipment, and disposal fees.

That said, we're happy to help! If you'd like us to take care of removing and disposing of this debris properly



### Note Attachments



### 3. NOTES TO OWNER/CLIENT

Created On February 24, 2026 by William Allen Flannery

#### Ornamental Grass Pruning Best Management Practices

To ensure the long-term health and appearance of the ornamental grasses on the property, it is important that they are not over-pruned. These plants grow from a central crown at the base, and cutting them too low can damage new growth and weaken the plant overall.

Our team performs cutbacks at the appropriate time of year and only when necessary — for example, when a larger percentage of the foliage is dormant or dead compared to healthy growth. This ensures the plant can redirect energy into strong, uniform regrowth without unnecessary stress.

Additionally, the pruning method we have found to be most beneficial is lightly “skirting” the sides of the grasses rather than shearing them tightly. This technique preserves their natural shape, keeps them looking beautiful and flowing, and maintains the soft texture they are intended to provide in the landscape. This approach supports plant health while enhancing the overall aesthetic of the property.



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Enhancing People’s Lives Through Beautiful Landscapes

*FIFTH ORDER OF BUSINESS*

## LEASE AGREEMENT

- I. THE PARTIES.** This Lease Agreement (“Agreement”) is made on MARCH 2, 2026, by and between:

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

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

Collectively Lessor and Lessee shall be known as the “Parties.”

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

The treatment volume in the amount of 12 acre-feet to be created by Lessee within stormwater management facility SWMF 5 (the “Facility”), as authorized in Environmental Resource Permit No. 139022-21 issued by the St. Johns River Water Management District (“SJRWMD”) and St. Johns County Permit No. MODCP2025000018, approved February 25, 2025 (collectively, the “Credit Permit”), hereinafter known as the “Premises.”

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

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

- IV. TERM OF LEASE.** The term of this Agreement shall be for a period of ninety-nine (99) years, commencing on January 1, 2026 (“Term”).
- V. RENT.** Lessee shall be obligated to pay rent to Lessor in the amounts and at the times set forth in Attachment A (hereinafter referred to as the “Rent”).

- VI. EXPENSES.** It is recognized by both Parties that the Rent is the entirety of the payments from Lessee to Lessor. Lessee is not obligated to pay any expenses, including but not limited to utilities, real estate taxes, insurance (other than on Lessee's personal property), charges, or expenses of any nature whatsoever in connection with the use of the Facility. Lessor shall be obligated to maintain the Facility in accordance with Environmental Resource Permit No. 139022-04 from the SJRWMD ("Facility Permit"), except for structures and equipment placed or installed on the Facility by Lessee, which shall be maintained or otherwise addressed by Lessee pursuant to the Credit Permit. Provided, however, that should the installation, operation, or maintenance of Lessee's equipment damage Lessor's real and/or personal property, Lessee shall be responsible for the cost to repair such damage and complete such repair within 30 days of its occurrence. Should Lessee fail to timely repair any damage, Lessor shall have the right, but not the obligation, to complete such repair and Lessee shall be obligated to reimburse Lessor for the cost.
- VII. INSURANCE.** Lessee will provide and maintain personal liability and property damage insurance as a lessee, at least to the limits of One Million Dollars (\$1,000,000.00), that will designate Lessor as a named insured and shall provide Lessor with a copy of the insurance certification or policy prior to Lessee making any leasehold improvements.
- VIII. LEASEHOLD IMPROVEMENTS.** Lessee agrees that it shall make no leasehold improvements, alterations, or changes of any nature to the Facility other than those set forth in the Credit Permit without first obtaining Lessor's consent in writing, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, Lessor may reasonably withhold consent of such improvements, alterations, or changes if they conflict with the current development rights within the boundary of the Grand Oaks Community Development District containing a maximum of 999 single-family homes with related amenities, a maximum of 100,000 square feet of commercial space and a maximum of 50,000 square feet of office space. Thereafter, any and all leasehold improvements made by Lessee to the Facility that are permanently affixed or attached to the Facility (not to include equipment) ("Permanent Leasehold Improvements") shall become the property of Lessor at the expiration or termination of this Agreement. Provided, however, should Lessor determine, in its sole discretion, at the time of expiration or termination of this Agreement, that it does not want the Permanent Leasehold Improvements, Lessor shall provide Lessee written notice of such determination within 30 days of the expiration or termination, and Lessee shall be required to remove the Permanent Leasehold Improvements within 30 days of its receipt of the written notice. All leasehold improvements shall be made in accordance with applicable federal, state, and local laws, codes, ordinances, and regulations, and in compliance with the Credit Permit and any other applicable permits or the terms and conditions of any Lessor bond covenants. If Lessee makes any improvements to the Facility, Lessee shall be responsible for any associated costs.

Nothing in this Agreement shall be construed to authorize Lessee or any other person or entity acting for Lessee to encumber the Rent or the interest of Lessee in the Premises or Facility, or any person or entity under and through whom Lessee has acquired its interest in the Premises or Facility, with a mechanic's lien or any other type of encumbrance. Under

no circumstance shall Lessee be construed to be the agent, employee, or representative of Lessor. In the event a lien is placed against the Premises, Facility, or any other property owned by Lessor, through actions of Lessee, Lessee will promptly pay the same or bond against the same and take steps immediately to have the lien removed. If Lessee fails to have the lien removed, Lessor shall have the right, but not the obligation, to take steps to remove the lien, and Lessee shall pay Lessor for all expenses related to the lien and removal thereof.

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

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

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

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

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

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

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

**XII. LESSOR OBLIGATIONS.** Excluding any leasehold improvements Lessee installs, Lessor agrees that it will maintain and operate the Facility, of which the Lessee's leasehold improvements are a part, as required by the Facility Permit and all other applicable permits and authorizations (including all successor and replacement permits and modifications). Lessor agrees that it will allow Lessee access to the Facility for all activities consistent with the uses authorized in this Agreement. Lessor will not act or fail to act in any way that interferes with Lessee's authorized uses of the Premises, the Facility, or Lessee's leasehold improvements.

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

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

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

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

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

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

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

## XVIII. MISCELLANEOUS TERMS.

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

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

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

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

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

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

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

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

Lessor

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

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

Lessee

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

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

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

**XXVII. WARRANTIES AND REPRESENTATIONS**

Each Party warrants, represents, and covenants that:

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

administrative regulation, judgment, decree, note, resolution, charter, or ordinance which would currently restrain or enjoin it from entering into or complying with this Agreement in any material respect.

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

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

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

**XXIX. E-VERIFY.** Lessee shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Lessee

shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. Lessor may terminate this Agreement immediately for cause if there is a good faith belief that Lessee has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, Lessee represents that no public employer has terminated a contract with Lessee under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

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

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

*[Remainder of page intentionally left blank]*

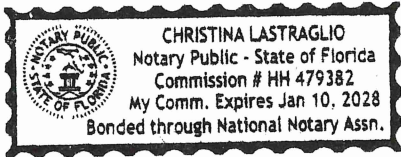
IN WITNESS WHEREOF, the Parties have indicated their acceptance of the terms and conditions of this Agreement by their signatures below on the dates indicated.

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**

By: [Signature]  
Title: Chairperson  
Date: 3-2-26

STATE OF FLORIDA  
COUNTY OF DUVAL

Acknowledged before me by means of  physical presence or  online notarization, this 2 day of March, 2026, by Justin Dudley as CHAIRPERSON of Grand Oaks CDD.



Christina Lastraglio  
(Signature of Notary Public, State of Florida)

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

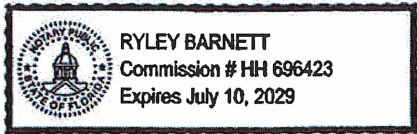
Personally Known OR Produced Identification and Type:

**NATIONAL STORMWATER TRUST, INC.**

By: [Signature]  
Title: John H. Ferguson  
Title: CEO  
Date: 20 JANUARY 2026

STATE OF FLORIDA  
COUNTY OF LEON

Acknowledged before me by means of  physical presence or  online notarization, this 20<sup>th</sup> day of January, 2026, by John H. Ferguson as CEO of National Stormwater Trust, Inc.



[Signature]  
(Signature of Notary Public - State of Florida)

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

Personally Known OR Produced Identification and Type: FLDL

## ATTACHMENT A

### Rent

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

1. Within 30 days of execution of this Agreement and annually thereafter, Lessee shall pay to Lessor an annual rent payment of \$13,227.00 for the remainder of the Term, which payment shall increase annually at a rate of 2.5%.

2. Following consummation of sales of Stormwater Nutrient Credits™ sufficient for Lessee to recoup its cost to purchase and install the equipment necessary to create the treatment volume specified in Section II of the Agreement, which is \$450,000.00, Lessee shall pay to Lessor 50% of each credit sale from the Facility until Lessor has received \$1,125,000. This amount is in addition to the rent payments set forth in paragraph 1.

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

*EIGHTH ORDER OF BUSINESS*

*D.*

# Grand Oaks

Community Development District

Field Operations & Amenity Management Report

03/11/2026



**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  
March 11th, 2026

To: Board of Supervisors

From: Rich Gray  
Field Operations Manager

Robin Nixon  
Amenity Manager

RE: Grand Oaks Field Operations & Amenity Management Report – March 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.
- Yoga- Saturdays at 10 am
- We will have our second Vendor village onsite on March 14<sup>th</sup> 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 3<sup>rd</sup> 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

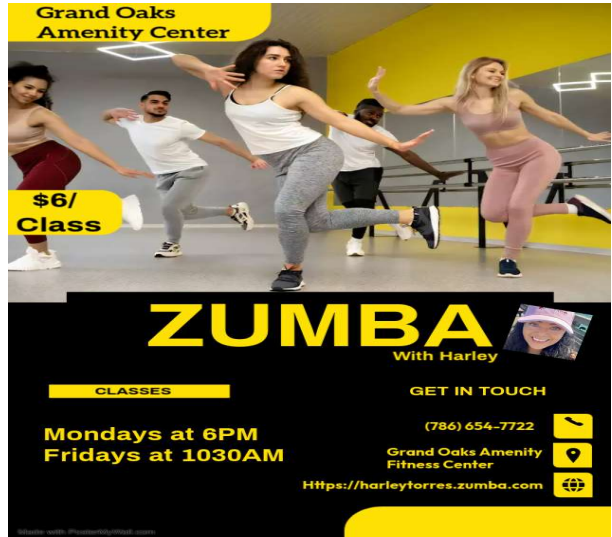
Grand Oaks Amenity Fitness Center

Classes led by Beverly Y. Jund, RYT500  
Sunshineyogi092@gmail.com  
904.537.6354

\$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](https://harleytorres.zumba.com)

Made with PosterMyWall.com

**Events & Community  
Information**

LET'S KICK OFF SPRING TOGETHER RIGHT HERE IN GRAND OAKS!

**FIRST COAST  
VENDOR VILLAGE**  
is  
popping  
up  
at

**PET FRIENDLY!** **FAMILY FRIENDLY!**

# GRAND OAKS

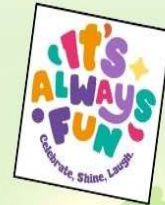
**SATURDAY, MARCH 14, 2026**

**1055 TURNBULL CREEK ROAD \* 32092**

**11AM - 2PM**

*Come Hungry!*

**El Agave Azul Food Truck!  
Cup of JOB Coffee Truck!**



**ITALIAN! 3D PRINTING & MORE! ARTISAN BAKERS!**

**FUN FOR THE FAMILY! VENDORS! INFLATABLES!**

**LEMONADE! MUSIC! SOURDOUGH!**

**SHOP! EAT! PLAY! SOCIALIZE!**



## Weekly Maintenance Responsibilities

Listed below are weekly maintenance responsibilities:

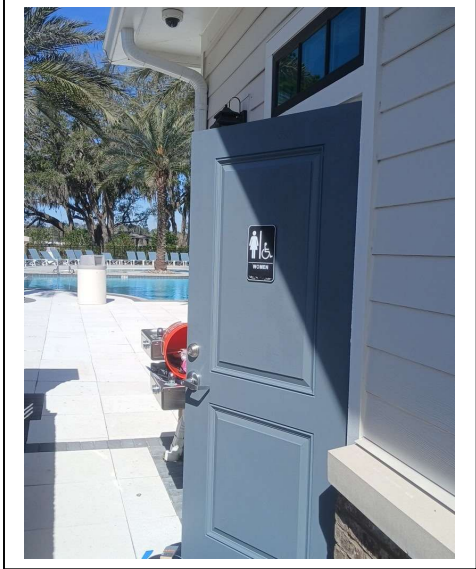
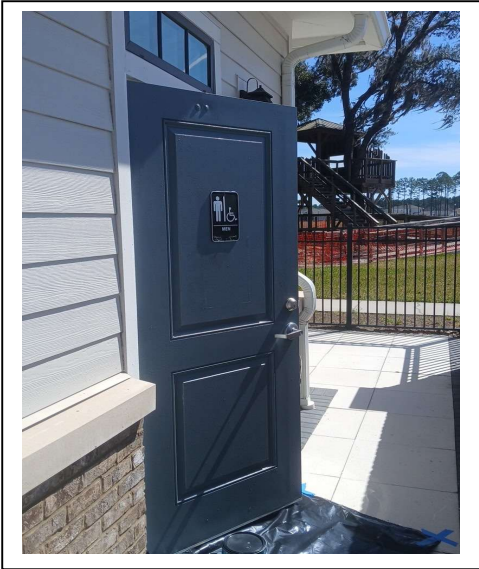
- Roadways, pickleball courts, playgrounds, pool areas, sports complexes, and parking lots are checked daily for debris.
- All trash receptacles are checked weekly and emptied as needed.
- All pool furniture is straightened and organized at the start of each day, and each chair is inspected for proper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

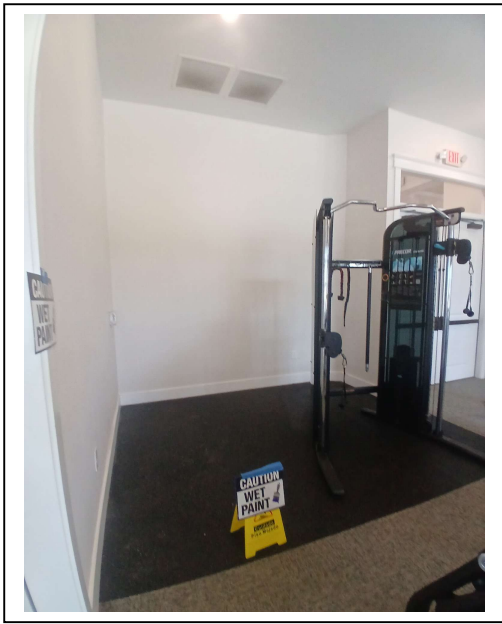
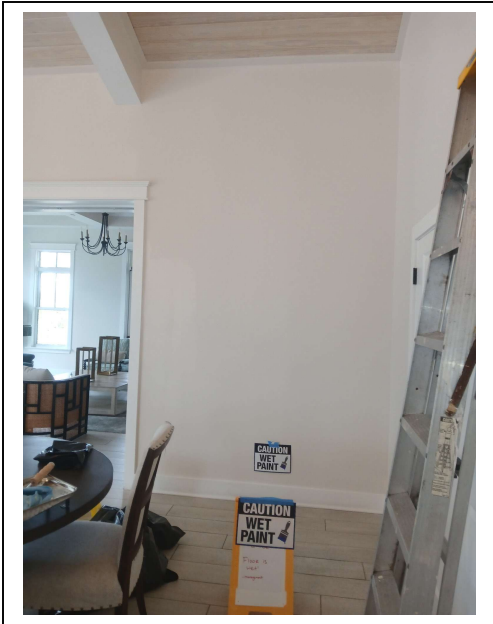
- Grover Electric completed the needed repairs to the Front Entry Lighting and the marquee lighting. All systems seem to be functioning correctly.
- Florida Pumps completed the Screen dive cleaning required for the Irrigation Pumps. \* There are ongoing issues still present with one pump house; Florida Pumps is working on a proposal for repair. I have a proposal from another vendor in hand.
- GMS completed touch-up painting in the Gym and other common areas.
- GMS repainted the Pool Deck RR doors and cleaned them thoroughly for opening.
- Trinity completed the board-approved mold remediation and drywall repairs in the Pool Deck RR and Concession. After inspection of the work, all repairs have been completed in accordance with the SOW.
- The Greenery removed dead pines in the CE that had been struck by lightning and removed dead driftwood from selected ponds.
- Sterling Fence completed the fence installation on Pond 17. Currently working with Sterling to move the gates to Pond 18 for improved access points.
- RMS is continuing to work on the approved Pressure Washing to the curbing and sidewalk areas. Due to the recent cooler temperatures, project times have run a little behind.
- Innovative Fountains will be completing the approved installation of the two new 5hp fountains at Legacy Park at start of March.

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

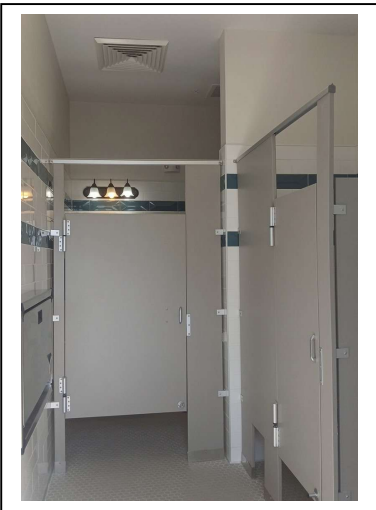
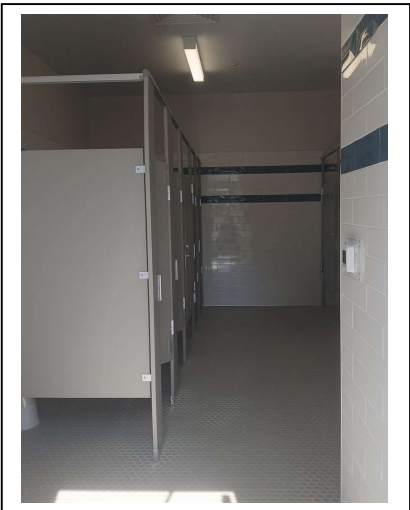
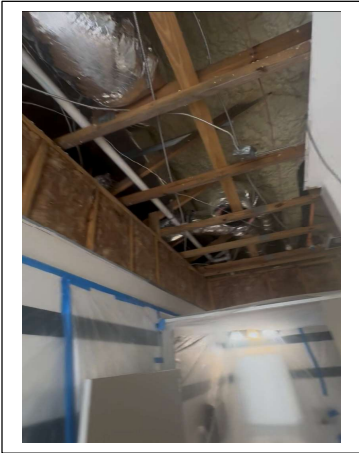
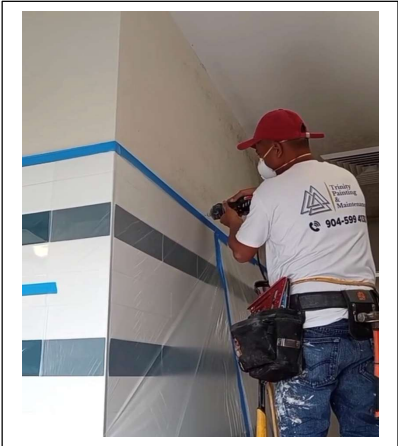
# Completed Projects



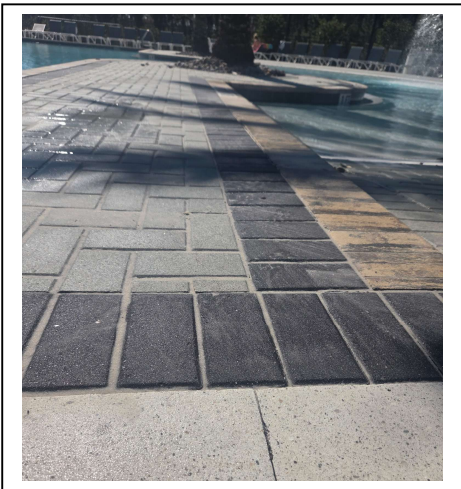
GMS repainted the Men's and Women's RR Doors on the Pool Deck. Also completed touch-up painting in the Gym and other Common Area spaces.



# Completed Projects



Trinity completed the approved repairs to the Pool Deck RR and concession area. This included the mold remediation and drywall repairs.



C-Buss Enterprises completed the Paver repairs needed on the Pool Deck.

## Conclusion

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



*TENTH ORDER OF BUSINESS*

*A.*

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

***Unaudited Financial Reporting***  
***January 31, 2026***



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**Grand Oaks**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2026**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Operating Account - Truist	\$ 1,077,556	\$ -	\$ -	\$ 1,077,556
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	\$ 5,081	\$ -	\$ -	\$ 5,081
Prepaid Expense	\$ -	\$ -	\$ -	\$ -
<b>Investments:</b>				
<b><u>Series 2019</u></b>				
Reserve	\$ -	\$ 671,000	\$ -	\$ 671,000
Revenue	\$ -	\$ 208,475	\$ -	\$ 208,475
Prepayment	\$ -	\$ 1	\$ -	\$ 1
Interest	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ 39,434	\$ 39,434
Due from General Fund	\$ -	\$ 354,392	\$ -	\$ 354,392
<b><u>Series 2020</u></b>				
Reserve	\$ -	\$ 583,732	\$ -	\$ 583,732
Interest	\$ -	\$ (0)	\$ -	\$ (0)
Revenue	\$ -	\$ 77,989	\$ -	\$ 77,989
Prepayment	\$ -	\$ 36,771	\$ -	\$ 36,771
Construction	\$ -	\$ -	\$ 23,586	\$ 23,586
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Due from General Fund	\$ -	\$ 213,904	\$ -	\$ 213,904
<b><u>Series 2021</u></b>				
Reserve	\$ -	\$ 97,477	\$ -	\$ 97,477
Revenue	\$ -	\$ 12	\$ -	\$ 12
Construction	\$ -	\$ -	\$ 14,202	\$ 14,202
Construction - State Road 16	\$ -	\$ -	\$ 221	\$ 221
Due from General Fund	\$ -	\$ -	\$ -	\$ -
<b>Total Assets</b>	<b>\$ 1,304,867</b>	<b>\$ 2,489,156</b>	<b>\$ 77,444</b>	<b>\$ 3,871,467</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 70,725	\$ -	\$ -	\$ 70,725
Due to Debt Service	\$ 568,296	\$ -	\$ -	\$ 568,296
Due to Capital Projects	\$ -	\$ -	\$ -	\$ -
Due to General Fund	\$ -	\$ -	\$ -	\$ -
Deposits	\$ -	\$ -	\$ -	\$ -
Unavailable Revenue	\$ 140,904	\$ 239,848	\$ -	\$ 380,752
<b>Total Liabilites</b>	<b>\$ 779,925</b>	<b>\$ 239,848</b>	<b>\$ -</b>	<b>\$ 1,019,773</b>
<b>Fund Balance:</b>				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Assigned For:				
Debt Service - Series 2019	\$ -	\$ 1,239,423	\$ -	\$ 1,239,423
Debt Service - Series 2020	\$ -	\$ 912,395	\$ -	\$ 912,395
Debt Service - Series 2021	\$ -	\$ 97,490	\$ -	\$ 97,490
Restricted For:				
Capital Projects - Series 2019	\$ -	\$ -	\$ 39,434	\$ 39,434
Capital Projects - Series 2020	\$ -	\$ -	\$ 23,586	\$ 23,586
Capital Projects - Series 2021	\$ -	\$ -	\$ 14,424	\$ 14,424
Unassigned	\$ 524,942	\$ -	\$ -	\$ 524,942
<b>Total Fund Balances</b>	<b>\$ 524,942</b>	<b>\$ 2,249,308</b>	<b>\$ 77,444</b>	<b>\$ 2,851,694</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,304,867</b>	<b>\$ 2,489,156</b>	<b>\$ 77,444</b>	<b>\$ 3,871,467</b>

# Grand Oaks

## Community Development District

### General Fund

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

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 588,242	\$ 548,838	\$ 548,838	\$ -
Assessments - Direct	\$ 649,186	\$ 332,543	\$ 332,543	\$ -
Interest Income	\$ 2,500	\$ 833	\$ 1,745	\$ 912
Interest Income - SBA	\$ 2,500	\$ 69	\$ 69	\$ -
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ 2,000	\$ 667	\$ 11,865	\$ 11,198
<b>Total Revenues</b>	<b>\$ 1,244,428</b>	<b>\$ 882,950</b>	<b>\$ 895,060</b>	<b>\$ 12,110</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,600	\$ 2,400
Arbitrage	\$ 1,350	\$ 450	\$ -	\$ 450
District Engineer	\$ 13,200	\$ 4,400	\$ 4,470	\$ (70)
Dissemination Agent	\$ 3,150	\$ 1,050	\$ 1,150	\$ (100)
District Counsel	\$ 30,000	\$ 10,000	\$ 5,828	\$ 4,173
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	\$ 19,493	\$ 19,493	\$ (0)
Information Technology	\$ 1,890	\$ 630	\$ 630	\$ -
Website Administration	\$ 1,260	\$ 420	\$ 420	\$ -
Postage	\$ 1,200	\$ 400	\$ 161	\$ 239
Printing And Binding	\$ 350	\$ 117	\$ 199	\$ (83)
Insurance	\$ 7,029	\$ 7,029	\$ 7,029	\$ -
Legal Advertising	\$ 1,000	\$ 333	\$ 210	\$ 123
Bank Fees	\$ 2,000	\$ 667	\$ 790	\$ (124)
Office Supplies	\$ 150	\$ 50	\$ 1	\$ 49
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 151,832</b>	<b>\$ 61,213</b>	<b>\$ 59,883</b>	<b>\$ 1,330</b>

# Grand Oaks

## Community Development District

### General Fund

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

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b><i>Operation and Maintenance</i></b>				
<b>Field Expenses</b>				
Field Management	\$ 46,943	\$ 15,648	\$ 15,648	\$ (0)
Electricity	\$ 110,000	\$ 36,667	\$ 11,910	\$ 24,756
Utility	\$ 12,000	\$ 4,000	\$ -	\$ 4,000
Landscape Maintenance	\$ 229,008	\$ 76,336	\$ 76,336	\$ -
Irrigation Repairs	\$ 15,000	\$ 5,000	\$ 1,350	\$ 3,650
Landscape Replacement	\$ 18,000	\$ 6,000	\$ -	\$ 6,000
Landscape - Mulch	\$ 40,000	\$ 13,333	\$ -	\$ 13,333
Landscape - Annuals	\$ 14,265	\$ 4,755	\$ -	\$ 4,755
Lake Maintenance	\$ 29,700	\$ 9,900	\$ 9,900	\$ -
General Repairs & Maintenance	\$ 25,000	\$ 8,333	\$ 30,690	\$ (22,356)
Sidewalk & Pavement Repairs	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Capital Reserve	\$ 100,000	\$ 33,333	\$ -	\$ 33,333
<b>Subtotal</b>	<b>\$ 644,916</b>	<b>\$ 214,972</b>	<b>\$ 145,834</b>	<b>\$ 69,138</b>
<b>Amenity Expenses</b>				
Facility Management	\$ 85,000	\$ 28,333	\$ 28,333	\$ 0
Facility Attendants	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Security	\$ 15,000	\$ 5,000	\$ 375	\$ 4,625
Cable/Internet	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Property Insurance	\$ 79,646	\$ 79,646	\$ 54,784	\$ 24,862
Utility-Water	\$ 10,000	\$ 3,333	\$ 2,527	\$ 806
Gas	\$ 2,000	\$ 667	\$ 322	\$ 345
Pool Maintenance	\$ 21,600	\$ 7,200	\$ 12,260	\$ (5,060)
Pool Chemicals	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Pool Permits	\$ 355	\$ 118	\$ 350	\$ (232)
Refuse	\$ 5,000	\$ 1,667	\$ 1,211	\$ 455
Janitorial Services	\$ 16,200	\$ 5,400	\$ 5,691	\$ (291)
Pest Control	\$ 1,620	\$ 540	\$ 405	\$ 135
Amenity Office Supplies	\$ 600	\$ 200	\$ 240	\$ (40)
Recreation Facility Maintenance	\$ 25,000	\$ 8,333	\$ 1,720	\$ 6,613
Recreation Equipment Maintenance	\$ 17,928	\$ 5,976	\$ 5,976	\$ -
Special Events	\$ 7,000	\$ 2,333	\$ 1,768	\$ 565
Holiday Decorations	\$ 2,000	\$ 667	\$ 3,050	\$ (2,383)
Miscellaneous Maintenance	\$ 123,731	\$ 41,244	\$ 25,570	\$ 15,674
<b>Subtotal</b>	<b>\$ 447,680</b>	<b>\$ 202,324</b>	<b>\$ 144,583</b>	<b>\$ 57,741</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 1,092,596</b>	<b>\$ 417,296</b>	<b>\$ 290,416</b>	<b>\$ 126,880</b>
<b>Total Expenditures</b>	<b>\$ 1,244,428</b>	<b>\$ 478,509</b>	<b>\$ 350,300</b>	<b>\$ 128,210</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 544,761</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (19,818)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 524,942</b>	

# Grand Oaks

## Community Development District

### Debt Service Fund - Series 2019

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

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 537,242	\$ 483,463	\$ 483,463	\$ -
Assessments - Direct	\$ 142,678	\$ -	\$ -	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ -	\$ -
Interest	\$ 10,000	\$ 833	\$ 12,684	\$ 11,851
<b>Total Revenues</b>	<b>\$ 689,920</b>	<b>\$ 484,296</b>	<b>\$496,147</b>	<b>\$ 11,851</b>
<b>Expenditures:</b>				
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	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 664,394</b>	<b>\$ 434,259</b>	<b>\$ 438,565</b>	<b>\$ (4,306)</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (8,650)	\$ (8,650)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (8,650)</b>	<b>\$ (8,650)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 25,526</b>		<b>\$48,932</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 277,837</b>		<b>\$ 1,190,492</b>	
<b>Fund Balance - Ending</b>	<b>\$ 303,363</b>		<b>\$ 1,239,423</b>	

# Grand Oaks

## Community Development District

### Debt Service Fund - Series 2020

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

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 328,531	\$ 291,808	\$ 291,808	\$ -
Assessments - Direct	\$ 604,659	\$ -	\$ -	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 31,663	\$ 31,663
Interest	\$ 10,000	\$ 833	\$ 9,801	\$ 8,967
<b>Total Revenues</b>	<b>\$ 943,190</b>	<b>\$ 292,642</b>	<b>\$333,272</b>	<b>\$ 40,631</b>
<b>Expenditures:</b>				
Interest Expense 11/1	\$ 319,663	\$ 319,663	\$ 319,663	\$ -
Principal Expense 5/1	\$ 295,000	\$ -	\$ -	\$ -
Interest Expense 5/1	\$ 319,663	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 934,327</b>	<b>\$ 319,663</b>	<b>\$ 319,663</b>	<b>\$ -</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 8,863</b>		<b>\$13,610</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 277,837</b>	<b>\$ -</b>	<b>\$ 898,786</b>	
<b>Fund Balance - Ending</b>	<b>\$ 286,700</b>	<b>\$ -</b>	<b>\$ 912,395</b>	

# Grand Oaks

## Community Development District

### Debt Service Fund - Series 2021

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

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -
Assessments - Direct	\$ 300,025	\$ -	\$ -	\$ -
Interest	\$ 5,000	\$ 417	\$ 2,644	\$ 2,227
<b>Total Revenues</b>	<b>\$ 305,025</b>	<b>\$ 417</b>	<b>\$ 2,644</b>	<b>\$ 2,227</b>
<b>Expenditures:</b>				
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	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 295,486</b>	<b>\$ 205,997</b>	<b>\$ 205,997</b>	<b>\$ -</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (2,620)	\$ (2,620)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,620)</b>	<b>\$ (2,620)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 9,539</b>		<b>\$ (205,973)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 277,837</b>		<b>\$ 303,463</b>	
<b>Fund Balance - Ending</b>	<b>\$ 287,376</b>		<b>\$ 97,490</b>	

**Grand Oaks**  
**Community Development District**  
**Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Series 2019	Series 2020	Series 2021
<b>Revenues:</b>			
Interest Income	\$ 433	\$ 299	\$ 165
<b>Total Revenues</b>	<b>\$ 433</b>	<b>\$ 299</b>	<b>\$ 165</b>
<b>Expenditures:</b>			
Capital Outlay - Construction	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources:</b>			
Transfer In/(Out)	\$ 8,650	\$ -	\$ 2,620
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 8,650</b>	<b>\$ -</b>	<b>\$ 2,620</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 9,083</b>	<b>\$ 299</b>	<b>\$ 2,785</b>
<b>Fund Balance - Beginning</b>	<b>\$ 30,351</b>	<b>\$ 23,288</b>	<b>\$ 11,638</b>
<b>Fund Balance - Ending</b>	<b>\$ 39,434</b>	<b>\$ 23,586</b>	<b>\$ 14,424</b>





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

<b>Series 2019A, Special Assessment Bonds</b>		
Interest Rates:	3.750%, 4.125%, 4.750%, 5.000%	
Maturity Date:	11/1/2050	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$672,781	
Reserve Fund Balance	\$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)
<b>Current Bonds Outstanding</b>		<b>\$9,480,000</b>

<b>Series 2020, Special Assessment Bonds</b>		
Interest Rates:	3.25%, 4.00%, 4.25%, 4.50%	
Maturity Date:	5/1/2052	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$931,100	
Reserve Fund Balance	\$583,732	
Bonds Outstanding - 09/24/20		\$15,490,000
Principal Payment - 5/1/23		(\$270,000)
Principal Payment - 5/1/24		(\$275,000)
Special Call - 5/1/24		(\$30,000)
Principal Payment - 5/1/25		(\$285,000)
<b>Current Bonds Outstanding</b>		<b>\$14,630,000</b>

**Series 2021, Special Assessment Bonds**

Interest Rates:	2.625%, 3.200%, 3.500%, 4.000%
Maturity Date:	11/1/2051
Reserve Fund Definition	Maximum Annual Debt Service
Reserve Fund Requirement	\$300,025
Reserve Fund Balance	\$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)
<b>Current Bonds Outstanding</b>	<b>\$4,855,000</b>

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

**ON ROLL ASSESSMENTS**

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

**ON ROLL ASSESSMENTS**

						40.75%	36.95%	22.30%	0.00%	100.00%
Date	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
1/15/26	ACH	\$ 956,028.73	\$ -	\$ -	\$ 956,028.73	\$ 389,589.88	\$ 353,233.95	\$ 213,204.89	\$ -	\$ 956,028.72
1/27/26	ACH	\$ 3,134.98	\$ -	\$ -	\$ 3,134.98	\$ 1,277.53	\$ 1,158.31	\$ 699.13	\$ -	\$ 3,134.97
<b>TOTAL</b>		<b>\$ 1,324,108.66</b>	\$ -	\$ -	<b>\$ 1,324,108.66</b>	<b>\$ 548,837.87</b>	<b>\$ 483,462.53</b>	<b>\$ 291,808.23</b>	\$ -	<b>\$ 1,324,108.63</b>

<b>92%</b>	<b>Net Percent Collected</b>
------------	------------------------------

**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
		<b>\$ 90,091.16</b>	<b>\$ 90,091.84</b>	<b>\$ 90,091.84</b>

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		
		<b>\$ 142,766.00</b>	<b>\$ -</b>	<b>\$ -</b>

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
		<b>\$ 242,451.21</b>	<b>\$ 242,451.21</b>	<b>\$ 424,451.21</b>

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

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

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

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

*B.*

# Grand Oaks Community Development District

## Summary of Check Register

January 01, 2026 through January 31, 2026

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund			
	1/6/26	2109-2122	\$ 30,288.07
	1/12/26	2123-2124	\$ 206,974.48
	1/13/26	2125-2127	\$ 17,667.73
	1/22/26	2128-2132	\$ 3,749.14
	1/27/26	2133	\$ 11,000.00
	1/29/26	2134-2136	\$ 17,178.59
<b>Total Amount</b>			<b>\$ 286,858.01</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/06/26	00091	12/15/25	2594	202512	320	53800	60000		FNL PMT-EXH FANS-SENSORS ADVANCED ELECTRIC OF NORHT FLORIDA	*	562.50	562.50	002109
1/06/26	00004	1/01/26	5028	202601	330	53800	45505		JAN POOL SVCS/CHEMICALS C BUSS ENTERPRISES, INC	*	1,923.93	1,923.93	002110
1/06/26	00011	12/19/25	42537453	202512	320	53800	60000		DEC CLUBHOUSE SUPPLIES CINTAS CORPORATION	*	290.74	290.74	002111
1/06/26	00053	12/31/25	JAC-0396	202512	320	53800	60000		DEC PET STATIONS DOODYCALLS OF JACKSONVILLE FL	*	65.00	65.00	002112
1/06/26	00026	12/31/25	7505818	202512	310	51300	48000		NOTICE OF MEETING-12/10 GANNETT MEDIA CORP	*	70.00	70.00	002113
1/06/26	00021	12/17/25	38	202511	320	53800	60000		REPAIRS & MAINTENANCE-NOV GOVERNMENTAL MANAGEMENT SERVICES	*	1,743.90	1,743.90	002114
1/06/26	00003	11/11/25	321109B	202511	320	53800	60000		QTRLY FOUNTAIN CLEANING THE LAKE DOCTORS INC	*	200.00	200.00	002115
1/06/26	00003	1/01/26	335863B	202601	320	53800	46300		JAN LAKE MAINTENANCE THE LAKE DOCTORS INC	*	2,475.00	2,475.00	002116
1/06/26	00003	12/30/25	2125337	202512	320	53800	60000		RPLCED BAD CAPACITOR THE LAKE DOCTORS INC	*	350.00	350.00	002117
1/06/26	00016	12/28/25	1120	202512	330	53800	59100		FNL PMT-HOLIDAY LIGHTING M&G HOLIDAY LIGHTING	*	1,437.50	1,437.50	002118
1/06/26	00015	12/16/25	39855	202512	330	53800	34500		RMTE SVC CALL-LOGIN ISSUE MHD COMMUNICATIONS	*	37.50	37.50	002119
1/06/26	00025	1/01/26	40198	202601	330	53800	48300		JAN CLEANING 3X PER WEEK NORTHEAST QUALITY SERVICES LLC	*	1,350.00	1,350.00	002120

GOCD GRAND OAKS CDD AMOSSING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/06/26	00088	11/17/25 12810711	202511 330-53800-59000		MOVIE NIGHT-12/06/25	*	698.00	
					PROGRESSIVE ENTERTAINMENT INC			698.00 002121
1/06/26	00018	1/02/26 802060	202601 320-53800-46000		JAN LANDSCAPE MAINTENANCE	*	19,084.00	
					THE GREENERY INC.			19,084.00 002122
1/12/26	00028	12/24/25 12242025	202601 300-20700-10000		11.04 FY26 ASSESSMENTS	*	3,767.09	
		12/24/25 12242025	202601 300-20700-10000		11.20 FY26 ASSESSMENTS	*	15,946.30	
		12/24/25 12242025	202601 300-20700-10000		11.24 FY26 ASSESSMENTS	*	24,684.88	
		12/24/25 12242025	202601 300-20700-10000		12.17 FY26 ASSESSMENTS	*	60,620.33	
		12/24/25 12242025	202601 300-20700-10000		12.24 FY26 ASSESSMENTS	*	24,051.67	
					GRAND OAKS CDD			129,070.27 002123
1/12/26	00029	12/24/25 12242025	202601 300-20700-10000		11.04 FY26 ASSESSMENTS	*	2,273.74	
		12/24/25 12242025	202601 300-20700-10000		11.20 FY26 ASSESSMENTS	*	9,624.86	
		12/24/25 12242025	202601 300-20700-10000		11.24 FY26 ASSESSMENTS	*	14,899.30	
		12/24/25 12242025	202601 300-20700-10000		12.17 FY26 ASSESSMENTS	*	36,589.21	
		12/24/25 12242025	202601 300-20700-10000		12.24 FY26 ASSESSMENTS	*	14,517.10	
					GRAND OAKS CDD			77,904.21 002124
1/13/26	00081	8/31/25 2025-448	202508 320-53800-49100		MAPS/DESCRIPTION 2 PONDS	*	1,100.00	
					CLARY & ASSOCIATES, INC			1,100.00 002125
1/13/26	00021	1/01/26 39	202601 320-53800-12000		JAN FIELD OPS/ADMIN	*	3,911.92	
		1/01/26 39	202601 330-53800-12000		JAN FACILITY MANAGEMENT	*	7,083.33	
					GOVERNMENTAL MANAGEMENT SERVICES			10,995.25 002126
1/13/26	00021	1/01/26 40	202601 310-51300-34000		JAN MANAGEMENT FEES	*	4,873.17	
		1/01/26 40	202601 310-51300-35200		JAN WEBSITE ADMIN	*	105.00	

GOCD GRAND OAKS CDD AMOSSING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/26	40	202601	310-51300-35100				JAN INFORMATION TECH	*	157.50		
1/01/26	40	202601	310-51300-31300				JAN DISSEMINATION SVCS	*	262.50		
1/01/26	40	202601	310-51300-51000				OFFICE SUPPLIES	*	.12		
1/01/26	40	202601	310-51300-42000				POSTAGE	*	2.96		
1/01/26	40	202601	310-51300-42500				COPIES	*	54.60		
1/01/26	40	202601	310-51300-49000				TELEPHONE	*	116.63		
GOVERNMENTAL MANAGEMENT SERVICES										5,572.48	002127
1/22/26	00030	1/14/26	01142026	202601	310-51300-11000		BOS MEETING 01.14.26	*	200.00		
LINDA M CRUZ										200.00	002128
1/22/26	00021	1/13/26	41	202512	320-53800-60000		REPAIRS & MAINTENANCE-DEC	*	3,079.14		
GOVERNMENTAL MANAGEMENT SERVICES										3,079.14	002129
1/22/26	00014	11/26/25	68082128	202511	330-53800-48400		NOV PEST CONTROL	*	135.00		
MASSEY SERVICES, INC.										135.00	002130
1/22/26	00014	12/26/25	68427691	202512	330-53800-48400		DEC PEST CONTROL	*	135.00		
MASSEY SERVICES, INC.										135.00	002131
1/22/26	00089	1/14/26	01142026	202601	310-51300-11000		BOS MEETING 01.14.26	*	200.00		
JAY R TROWBRIDGE										200.00	002132
1/27/26	00009	9/09/24	TM63488-	202510	320-53800-60000		INV SPECIES REM - BAL DUE	*	11,000.00		
TERRACON CONSULTANTS, INC.										11,000.00	002133
1/29/26	00057	11/06/25	OF616781	202511	320-53800-60000		INSPECTON QRTLTY SPRINKLER	*	437.85		
CINTAS FIRE 636525										437.85	002134
1/29/26	00011	1/16/26	42566437	202601	330-53800-48300		JAN CLUBHOUSE SUPPLIES	*	290.74		
CINTAS CORPORATION										290.74	002135

GOCD GRAND OAKS CDD AMOSSING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/29/26	00092	1/13/26	4760-HWM 202601 330-53800-60000 YRD DRAIN/BOX/GUTTER INTL	SOUTHERN LAND SERVICES LLC	*	16,450.00	16,450.00 002136
TOTAL FOR BANK A						286,858.01	
TOTAL FOR REGISTER						286,858.01	

GOCD GRAND OAKS CDD AMOSSING



Advanced Electric of North Florida  
2801 Dawn Rd  
Jacksonville, FL 32207-7903  
USA  
9047444446  
<https://advancedwiringservices.com>

# Invoice

**BILL TO**

Grand Oaks Clubhouse  
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
2594	12/15/2025	\$562.50	12/30/2025	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, THIS INVOICE IS FOR THE REMAINING AMOUNT DUE UPON COMPLETION OF THE JOB - RL  Connected (2) existing exhaust fans to occupancy sensors per plans.	562.50

SUBTOTAL	562.50
TAX	0.00
TOTAL	562.50
<b>BALANCE DUE</b>	<b>\$562.50</b>

Pay invoice

Approved  
001.320.53800.60000  
Repairs & Maintenance  
Rich Gray

**RECEIVED**

**By Tara Lee at 7:50 am, Jan 02, 2026**

# 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

## Invoice details

Invoice no.: 5028  
Terms: Net 30  
Invoice date: 01/01/2026  
Due date: 01/31/2026

Approved  
001.330.53800.45505  
Pool Maintenance  
Rich Gray

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: JANUARY	1	\$1,800.00	\$1,800.00
2.	TRICHLOR	PER LB	7	\$7.95	\$55.65
3.	POOL RULES	24" X 36" VERTICAL POOL RULES SIGN	1	\$68.28	\$68.28
				<b>Total</b>	<b>\$1,923.93</b>

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

**RECEIVED**

*By Tara Lee at 7:46 am, Jan 02, 2026*



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

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

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

# INVOICE

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

INVOICE # 4253745354  
 INVOICE DATE 12/19/2025  
 SERVICE TICKET # 4253745354

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

SOLD TO # 21633153  
 PAYER # 24145555  
 PAYMENT TERMS NET 10 EOM  
 SORT # 02800002944  
 CINTAS ROUTE 22 / DAY 5 / STOP 005

Approved/Robin Nixon  
 Grand Oaks/ Amenity Manager

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

Signature :

Cust. Name: GRAND OAKS  
 ROBIN NIXON 10:45 AM 12/19/25  
 SoldTo# 0021633153 SO# 4253745354  
 Invoice Total Payment on Account  
 \$290.74 \$0.00

**RECEIVED**  
 By Tara Lee at 8:02 am, Jan 02, 2026

DoodyCalls

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

Please remit payment to:  
**DoodyCalls**  
**3948 3rd St S #442, Jacksonville Beach**  
**FL, 32250**

Invoice Balance	\$65.00
Total Due Includes All Unpaid Invoices	\$ 117.00

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

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

<p style="text-align: center;">CUSTOMER CARE CENTER HOURS OF OPERATION: 800 366-3922 Monday - Friday: 8:30 AM to 9 PM Saturday: 9 AM to 5 PM Sunday: 12:30 PM to 3:30 PM</p>					<b>Invoice #</b>	<b>Invoice Date</b>
					JAC-0396097	Dec. 31, 2025
<b>Description</b>	<b>Date</b>	<b>Qty</b>	<b>U/M</b>	<b>Rate</b>	<b>Discount</b>	<b>Amount</b>
SO-01007 Service : Pet waste station service	Dec. 4, 2025	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Dec. 11, 2025	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Dec. 18, 2025	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Dec. 24, 2025	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Dec. 31, 2025	1		\$ 13.00		\$ 13.00
<b>Invoice Total</b>						\$65.00
<b>Payments/Credits Applied to Invoice</b>						\$0.00
<b>Invoice Balance</b>						\$65.00
<b>A minus sign (-) in the Total Due Field Box indicates a credit balance</b>						
DoodyCalls is going Green - Let us know if you prefer your Invoices by email or choose monthly auto pay with your card.						

Approved  
001.320.53800.60000  
Repairs & Maintenance  
Rich Gray

**RECEIVED**  
By Tara Lee at 8:55 am, Jan 05, 2026



ACCOUNT NAME Grand Oaks CDD		ACCOUNT # 803757	INV DATE 12/31/25
INVOICE # 0007505818	INVOICE PERIOD Dec 1- Dec 31, 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 Mosing Suite 114 475 W Town PL St Augustine, FL 32092-3648	PAYMENT DUE DATE: JANUARY 31, 2026  Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
--	--

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com FEDERAL ID 47-2390983

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

Date	Description	Amount
12/1/25	Balance Forward	-\$66.64
12/19/25	PAYMENT - THANK YOU	-\$70.00

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
12/2/25	11846306	SAG St Augustine Record	December Meeting	December Meeting	\$70.00

**RECEIVED**  
By Tara Lee at 8:45 am, Jan 05, 2026

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 0007505818		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 <a href="https://gcil.my.site.com/financialservicesportal/s/">https://gcil.my.site.com/financialservicesportal/s/</a>						

00008037570000000000000075058180000666467170

# LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

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

## 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, December 10, 2025, at 1:30 p.m. located at the Grand Oaks Amenity Center, 1065 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

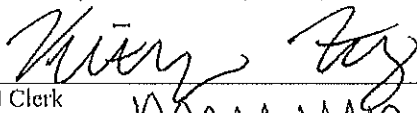
STATE OF WISCONSIN, COUNTY OF BROWN

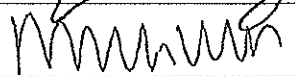
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns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

SAG St Augustine Record 12/02/2025  
SAG staugustine.com 12/02/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 12/02/2025

  
\_\_\_\_\_  
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: 11846306 # of Copies:  
Customer No: 803757 1  
PO #: December Meeting

**THIS IS NOT AN INVOICE!**

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

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

**Governmental Management Services, LLC**

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

**Invoice**

Invoice #: 38  
Invoice Date: 12/17/25  
Due Date: 12/17/25  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance November 1- November 30, 2025 Maintenance Supplies	31.22	40.00 495.10	1,248.80 495.10
<p>Approved Repairs &amp; Maintenance 001.320.53800.60000 Rich Gray 12/18/2025</p> <p><i>Alison Moring</i> 12-19-25</p>			

<b>Total</b>	<b>\$1,743.90</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$1,743.90</b>

**RECEIVED**  
By Tara Lee at 10:03 am, Dec 19, 2025

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/4/25	2.55	J.W.	Painted bathroom in Legacy Park due to graffiti
11/4/25	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
11/6/25	2.25	J.W.	Completed painting bathroom at Legacy Park due to graffiti
11/11/25	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
11/18/25	7.95	M.B.	Cleaned all windows on building, blew leaves and debris off pool deck, straightened and organized pool deck and patio furniture, removed debris around pool deck, common areas, courts and two ponds, checked and changed all trash receptacles
11/18/25	2.02	J.W.	Assisted with holiday decorations and tree prep
11/25/25	7.48	M.B.	Worked on repairing temporary fence behind the pool, straightened and organized patio and pool deck furniture, blew leaves and debris off walkways and pool deck, cleaned windows on main building, checked and changed all trash receptacles
11/25/25	4.97	J.W.	Picked up supplies to paint bathrooms, installed window locks in social room, at legacy park worked on locking mechanism for bathroom doors
<b>TOTAL</b>	<u>31.22</u>		
<b>MILES</b>	<u>0</u>		

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

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 12/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
GRAND OAKS	10/27/25	Zep Antibacterial Disinfectant 1 Gallon (2)	26.31	R.N.
	10/27/25	20 Gallon Trash Bags 120ct	28.15	R.N.
	10/27/25	55 Gallon Trash Bags 40ct	46.63	R.N.
	11/20/25	6Ft Telescopic Pole	33.32	R.W.
	11/20/25	4-8Ft Ext Pole	33.90	R.W.
	11/20/25	Nifty Nabber	22.97	R.W.
	11/20/25	Cob Web & Corner Duster	14.92	R.W.
	11/20/25	White Rags 200ct	14.93	R.W.
	11/20/25	1.5" Angle Brush	11.47	R.W.
	11/20/25	Heavy Duty Tape	7.98	R.W.
	11/20/25	Adhesivr Spreader	8.02	R.W.
	11/20/25	Utility Knife	2.84	R.W.
	11/20/25	2 Sided Trowel	5.06	R.W.
	11/20/25	Paint Craft Cup	3.20	R.W.
	11/20/25	Universal Carpet Seam Sealer	9.18	R.W.
	11/20/25	9'x12' Drop Cloth 3pk	8.59	R.W.
	11/20/25	9x3/8 Inch Poly Roll 3pk	11.48	R.W.
	11/20/25	Flooring Adhesive	23.89	R.W.
	11/25/25	Window Locks (4)	34.36	R.W.
	11/25/25	Behr Paint 127oz (2)	137.95	R.W.
	11/25/25	Paint Sticks 10pk	8.37	R.W.
	11/25/25	9IN Roller Frame	1.70	R.W.
		<b>TOTAL</b>	<b><u>\$495.10</u></b>	



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

RETURN SERVICE REQUESTED

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

6.1.1686 1 A9 0.638 70414811 1686 1686 001/001 1



GRAND OAKS CDD  
 MATT BIAGETTI/GOVMT MGMT SRVCS LLC  
 476 W TOWN PL SUITE 114  
 ST AUGUSTINE FL 32092-3649

ACCOUNT NUMBER	DATE	BALANCE
729170	12/15/2025	\$200.00

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

0000000017217100100000003211090000002000081

Please return this portion with your payment and notify us of any changes to your contact informat

Invoice Due Date 11/11/2025

Invoice 321109B

PO #

Date	Description	Quantity	Amount	Tax	Total
11/1/2025	Turnbull Creek Blvd, St Augustine, Florida 32092 Tampa, FL 33607 Fountain Cleaning Service - Quarterly		\$200.00	\$0.00	\$200.00

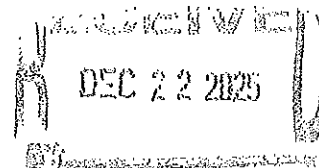
Approved  
 Repairs & Maintenance  
 001.320.53800.60000  
 Rich Gray

**REPRINT OF OUTSTANDING**

**RECEIVED**

By Tara Lee at 1:07 pm, Dec 26, 2025

**INVOICE**



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:**

\$200.00

**This Invoice Total:**

\$200.00

To submit payment by ACH: Cogent Bank / Routing # 063114661 // Account # 4003010792

Customer Account #: 729170  
 Portal Registration #: 5D65AC7B

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

Customer Portal Link: [www.lakedoctors.com/contact-us/](http://www.lakedoctors.com/contact-us/)

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



342866 0 1216 1585 3175 1/1 BIN:1

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	1/1/2026	\$2,475.00

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

0000000172171001000000033586300000024750052

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

<b>GRAND OAKS CDD</b>	<b>Turnbull Creek Blvd, St Augustine, Florida 32092</b>	<b>Tampa, FL 33607</b>
<b>Invoice Due Date 1/11/2026</b>	<b>Invoice 335863B</b>	<b>PO #</b>

Invoice Date	Description	Quantity	Amount	Tax	Total
1/1/2026	Water Management - Zone 1		\$2475.00	\$0.00	\$2475.00

Please remit payment for this month's invoice.

Approved  
Lake Maintenance  
001.320.53800.46300  
Rich Gray

**RECEIVED**  
**By Tara Lee at 8:59 am, Jan 05, 2026**

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:**

\$3025.00

**This Invoice Total:**

\$2475.00

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

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

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

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

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER                      EXP. DATE  
SIGNATURE                              AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER              DATE                      BALANCE  
729170                              12/30/2025              \$350.00

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

0000000172171001000000033547200000003500014

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 1/9/2026**              **Invoice 2125337**                      **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
12/30/2025	_Auto Renewal		\$350.00	\$0.00	\$350.00

replaced bad capacitor in Fountain panel at fair Lake Circle.

Approved  
Repairs & Maintena  
001.320.53800.6000  
Rich Gray

**RECEIVED**  
**By Tara Lee at 7:47 am, Jan 02, 2026**

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:**

\$550.00

**This Invoice Total:**

\$350.00

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

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

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



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

Approved  
001.330.53800.591  
Holiday Decorator  
Rich Gray

## Invoice details

Invoice no.: 1120  
Terms: Net 30  
Invoice date: 12/28/2025  
Due date: 01/27/2026

**RECEIVED**  
*By Tara Lee at 7:50 am, Jan 02, 2026*

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

	<b>Holiday Lighting Reinstall</b>	1, 36" unlit wreath with bow installed on pool entry gate	0.5	\$50.00	\$25.00
8.	<b>Services</b>	Takedown	0.5	\$200.00	\$100.00
9.	<b>Credit</b>		1	-\$175.00	-\$175.00

.....

**Total** **\$1,437.50**

### Ways to pay

VISA   BANK  Venmo

Wew

### Note to customer

Applied credit for project changes. Details provided on invoice.

[View and pay](#)



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

<b>Date</b>	<b>Invoice</b>
12/16/2025	39855
<b>Account</b>	
Grand Oaks	

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

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

Terms	Due Date	PO Number	Reference
NET15	12/31/2025		85-8017603153C-1

**Service Request Number** 762210

**Summary** Unable to login

**Billing Method** Actual Rates

**Detail**  
 Tue 12/16/2025/12:25 PM UTC-05/ Josh Nielsen-  
 Unable to log into entrapass server

Tue 12/16/2025/12:24 PM UTC-05/ Josh Nielsen (time)-  
 - Entrapass server was not started for some reason  
 - Server was not running  
 - Starter the service and we were able to sign in with no problem  
 - Rebooting the PC to make sure the service starts again without prompt  
 - Services started and the cameras saved their config  
 - Closing the issue

**Resolution**

**Company Name** Grand Oaks CDD  
**Contact Name** Robin Nixon

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

We appreciate your business! MHD Communications accepts checks and all major credit cards.  A late payment charge of 5% per month will be applied to all unpaid balances.	<b>Invoice Subtotal:</b>	\$37.50
	<b>Sales Tax:</b>	\$0.00
	<b>Invoice Total:</b>	<b>\$37.50</b>
	<b>Payments:</b>	\$0.00
	<b>Credits:</b>	\$0.00
	<b>Balance Due:</b>	<b>\$37.50</b>

Approved/Robin Nixon  
 Grand Oaks/ Amenity Manager

**RECEIVED**  
 By Tara Lee at 7:57 am, Jan 02, 2026

**Invoice Time Detail**

**Invoice Number:** 39855  
**Company:** Grand Oaks CDD

**Charge To: Grand Oaks CDD / Unable to login Location: Main**

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
12/16/2025	Nielsen, Josh	<b>Service Ticket:</b> 762210 <b>Summary:</b> Unable to login - Entrapass server was not started for some reason - Server was not running - Starter the service and we were able to sign in with no problem - Rebooting the PC to make sure the service starts again without prompt - Services started and the cameras saved their config - Closing the issue	Y	0.25	150.00	\$37.50

**Subtotal: \$37.50**

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

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 #
1/1/2026	40198

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	1/31/2026	

Description	Qty	Rate	Amount
January (1/1/2026 - 1/31/2026) Monthly Service - Cleaning 3x per week (Mon./Wed/Fri.)	1	1,350.00	1,350.00T

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

**RECEIVED**  
 By Tara Lee at 8:00 am, Jan 02, 2026



Total Entertainment Services

### Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, Fl. 32225

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

E-mail: bookme@progressiveent.com

www.progressiveent.com

**Invoice date:** 11/7/2025      **Invoice #**12810711      **Terms:**      **PO #**

**Customer name:** Grand Oaks CDD      **Event type:** Movie Night

**Billing address:** 1055 Turn Bill Creek, St. Augustine, Fl 32092      Christmas Theme

**Original contact person:** Robin Nixon      **Cell:** 904-347-4575      **E-mail/ fax:** grandoaksmanager@gmsnf.com

**At event contacts with cell:**      **W:** 904-495-7611

**Event date:** Saturday December 6, 2025      **Hours of event:** 6:00 pm till end      **Hours of service:**

**Approximate set up time:** Between: 4:40 and 5:00 pm

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

**Where to set up at location:** Lawn      **Power within 75':** Some

**Set up-grass or pavement:** grass      **Water within 75':** NA      **Covered area for entertainer:** NA

**Notes:**

**Services needed:**

- \* Large 24' Movie Screen
- \* Quiet Generator for power support (2 separate circuits, needed)
- \* FM Transmitter system
- \* Area Delivery

Reg. Rate \$	449.00	Your Cost \$	395.00
Reg. Rate \$	135.00	Your Cost \$	95.00
Reg. Rate \$	195.00	Your Cost \$	159.00
Reg. Rate \$	40.00	Your Cost \$	49.00
Reg. Total \$	819.00	Your Total \$	698.00
Your Total Savings:	\$	121.00	

Approved/Robin Nixon  
Grand Oaks/ Amenity Manager

**RECEIVED**  
By Tara Lee at 8:06 am, Jan 02, 2026

Sub Total:	\$	698.00
Sales Tax:	\$	-
Invoice Total:	\$	698.00
50% Dep.:	\$	349.00
Remaining Balance due prior to event:	\$	349.00
Payments Rec.:	\$	-
Current total Due:	\$	698.00

**Total Balance must be paid before event date to avoid a \$50 late fee**

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

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

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



PO Box 6569  
Hilton Head Island, SC 29938

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

<b>Invoice 802060</b>	
<b>Date</b>	<b>PO/Contract#</b>
01/02/26	
<b>Account Manager</b>	<b>Terms</b>
WILLIAM FLANNERY	Net 30
<b>Total Amount</b>	\$19,084.00
<b>Property Address</b>	
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092	

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

Description	Amount
#85166 - Maintenance Contract Services - Grand Oaks CDD RENEWAL January 2026	\$19,084.00
<b>Total</b>	<b>\$19,084.00</b>

Approved  
Landscape Maintenance  
001.320.53800.46000  
Rich Gray

**RECEIVED**  
By Tara Lee at 8:58 am, Jan 05, 2026

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	(\$5,000.00)	\$0.00	\$0.00	\$0.00

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

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

**ON ROLL ASSESSMENTS**

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

**ON ROLL ASSESSMENTS**

		40.75%	36.95%	22.30%	0.00%	100.00%				
Date	Distribution	Net Amount	Commissions	Interest	Net Receipts	O&M Portion	2019 Debt Service Portion	2020 Debt Service Portion	2021 Debt Service Portion	Total
10/10/25	ACH	\$ 113.32	\$ -	\$ -	\$ 113.32	\$ 113.32	\$ -	\$ -	\$ -	\$ 113.32
10/29/25	ACH	\$ 15,502.56	\$ -	\$ -	\$ 15,502.56	\$ 15,502.56	\$ -	\$ -	\$ -	\$ 15,502.56
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
					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>		<b>\$ 364,944.95</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 364,944.95</b>	<b>\$ 157,970.46</b>	<b>\$ 129,070.27</b>	<b>\$ 77,904.21</b>	<b>\$ -</b>	<b>\$ 364,944.94</b>

**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
	11/30/25	\$90,091.16		
		<b>\$ 90,091.16</b>	<b>\$ -</b>	<b>\$ -</b>

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

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

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

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

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

**ON ROLL ASSESSMENTS**

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

**ON ROLL ASSESSMENTS**

					40.75%	36.95%	22.30%	0.00%	100.00%	
Date	tributio	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
					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>		<b>\$ 364,944.95</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 364,944.95</b>	<b>\$ 157,970.46</b>	<b>\$ 129,070.27</b>	<b>\$ 77,904.21</b>	<b>\$ -</b>	<b>\$ 364,944.94</b>

**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
		11/30/25	\$90,091.16	
			<b>\$ 90,091.16</b>	<b>\$ -</b>

Toll Southeast LP Company Inc.				
2026-02	Net Assessments		\$142,766.00	\$142,766.00
	Date Received	Due Date	Net Assessed	Amount Received
		4/1/26	\$99,936.20	
		09/30/26	\$42,829.80	
			<b>\$ 142,766.00</b>	<b>\$ -</b>

Pulte				
2026-03	Net Assessments		\$242,451.21	\$242,451.21
	Date Received	Due Date	Net Assessed	Amount Received
		10/9/25	\$242,451.21	\$242,451.21
			<b>\$ 242,451.21</b>	<b>\$ 242,451.21</b>

Pulte				
2026-04	Net Assessments		\$368,840.16	\$368,840.16
	Date Received	Due Date	Net Assessed	Amount Received
		04/01/26	\$258,188.11	
		09/30/26	\$110,652.05	
			<b>\$ 368,840.16</b>	<b>\$ -</b>

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

Clary & Associates, Inc  
3830 CROWN POINT RD, Suite A  
Jacksonville, FL 32257  
9042602703  
jclary@claryassoc.com  
www.claryassoc.com



# INVOICE

BILL TO

Grand Oaks CDD

INVOICE # 2025-448

DATE 08/31/2025

---

PROJECT NAME	PROJECT LOCATION	CLIENT CONTACT
Grand Oaks Phase 2A-2	6718 Grand Oaks, Unit 2A-2	Jennifer Goldyn

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Surveying Services MAP & DESCRIPTION	2	550.00	1,100.00

---

Maps and descriptions of 2 ponds in phase 2A-2	BALANCE DUE	<b>\$1,100.00</b>
--	-------------	-------------------

**RECEIVED**  
*By Tara Lee at 12:28 pm, Jan 09, 2026*

**Governmental Management Services, LLC**

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

**Invoice**

Invoice #: 39  
Invoice Date: 1/1/26  
Due Date: 1/1/26  
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 - January 2026		3,911.92	3,911.92
Facility Management - January 2026		7,083.33	7,083.33
<i>Alison Moring</i> 1-7-26			

**Total** \$10,995.25

**Payments/Credits** \$0.00

**Balance Due** \$10,995.25

**RECEIVED**

By Tara Lee at 2:48 pm, Jan 07, 2026

**Governmental Management Services, LLC**475 West Town Place, Suite 114  
St. Augustine, FL 32092**Invoice****Invoice #:** 40  
**Invoice Date:** 1/1/26  
**Due Date:** 1/1/26  
**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 - January 2026		4,873.17	4,873.17
Website Administration - January 2026		105.00	105.00
Information Technology - January 2026		157.50	157.50
Dissemination Agent Services - January 2026		262.50	262.50
Office Supplies		0.12	0.12
Postage		2.96	2.96
Copies		54.60	54.60
Telephone		116.63	116.63

**Total** \$5,572.48**Payments/Credits** \$0.00**Balance Due** \$5,572.48**RECEIVED***By Tara Lee at 3:34 pm, Jan 07, 2026*

# ATTENDANCE SHEET

District: Grand Oaks

Meeting Date: 01.14.26

	Supervisor	In Attendance	Fees
1.	Justin Dudley <i>Chairperson</i>	<input type="checkbox"/>	\$0
2.	Linda Cruz <i>Vice Chairperson</i>	<input checked="" type="checkbox"/>	\$200
3.	Kelth 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:

John, 1/14/2026

PLEASE RETURN COMPLETED FORM TO ALISON MOSSING

**RECEIVED**

By Tara Lee at 8:40 am, Jan 20, 2026

**Governmental Management Services, LLC**

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

**Invoice**

Invoice #: 41  
Invoice Date: 1/13/26  
Due Date: 1/13/26  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance December 1 - December 31, 2025	64.58	40.00	2,583.20
Maintenance Supplies		495.94	495.94
Approved Repairs & Maintenance 001.320.53800.60000 Rich Gray			
<i>Alison Moring</i> 1-14-26			

**RECEIVED**  
By Tara Lee at 3:35 pm, Jan 14, 2026

<b>Total</b>	\$3,079.14
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$3,079.14

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/2/25	1.75	J.W.	Set up extension cord for tree, removed dry rotted hoses from the side of the building, assisted for decorating
12/9/25	6.22	J.W.	Painted Legacy park men's bathroom, removed debris from around summer bay pond
12/9/25	7.83	M.B.	Worked on fence behind the pool, blew leaves and debris off pool deck, removed debris around community, checked and changed trash receptacles
12/16/25	7.83	M.B.	Straightened and organized pool deck furniture, blew leaves and debris off pool deck and around amenity center, cleaned all windows and light fixtures on the community center, removed debris around community and pond, checked and changed trash receptacles
12/18/25	8.02	J.W.	Fixed table top on the back patio, blew leaves and debris off walkways and pool deck at amenity center, checked men's bathroom at Legacy park to see if touch ups were needed, straightened and organized pool deck and patio furniture, removed debris by front entrance, roadways, around amenity center, bocce courts and pickleball courts, put out food truck signs, picked up supplies, returned ladder, checked and changed trash receptacles around amenity center and legacy park
12/23/25	8	J.W.	Light inspection around amenity center, blew leaves and debris off walkways and patio at amenity center, checked areas that needed repair in the gym, straightened and organized pool deck and patio furniture, removed debris by front entrance, walkways roadways, around amenity center, bocce ball and pickleball courts, checked and changed trash receptacles around amenity center and legacy park
12/23/25	7.65	M.B.	Unclogged the women's bathroom toilet, blew leaves and debris from pool deck, reset all patio furniture, removed debris around community
12/26/25	1.5	J.W.	Fixed back patio table, removed debris by front entrance, walkways, roadways, around amenity center, bocce ball and pickleball courts, checked and changed all trash receptacles
12/30/25	8	J.W.	Fixed temporary fence around playground, installed new posts for fence, straightened and organized pool deck and patio furniture, replaced lights in hallway and front entrance, walked back field to remove trash, assisted putting decorations away, picked up and returned ladder, picked up supplies
12/30/25	7.78	M.B.	Picked up Christmas decorations, cleaned all windows and lights at the amenity center, straightened and organized pool and patio furniture, blew leaves and debris off pool deck, removed debris around amenity center and roadways, checked and changed all trash receptacles at amenity center, pool and mailboxes

TOTAL 64.58

MILES 0

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

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 1/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
GRAND OAKS	11/25/25	Dr Seuss How the Grinch Stole Christmas DVD - Event	15.33	R.N.
	12/4/25	2.5" Hooks 8pk	9.79	R.N.
	12/8/25	4FTx100FT Orange Safety Barrier Fence (2)	94.73	R.G.
	12/8/25	8IN UV Resist Zip Ties 20pk (4)	16.22	R.G.
	12/9/25	Hammer	6.08	R.N.
	12/9/25	2 Sided Mallet	24.46	R.N.
	12/11/25	Security Locks for Fountain Boxes (2)	26.90	R.G.
	12/16/25	Zip Ties 100pk	24.97	R.G.
	12/16/25	Deckmate 9x3 IN Screws	36.03	R.G.
	12/16/25	AA Batteries 24pk	26.30	R.G.
	12/22/25	42 Gal Trash Bags 50cl (2)	73.40	R.G.
	12/22/25	Plunger	19.67	R.G.
	12/29/25	1-3/4"x3.5"x5FT Green Steel Fence T-Post with Anchor Plate (8)	65.29	R.G.
	12/29/25	60W B11 CLR DL 3pk DIM (2)	29.35	R.G.
	12/29/25	65/75/90W BR30 6pk DIM	27.53	R.G.
		<b>TOTAL</b>	<b><u>\$495.94</u></b>	



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

**INVOICE 68082128**  
 Dated 11/26/2025

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

Account # 9304803  
 Purchase order

DESCRIPTION	AMOUNT	DISCOUNT	TAX	ADJUSTMENT	AMOUNT DUE
For service at The Amenity Center/Grand Oaks_CDD 1055 Turnbull Creek Rd St. Augustine, FL 32092					
Pest Prevention	\$135.00	\$0.00	\$0.00	\$0.00	\$135.00

**PLEASE REMIT \$135.00**

Approved  
 Pest Control  
 001.330.53800.48400  
 Rich Gray

**RECEIVED**  
*By Tara Lee at 8:36 am, Jan 20, 2026*

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

INVOICE 68082128  
 Dated 11/26/2025

**PLEASE REMIT \$135.00**

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**

Massey Services  
 PO Box 547668  
 Orlando, FL 32854  
 407-645-2500

AMT. PAID
CHECK/CARD #
EXP. DATE
SIGNATURE



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

**INVOICE 68427691**  
 Dated 12/26/2025

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

Approved  
 Pest Control  
 001.330.53800.484  
 Rich Gray

Account # 9304803  
 Purchase order

DESCRIPTION	AMOUNT	DISCOUNT	TAX	ADJUSTMENT	AMOUNT DUE
For service at The Amenity Center/Grand Oaks_CDD 1055 Turnbull Creek Rd St. Augustine, FL 32092					
Pest Prevention	\$135.00	\$0.00	\$0.00	\$0.00	\$135.00

**PLEASE REMIT \$135.00**

**RECEIVED**  
 By Tara Lee at 8:36 am, Jan 20, 2026

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

INVOICE 68427691  
 Dated 12/26/2025

**PLEASE REMIT \$135.00**

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**

Massey Services  
 PO Box 547668  
 Orlando, FL 32854  
 407-645-2500

AMT. PAID
CHECK/CARD #
EXP. DATE
SIGNATURE

# ATTENDANCE SHEET

District: Grand Oaks

Meeting Date: 01.14.26

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

District Manager:

John . 1/14/2026

PLEASE RETURN COMPLETED FORM TO ALISON MOSSING

**RECEIVED**

By Tara Lee at 8:40 am, Jan 20, 2026



# INVOICE

Jacksonville, FL  
904-900-6494

Project Mgr: Cody Sparaco

**Project:** Grand Oaks 2023  
Grand Oaks, Turnbull Creek Road  
St. Augustine, FL

**To:** Inframark LLC  
Attn: Michael Perez  
313 Campus Street  
Celebration, FL 34747

<b>REMIT TO:</b>
<b>Invoice Number: TM63488</b>
<b>Terracon Consultants, Inc.</b>
<b>PO Box 959673</b>
<b>St Louis, MO 63195-9673</b>
<b>Federal E.I.N.: 42-1249917</b>

Project Number:	EQ237503
Contract Amount:	\$59,250.00
Billed to Date:	\$28,550.00
Invoice Date:	9/09/2024
For Period:	2/04/2024 to 9/07/2024

Quantity	Description of Services	Rate	Total
<b>TASK: 02 (Planting) Option</b>			
1.00 Hour(s)	Invasive Species Removal	\$20,000.00	\$20,000.00
1.00 Hour(s)	Signage Installation	\$2,000.00	\$2,000.00
	<b>Task Total</b>		<b>\$22,000.00</b>

<b>Invoice Total</b>	<b>\$22,000.00</b>
----------------------	--------------------



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

Location : CINTAS FIRE PROTECTION

Invoice # : 0F61678181 Inv Date : 11/06/2025
Customer : 35651 Loc : F61
Type . . : CHG-S Route . : 08
PO Number : Acct # : 35651
WO Number : Acct Zip : 32092
Service Visit : 11518937

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

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

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

Approved/ Grand Oaks
Amenity Manager/ Robin Nixon
001:320:53800:60000

Table with 5 columns: Item, Qty, Description, Unit Price, Net Amount Tx. Rows include INSPWQ (2) INSPECTION, QUARTERLY, SPRINKLER SYSTEM WET TYPE and SC (1) Service Charge. Summary rows for SUB-TOTAL, TAX, and TOTAL.

CINTAS FIRE PROTECTION
#98454000012007
#98452300012007
#502087000199
EF20000872

\*\*\*\*\*

TO MAKE A PAYMENT:
570.891.0421 OPTION 1
CUSTOMER SERVICE OR BILLING ISSUES:
904.562.7000
QUESTIONS OR FURTHER ASSISTANCE:
GabrielleMiller@cintas.com

RECEIVED
By Tara Lee at 11:34 am, Jan 22, 2026



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

Location : CINTAS FIRE PROTECTION

Invoice # : 0F61678181 Inv Date : 11/06/2025
Customer : 35651 Loc : F61
Type . . : CHG-S Route . : 08
PO Number : Acct # : 35651
WO Number : Acct Zip : 32092
Service Visit : 11518937

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

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

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

Item Qty Description Unit Price Net Amount Tx
\*\*\*\*\*



Customer: GRAND OAKS 35651  
Collected: \$0.0

PO#:  
Signer: ROBIN NIXON

Invoice: 678181  
Authorizer: ROBIN NIXON



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

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

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

# INVOICE

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

INVOICE # 4256643734  
 INVOICE DATE 01/16/2026  
 SERVICE TICKET # 4256643734

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

SOLD TO # 21633153  
 PAYER # 24145555  
 PAYMENT TERMS NET 10 EOM  
 SORT # 02800002944  
 CINTAS ROUTE 22 / DAY 5 / STOP 021

APPROVED  
 Janitorial  
 001.330.53800.48300  
 Christy Buganski/Amenity  
 Manager

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

Signature :

Cust. Name: GRAND OAKS  
 Elona Barron 10:27 AM 01/16/26  
 SoldTo# 0021633153 SO# 4256643734  
 Invoice Total Payment on Account  
 \$290.74 \$0.00

**RECEIVED**  
 By Tara Lee at 11:08 am, Jan 26, 2026

**Southern Land Services LLC.**

124 Vine Rd  
East Palatka, FL 321315122 US  
+13889373030  
lee@southernlandservices.net

Approved  
Misc Maintenance  
001.330.53800.60000  
Rich Gray

**INVOICE**

BILL TO  
Grand Oaks CDD

**RECEIVED**  
*By Tara Lee at 10:32 am, Jan 26, 2026*

INVOICE 4760-HWMF  
DATE 01/13/2026  
TERMS Net 30  
DUE DATE 02/12/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		This Estimate is In Addition to Existing Estimate for Club House Drainage issues.			
	Services	Install 3 Additional Yard Drains at various locations discussed with David Crosby. These drains will connect to existing drainage structures on Right side of Clubhouse. these will be 12x12 drain boxes. This will include drainage slots in existing drainage structures,			2,800.00
	Services	Connect 2 Gutter Down Spouts to Existing Drainage Structure on Right side of clubhouse.			650.00
	Services	Install approx. 50' ft of Underdrain Along Sidewalk on back Rear of Clubhouse and connect Gutter down spouts on left side to Under drain, Underdrain will discharge to existing Road Drain box.			7,500.00
		All Underdrain will be 6" pipe and Gutter Connection will be 4" pipe.			
	Services	Install 2 12" Drain Boxes and connect 6" drainpipe to Existing Drainage Structure. This will require removal of Sidewalk and Repouring with Concrete.	1	4,000.00	4,000.00
	Services	Install a 9" Drain Box at Bottom of Porch Gutter Downspout, Connect to 4" Pipe out to Popup. This will require a 8" sidewalk section to be removed and Repour with Concrete.	1	1,500.00	1,500.00
		NOTE: There will be a difference in color of old Concrete and New Concrete.			

BALANCE DUE

**\$16,450.00**