

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

*APRIL 8, 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)

---

April 1, 2026

Board of Supervisors  
Grand Oaks Community Development District

Dear Board Members:

The Grand Oaks Community Development District Meeting is scheduled for **Wednesday, April 8, 2026 at 10:00 a.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 March 11, 2026 Meeting
- IV. Landscape Maintenance Update
- V. Consideration of Proposals:
  - A. Mulching
  - B. Annuals
  - C. Irrigation Pump Preventative Maintenance
  - D. Fountains at Legacy Park (Lighting Kit Repair)
- VI. Discussion of Fiscal Year 2027 Budget Process
- VII. Staff Reports
  - A. Attorney
  - B. Engineer

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

VIII. Supervisor's Request and Public Comments

IX. Financial Reports

A. Financial Statements as of February 28, 2026

B. Summary of Operations and Maintenance Invoices

X. Next Scheduled Meeting – May 13, 2026, at 10:00 a.m. @ Grand Oaks Amenity Center

XI. Adjournment

*THIRD ORDER OF BUSINESS*

MINUTES OF MEETING  
GRAND OAKS  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Grand Oaks Community Development District was held on Wednesday, March 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:

Justin Dudley	Chairman
Linda Cruz	Vice Chairperson
David Crosby	Supervisor
Dick Trowbridge	Supervisor

Also, present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Oliver called the meeting to order at 1:30 p.m. Four 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 February 11, 2026, Meeting**

Mr. Oliver presented the minutes of the February 11, 2026, meeting and asked for any comments, corrections, or changes. The Board had no revisions to the minutes.

On MOTION by Mr. Dudley, seconded by Ms. Cruz, all in favor, the Minutes of the February 11, 2026 Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Landscape Maintenance Update**

Mr. Flannery provided an update on current operations and seasonal activities. Mr. Flannery stated that spring growth is underway, and crews are actively maintaining turf, ponds, and common areas, with some remaining areas scheduled for completion. The current maintenance involving ornamental grasses approach avoids cutting grasses down to the ground to preserve plant health. Grasses are being selectively trimmed. Full cutbacks will only occur if significant dieback is observed. Sod replacement in damaged areas is scheduled for late March to early April. Minimal freeze damaged was observed. Blue daze plantings showed some impact but are expected to recover; staff will proceed with trimming to encourage growth.

Mr. Flannery requested confirmation of a \$1,000 not-to-exceed monthly threshold for irrigation repairs to allow timely fixes without prior Board approval. The Board supported continuing this approach, with staff to be notified of repairs. Adjustments have been made to the fertilization program, with early improvements already visible. Additional treatments are scheduled, and overall turf conditions are expected to stabilize by late April. The Board expressed satisfaction with current landscape conditions and maintenance approach.

**FIFTH ORDER OF BUSINESS**

**Ratification of Lease Agreement with National Stormwater Trust, Inc.**

Mr. Oliver reviewed the lease agreement with National Stormwater Trust Inc., previously approved in substantial form at the December 10, 2025 meeting. The finalized agreement includes an initial annual payment exceeding \$13,000, with a 2.5% annual escalation, improved terms regarding District compensation upon any future sale of the assets, and resolution of prior engineering related concerns.

The Board was advised that installation activities may begin within approximately 30 days of execution, though lease payments are required to commence within that same timeframe regardless of installation timing.

Staff will provide updates to the community once a project schedule is confirmed.

On MOTION by Mr. Dudley, seconded by Mr. Crosby, all in favor, Lease Agreement with National Stormwater Trust, Inc., was ratified.

**SIXTH ORDER OF BUSINESS**

**Discussion of Treehouse**

Mr. Oliver reviewed the prior Board discussion from January regarding repair versus removal of the treehouse and summarized the results of the resident survey conducted to gather community input. Survey Results: Repair the treehouse: 71 responses (28%), Remove the treehouse: 185 responses (72%).

Mr. Oliver noted that any repair would be limited in scope due to ADA compliance requirements, the structure would require ongoing maintenance and recurring costs, and safety concerns remain, as the treehouse continues to be assessed despite its condition.

Board members expressed consensus that removal is the most practical and cost-effective option, and any future replacement should be safer and require less long-term maintenance.

Staff confirmed that multiple demolition proposals are being obtained, with an additional proposal pending. The Board approved the Ms. Cruz to coordinate with staff and approve the final demolition proposal. Discussion of replacement options will occur at a future meeting.

On MOTION by Mr. Dudley, seconded by Mr. Trowbridge, all in favor, Removal of the Treehouse and Delegating Authority to Ms. Cruz to Authorize the Final Cost and Vendor, was approved.

**SEVENTH ORDER OF BUSINESS**

**Board Discussion and Guidance for Preparation of Proposed Fiscal Year 2027**

Mr. Oliver provided an overview of the upcoming FY2027 budget process, noting that the proposed budget is expected to be presented at the May meeting, with final adoption later in the summer following the required 60-day period.

Mr. Oliver advised that the District must remain conservative in budgeting due to an existing assessment shortfall. The Board should provide any priority guidance to assist in development of the proposed budget.

The Board discussed consideration of how to allocate the approximately \$13,000 annual revenue from the National Stormwater Trust Lease. Suggestions to track these funds separately and potentially set them aside for reserves or future capital projects, rather than incorporating them into general operations.

The Board expressed general interest in maintaining fiscal discipline in the upcoming budget and considering future use of additional revenues for reserves or one-time improvements, rather than ongoing expenses. No formal action was taken.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Magee had nothing to report.

**B. Engineer**

Mr. Schaefer reported that a site visit was conducted with LARK regarding repairs to drainage structures, including the area near the fire pit. It was identified that LARK had excluded pipe and inlet materials from their final contract amount. Should the District proceed with installation, material costs would need to be reimbursed.

Mr. Schaefer also advised that an ASFO certification for the amenity center had not previously been filed and has now been submitted to the Water Management District. The District is awaiting feedback, with the agency having up to 30 days to inspect or comment.

Additional discussion included coordination between staff and the engineer regarding drainage systems, clarification on permitting, noting that permit transfer to operations and maintenance may require additional documentation and signatures once finalized.

**C. Manager**

Mr. Oliver stated that District Counsel, Mr. Haber, has been unable to attend the last two meetings due to a long-standing scheduling conflict with another CDD that meets at the same time. To address this, Mr. Oliver recommended moving the meeting time to 10:00 a.m. on the second Wednesday of each month, which would allow continued attendance.

Board discussion included general support for maintain monthly meetings at this time due to ongoing District matters and consideration of potentially moving to bi-monthly meetings in the future, discussion of alternative meeting times to increase resident attendance.

The Board approved changing the meeting time to 10:00 a.m. on the second Wednesday of each month.

On MOTION by Mr. Trowbridge, seconded by Mr. Dudley, all in favor, Moving Meetings to 10:00 a.m., was approved.
---

Mr. Biagetti also provided an update regarding discussions with the HOA management company (Leland Management) about potential for the HOA to contribute funding toward District-related projects. He explained that any request for funding would need to be project-specific and demonstrate a clear benefit to the overall community and formal requests from the District would be submitted to the HOA Board for consideration and approval.

Board discussion included interest in pursuing HOA contributions for community improvement projects, such as playground replacement or enhancements and entry feature and lighting improvements. Recognition that the HOA is not obligated to provide funding, and any contribution would be at their discretion.

The Board directed staff to continue discussions with the HOA and identify potential projects and informally gauge HOA interest before bringing back a formal request.

**D. Operation Manager – Report**

Mr. Gray reported that new fountains previously approved by the Board have been installed and are performing well. Bathroom demolition on the pool deck has been completed, and staff will continue to monitor for any warranty-related issues. The HVAC blower motor for the amenity building is scheduled for installation.

Mr. Gray stated regarding environmental compliance, the approved vendor has begun installing conservation easement signage throughout the community. Approximately 100 signs will be installed to improve awareness and prevent encroachment. Existing temporary signage is expected to be removed, pending confirmation. Additional communication will be sent to residents explaining the purpose of the signage and compliance requirements. It was noted that signage is

required to bring the District into regulatory compliance and allow transition from construction to operations and maintenance status.

Additional updates included Chinese tallow treatment is scheduled to begin the following week, and staff will continue sending community notifications regarding ongoing work.

Mr. Gray provided an update regarding the irrigation system. He stated one of the pump stations is currently non-operational, requiring repairs. A proposal has been received in the amount of \$4,874 to restore functionality. The system was designed to require multiple pumps for full buildout, and lack of redundancy presents operational risks. Staff was directed to obtain additional proposals, confirm system requirements and coverage, and coordinate with Supervisor Crosby on next steps.

The Board and staff discussed a fountain lighting issue that was reported and will be investigated. Staff is coordinating with the HOA regarding an unauthorized fence blocking pond maintenance access; the homeowner has been given notice to remove it.

#### **E. Amenity Center Manager – Report**

Ms. Buganski announced that the community Vendor Village event will be held on Saturday from 11:00 a.m. to 2:00 p.m., featuring approximately 20 vendors, food trucks, music, and activities for children.

A resident inquired about allowing children in the community to operate a small concession-style setup at the amenity center, with parental supervision and potential proceeds benefiting both the children and possibly the community.

Board and staff discussed that the concept is not currently addressed in District rules or policies. The need to determine an appropriate structure and oversight, including potential agreements or permits, liability considerations, and use of amenity facilities.

Staff advised that additional guidance is needed from District management and counsel. The matter will be reviewed further to determine feasibility and appropriate procedures.

#### **NINTH ORDER OF BUSINESS**

#### **Supervisor’s Requests and Public Comments**

Ms. Cruz suggested planning a community event during the summer, particularly now that the amenity facilities are operational. Discussions included hosting a low-cost event, potential



**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

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

\_\_\_\_\_  
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.

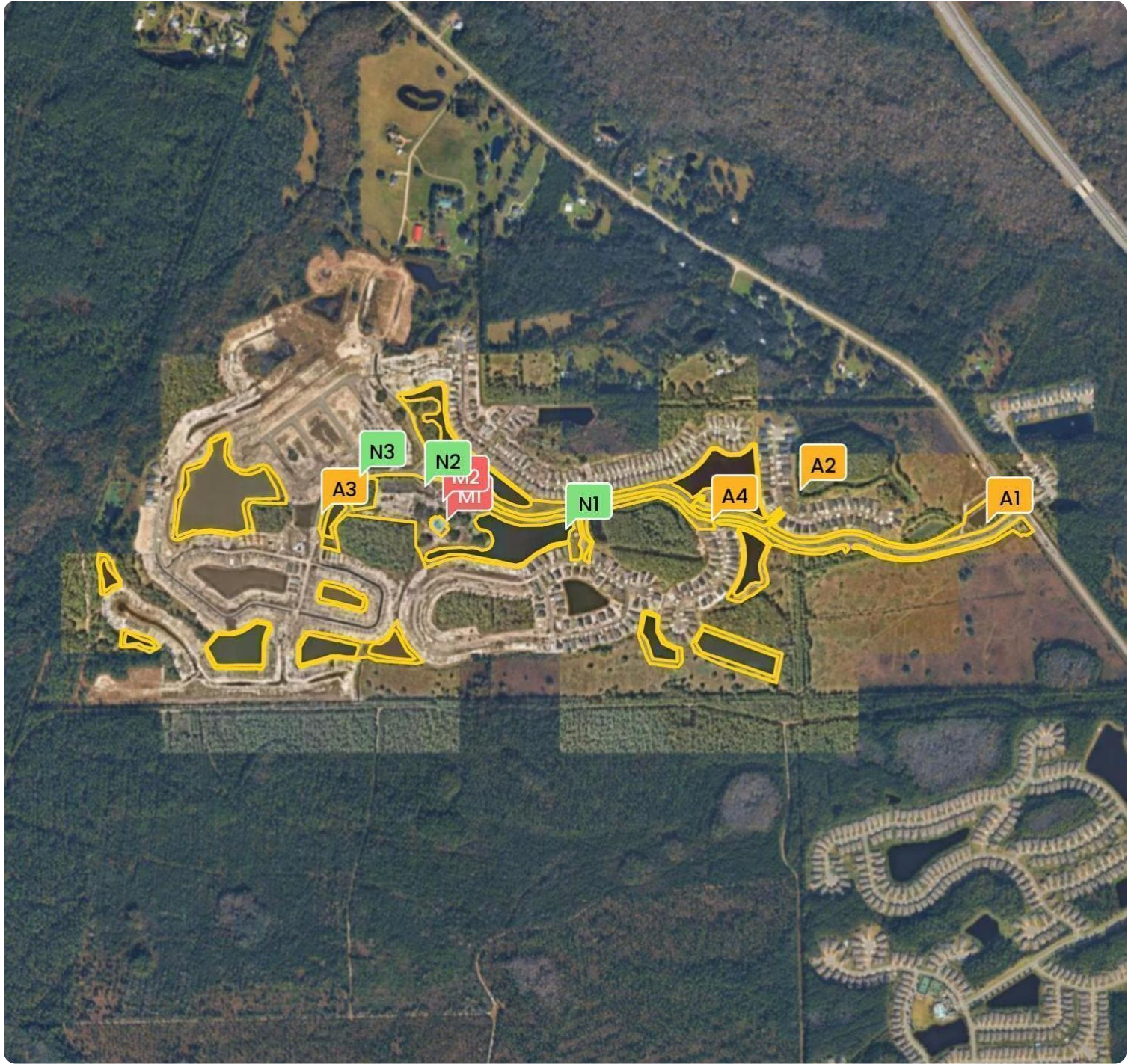
In this report, you will find a high-level overview of our recent accomplishments on your property, including the completion of specific projects and any notable highlights that showcase the beauty and health of your landscape. We also provide insights into ongoing tasks, giving you a clear picture of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

gra

Reported On:  
**March 25, 2026**

Report By:  
**William Allen Flannery**

Property Size:  
**44.14 Acres**

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

## Client Communication Report

### MAINTENANCE ITEMS

1. We are starting to see a small flush of crack weeds at the pool deck area. Our production team will address this issue.
2. Our production team will begin cutting back the blue daze around the clubhouse area. With the unusual freezing temperatures, we have noticed some damage, but I am also seeing new growth which is a great sign! Now it's time to trim it back for spring!

### ACCOMPLISHMENTS

1. We are very excited to see the turf beginning to green back up as temperatures warm. It's always great to see the landscape waking up again, and we look forward to the spring season and the continued improvement in the overall appearance of the community.
2. Our production team have been doing a good job, keeping the pocket parks maintained
3. Our production team has really done a great job with cleaning the ornamental grass beds out in front of Summer Bay
4. Our team has successfully removed the tree rootball and covered with dirt.

### NOTES TO OWNER/CLIENT

1. We are preparing to begin our warranty sod replacement jobs towards the end of the month. Attached are the details
2. Something we want to monitor closely in the next few weeks is whether or not the Jasmine at the circle Island in front of the clubhouse is going to recover or not. It appears that the recent freeze is may have something to do with the decline. We can simply remove these and Mulch over top or replace if needed . There are signs of life so I would recommend for at least now just to continue monitoring
3. We have another tree that has blown over. Upon close inspection, we noticed that the root ball is still root bound which would explain why the tree appeared to be under performing. Our production team will do our best to stand the tree back up and stabilize.

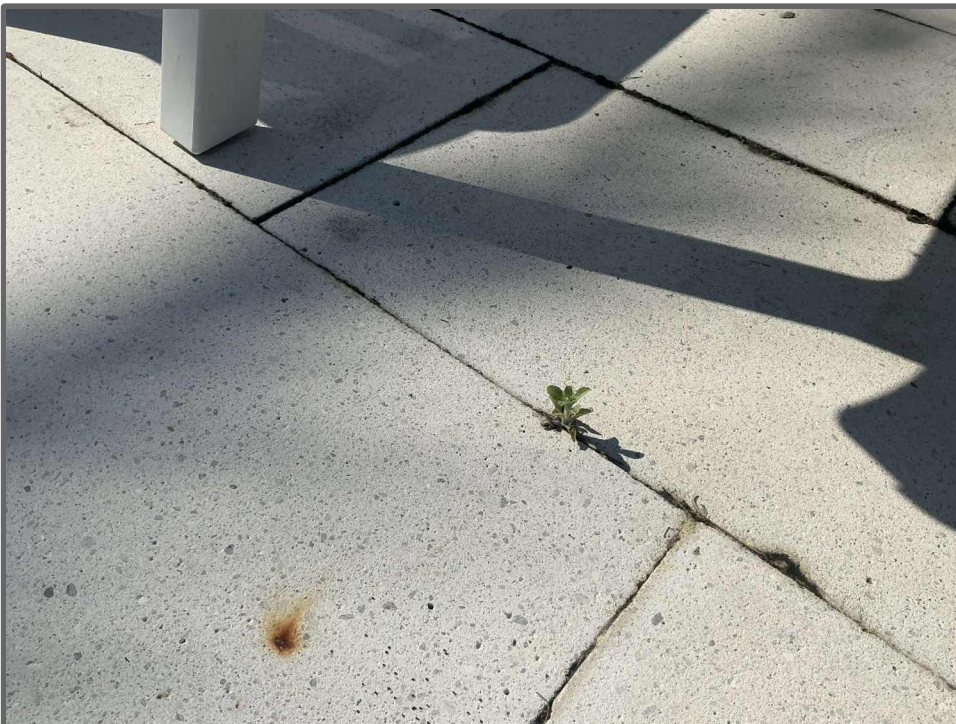
## 1. MAINTENANCE ITEM

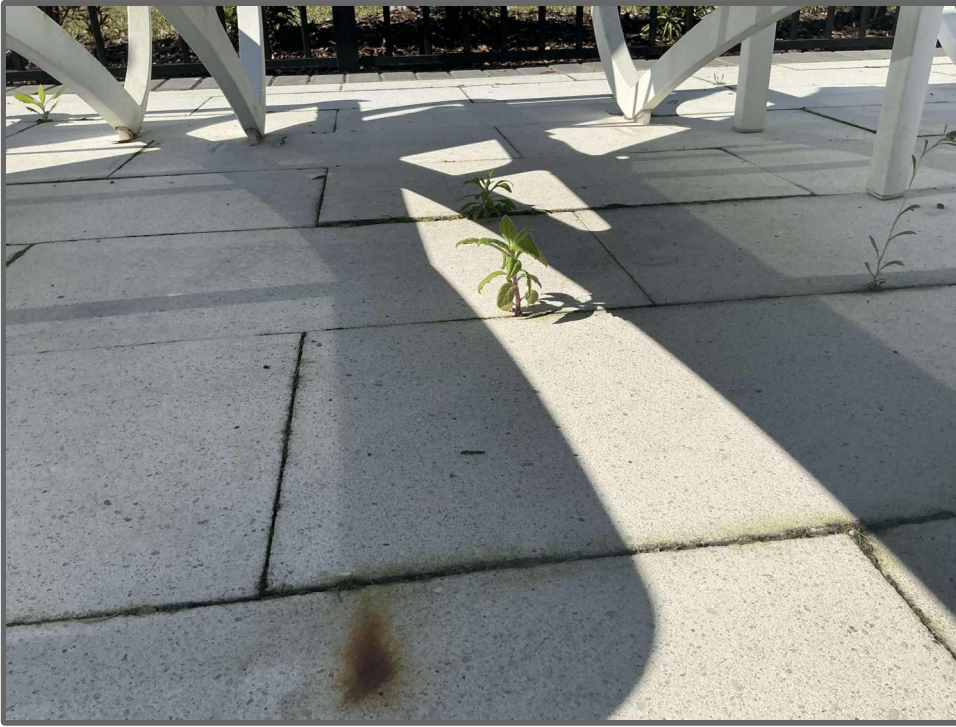
Created On March 11, 2026 by William Allen Flannery

We are starting to see a small flush of crack weeds at the pool deck area. Our production team will address this issue.



### Note Attachments





## 2. MAINTENANCE ITEM

Created On March 11, 2026 by William Allen Flannery

Our production team will begin cutting back the blue daze around the clubhouse area. With the unusual freezing temperatures, we have noticed some damage, but I am also seeing new growth which is a great sign! Now it's time to trim it back for spring!



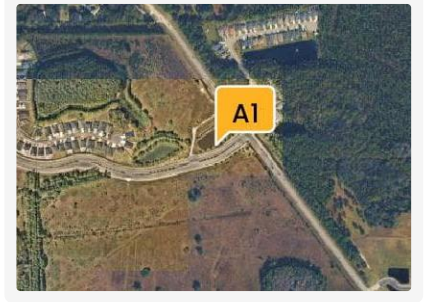
### Note Attachments



## 1. ACCOMPLISHMENTS

Created On March 17, 2026 by William Allen Flannery

We are very excited to see the turf beginning to green back up as temperatures warm. It's always great to see the landscape waking up again, and we look forward to the spring season and the continued improvement in the overall appearance of the community.



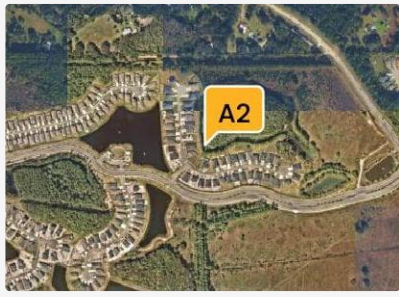
### Note Attachments



**2. ACCOMPLISHMENTS**

Created On March 17, 2026 by William Allen Flannery

Our production team have been doing a good job, keeping the pocket parks maintained



Note Attachments





### 3. ACCOMPLISHMENTS

Created On March 17, 2026 by William Allen Flannery

Our production team has really done a great job with cleaning the ornamental grass beds out in front of Summer Bay



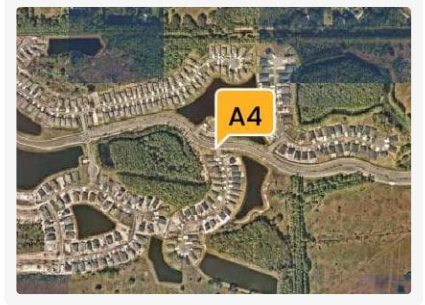
Note Attachments



#### 4. ACCOMPLISHMENTS

Created On March 24, 2026 by William Allen Flannery

Our team has successfully removed the tree rootball and covered with dirt.



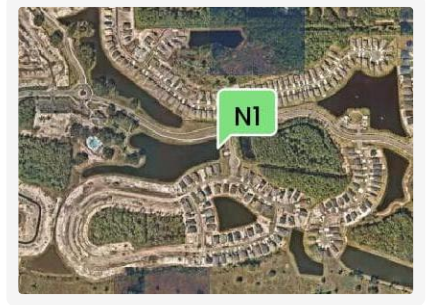
##### Note Attachments



## 1. NOTES TO OWNER/CLIENT

Created On March 13, 2026 by William Allen Flannery

We are preparing to begin our warranty sod replacement jobs towards the end of the month. Attached are the details



### Note Attachments



Siterecon\_341087\_69b1998eb14982343ff37cb1\_69b409bdb56a256da1668500\_99541006-4055-4F55-91A7-DE9D8F2A005B\_File.pdf

## 2. NOTES TO OWNER/CLIENT

Created On March 17, 2026 by William Allen Flannery  Created On Site

Something we want to monitor closely in the next few weeks is whether or not the Jasmine at the circle Island in front of the clubhouse is going to recover or not. It appears that the recent freeze is may have something to do with the decline. We can simply remove these and Mulch over top or replace if needed

.  
There are signs of life so I would recommend for at least now just to continue monitoring

Note Attachments





### 3. NOTES TO OWNER/CLIENT

Created On March 17, 2026 by William Allen Flannery  Created On Site

We have another tree that has blown over. Upon close inspection, we noticed that the root ball is still root bound which would explain why the tree appeared to be under performing. Our production team will do our best to stand the tree back up and stabilize.



#### Note Attachments



Enhancing People's Lives Through Beautiful Landscapes

*FIFTH ORDER OF BUSINESS*

*A.*



# Work Order Proposal

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

**Proposal Date:** 3/27/2026  
**Proposal Work Order #:** 90103  
**Prepared By:** ALLEN FLANNERY

## Spring Mulch Project

### Landscape Enhancement Proposal Description

This proposal includes the installation of mulch in designated areas throughout the property to improve appearance, define landscaped spaces, and enhance overall site aesthetics. In addition to visual improvements, the application of mulch will serve as a natural weed barrier, helping to suppress weed growth and reduce ongoing maintenance needs. Mulch will be applied at approx. 1.5" - 2" thick

1. Pine Straw Mulch (Tree Canopy **Purple** Area – Clubhouse):  
Installation of pine straw mulch in the large exposed soil area beneath the tree canopy adjacent to the clubhouse.
2. Hardwood Mulch (Entrance – **Blue** Area):  
Installation of hardwood mulch at the main entrance, as indicated in blue on the site map, to enhance curb appeal and create a welcoming focal point.
3. Hardwood Mulch (Clubhouse & Common Areas – **Green** Area):  
Installation of hardwood mulch in areas surrounding the clubhouse, clubhouse parking lot, small roundabout island, and pickleball court, as highlighted in green on the map.
4. Hardwood Mulch (Pool Deck Area – **Yellow** Area):  
Installation of hardwood mulch around the pool deck area, as indicated in yellow on the map, to provide a clean and cohesive landscape finish.

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
<b>Pine straw</b>					<b>\$3,543.75</b>
Pinestraw Subcontractor	500.00	Bales	\$7.09	\$3,543.75	
<b>Mulch Blue Zone</b>					<b>\$8,424.00</b>
Hardwood Mulch Subcontractor	130.00	CY	\$64.80	\$8,424.00	
<b>Mulch Yellow Zone</b>					<b>\$6,998.40</b>
Hardwood Mulch Subcontractor	108.00	CY	\$64.80	\$6,998.40	

<b>Mulch Green Zone</b>					<b>\$7,776.00</b>
Hardwood Mulch Subcontractor	120.00	CY	\$64.80	\$7,776.00	
<b>Total for Work Order #90103</b>					<b>\$26,742.15</b>





# TERMS & CONDITIONS

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

claim to profits that may arise from use of images.

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

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

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

16. Enhancement Installation Warranty - The Greenery Inc. warrants that enhancement installations are completed in a manner appropriate to the scope of work, site conditions, and materials specified within the approved enhancement proposal. Plant material is warranted for thirty (30) days from the date of installation, and hardscape, irrigation modifications, and structural enhancements are warranted for ninety (90) days. Warranty coverage will continue while The Greenery Inc. remains the contracted maintenance provider for the property and is responsible for routine maintenance and irrigation oversight. This warranty applies to installation workmanship and plant viability under normal growing conditions and excludes losses resulting from extreme weather, water shortage, acts of nature, vandalism, improper irrigation or site conditions outside of The Greenery Inc.'s control, third-party activity, or interruption or cancellation of maintenance services. Warranted plant material, when applicable, will be replaced one (1) time from the original installation, with replacements scheduled during the appropriate planting season.

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

**Proposal Date:** 3/27/2026  
**Proposal Work Order #:** 90103  
**Prepared By:** ALLEN FLANNERY

Total: \$26,742.15  
Deposit Amount (50%): \$13,371.08

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

By ALLEN FLANNERY  
ALLEN FLANNERY  
Date 3/27/2026  
The Greenery, Inc.

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



**Proposal #: 681697**

Date: 3/30/2026

From: Brad Poor

Landscape Enhancement Proposal for  
**Grand Oaks**

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

LOCATION OF PROPERTY

1055 Turnbull Creek Road  
 St. Augustine, FL 32092

**Mulch Install - March 2026**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Blue Area - Mulch and Pine Straw Around Pond	1	\$4,375.00	\$4,375.00
Blue Area - All Mulch	1	\$7,890.00	\$7,890.00
Green Area - Mulch	1	\$4,075.00	\$4,075.00
Yellow Area - All Mulch	1	\$3,200.00	\$3,200.00
Yellow Area - Mulch in Beds and Pine Straw in Open Areas	1	\$1,750.00	\$1,750.00
Red Area - Pine Straw	1	\$485.00	\$485.00
Red Area - Mulch	1	\$2,050.00	\$2,050.00



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

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

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

**Grand Oaks**

<b>Subtotal</b>	<b>\$23,825.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$23,825.00</b>

**THIS IS NOT AN INVOICE**

*B.*

# Work Order Proposal



**Proposal Date:** 3/16/2026  
**Proposal Work Order #:** 89704  
**Prepared By:** ALLEN FLANNERY

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

## Entrance Median Island Flower Bed

This enhancement is for the replacement of the Blue Daze that suffered freeze damage at the entrance median island bed.

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
<b>Planting</b>					<b>\$254.92</b>
Blue Daze - 1 Gal	17.00	1 Gallon	\$15.00	\$254.92	
<b>Pinestraw &amp; Mulch</b>					<b>\$28.46</b>
Bagged Mulch	2.00	EA	\$14.23	\$28.46	
<b>Total for Work Order #89704</b>					<b>\$283.38</b>



# TERMS & CONDITIONS

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

claim to profits that may arise from use of images.

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

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

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

16. Enhancement Installation Warranty - The Greenery Inc. warrants that enhancement installations are completed in a manner appropriate to the scope of work, site conditions, and materials specified within the approved enhancement proposal. Plant material is warranted for thirty (30) days from the date of installation, and hardscape, irrigation modifications, and structural enhancements are warranted for ninety (90) days. Warranty coverage will continue while The Greenery Inc. remains the contracted maintenance provider for the property and is responsible for routine maintenance and irrigation oversight. This warranty applies to installation workmanship and plant viability under normal growing conditions and excludes losses resulting from extreme weather, water shortage, acts of nature, vandalism, improper irrigation or site conditions outside of The Greenery Inc.'s control, third-party activity, or interruption or cancellation of maintenance services. Warranted plant material, when applicable, will be replaced one (1) time from the original installation, with replacements scheduled during the appropriate planting season.

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

**Proposal Date:** 3/16/2026  
**Proposal Work Order #:** 89704  
**Prepared By:** ALLEN FLANNERY

Total: \$283.38  
Deposit Amount (50%): \$141.69

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

By ALLEN FLANNERY  
ALLEN FLANNERY  
Date 3/16/2026  
**The Greenery, Inc.**

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

# Work Order Proposal



**Proposal Date:** 3/10/2026  
**Proposal Work Order #:** 89514  
**Prepared By:** WILLIAM FLANNERY

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

## Amenity clubhouse planters

Landscape Enhancement Proposal: Annual Flower Replacement at Amenity Clubhouse Planter Pots ( 2 pots in the front and 2 pots in the back )

This proposal outlines the replacement of spring annual flowers in the planter pots at the amenity clubhouse with vibrant annual flowers. The selected annuals will provide bold colors and seasonal resilience, ensuring a refreshed and inviting aesthetic for the clubhouse area. Our team will prepare the soil, and install carefully chosen varieties suited to the local climate. This enhancement will maintain the clubhouse’s welcoming atmosphere and enhance visual appeal.

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
<b>Planting</b>					<b>\$458.45</b>
Seasonal Annuals - 1 Gal	32.00	1 Gallon	\$14.33	\$458.45	
<b>Total for Work Order #89514</b>					<b>\$458.45</b>





# TERMS & CONDITIONS

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

claim to profits that may arise from use of images.

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

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

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

16. Enhancement Installation Warranty - The Greenery Inc. warrants that enhancement installations are completed in a manner appropriate to the scope of work, site conditions, and materials specified within the approved enhancement proposal. Plant material is warranted for thirty (30) days from the date of installation, and hardscape, irrigation modifications, and structural enhancements are warranted for ninety (90) days. Warranty coverage will continue while The Greenery Inc. remains the contracted maintenance provider for the property and is responsible for routine maintenance and irrigation oversight. This warranty applies to installation workmanship and plant viability under normal growing conditions and excludes losses resulting from extreme weather, water shortage, acts of nature, vandalism, improper irrigation or site conditions outside of The Greenery Inc.'s control, third-party activity, or interruption or cancellation of maintenance services. Warranted plant material, when applicable, will be replaced one (1) time from the original installation, with replacements scheduled during the appropriate planting season.

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

**Proposal Date:** 3/10/2026  
**Proposal Work Order #:** 89514  
**Prepared By:** WILLIAM FLANNERY

Total: \$458.45  
Deposit Amount (50%): \$229.22

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

By WILLIAM FLANNERY  
WILLIAM FLANNERY  
Date 3/10/2026  
The Greenery, Inc.

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

*C.*



**M and M Sales-Service**  
 2100 Dennis Street  
 Jacksonville, FL 32204 US  
 +19048258381  
 mandmpumpsandcontrols@gmail.com

# Proposal

**ADDRESS**  
 Grand Oak  
 Grand Oak  
 594 Turnbull Creek Rd  
 St Augustine, FL 32092 US

PROPOSAL #	DATE
1722	02/20/2026

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Vacuum Pump</b>	1	1,750.00	1,750.00
	<b>Shaft seal</b>	2	450.00	900.00
	<b>Pressure Gauges</b>	4	36.00	144.00
	<b>Technician</b>	1	1,080.00	1,080.00
	<b>Laborer</b>	1	850.00	850.00
	<b>PVC check valve</b>	2	75.00	150.00

PUMP station issues	<b>SUBTOTAL</b>	4,874.00
Found bad PVC check valves to vacuum pump	<b>TAX</b>	0.00
Bad vacuum pump unit	<b>TOTAL</b>	<b>\$4,874.00</b>
Shaft seals on both pumps at construction location		

Accepted By

Accepted Date

Please remit payment to:  
 M and M Sales-Service  
 PO Box 352392  
 Palm Coast, FL 32135



**M and M Sales-Service**  
2100 Dennis Street  
Jacksonville, FL 32204 US  
+19048258381  
mandmpumpsandcontrols@gmail.com

# Proposal

**ADDRESS**  
Grand Oaks  
Grand Oaks  
1055 Turnbull Creek Rd  
Saint Augustine, FL 32092  
United States

PROPOSAL #	DATE
1732	03/13/2026

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Diver</b>	1	3,200.00	3,200.00T

Location: Irrigation pump stations  
This is for diving operations for service suction line filters for both pump locations twice a year.  
This service will need payment for the full year for services to start.

<b>SUBTOTAL</b>	3,200.00
<b>TAX</b>	0.00
<b>TOTAL</b>	<b>\$3,200.00</b>

Accepted By

Accepted Date

Please remit payment to:  
M and M Sales-Service  
PO Box 352392  
Palm Coast, FL 32135



**M and M Sales-Service**  
 2100 Dennis Street  
 Jacksonville, FL 32204 US  
 +19048258381  
 mandmpumpsandcontrols@gmail.com

# Proposal

**ADDRESS**  
 Grand Oaks  
 Grand Oaks  
 1055 Turnbull Creek Rd  
 Saint Augustine, FL 32092  
 United States

PROPOSAL #	DATE
1731	03/13/2026

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>PM Service</b> Performed PM Service	1	3,830.00	3,830.00

Location: Irrigation pump station  
 This estimate is for the two locations onsite and the equipment that operates the irrigation pumps.  
 Parts are not included in this estimate this is for a review of the pumps and controls testing and needs for proper operation.  
 The invoice for the full contract must be paid at the start of every year. This is for four visits a year.  
 Report will be submitted at the end of each visit for service and reviews performed.  
 Estimates will be submitted for any needs to the system for a approval before work starts.

<b>SUBTOTAL</b>	3,830.00
<b>TAX</b>	0.00
<b>TOTAL</b>	<b>\$3,830.00</b>

Accepted By

Accepted Date

Please remit payment to:  
 M and M Sales-Service  
 PO Box 352392  
 Palm Coast, FL 32135

*D.*

# ESTIMATE

**Innovative Fountain Services, Inc**  
11637 Columbia Park Dr E  
Ste 4  
Jacksonville, FL 32258-4493

admin@innovativefountainservices.com  
om  
+1 (904) 551-1017



## Bill to

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

## Estimate details

Estimate no.: 4726  
Estimate date: 03/27/2026

#	Product or service	Description	Qty	Amount
1.	<b>Fountain Service</b>	Innovative Fountain Services proposes to provide all necessary materials, labor, and equipment to perform the following services: Remove inoperable light set. and install new heavy duty submersible LED four light set. Test and verify proper operation.  LIGHT SET HOLDS A ONE YEAR WARRANTY	1	\$6,353.00
2.	<b>Fountain Service</b>	Innovative Fountain Services proposes to provide all necessary materials, labor, and equipment to perform the following services: Remove old cable. Install new 175' of heavy duty underwater light cable. Test and verify proper operation.	1	\$554.00

Will only invoice total with cable if needed.

**Total** **\$6,907.00**

## Note to customer

Any work requested by the Client that is outside the original scope of services outlined in this Agreement shall require a written Change Order. The Change Order will describe the additional work, associated costs, and any adjustments to the project timeline. Work will not proceed on additional items until the Change Order is approved by both parties. Additional work will be billed at the agreed contract rates unless otherwise specified.

Accepted date

Accepted by

# Future Horizons Environmental Corp

403 N First Street  
 PO Box 1115  
 Hastings, FL 32145-1115  
 USA

Voice: 904-692-1187  
 Fax: 904-692-1193

# QUOTATION

Quote Number: 2778  
 Quote Date: Apr 1, 2026  
 Page: 1

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

Customer ID	Good Thru	Payment Terms	Sales Rep
Grand02	5/1/26	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
1.00	LED4RGBW18	4-Fixture RGBW18 Light Kit - App controlled Kit, 18 Watts ea. (1,272 Lumens per Fixture) and 200' of cable	2,222.06	2,222.06
1.00	Aerator Service	Installation of a new Kasco LED color changing light kit on one of the fountains at Grand Oaks  The new light kit is covered by a 3-year warranty. Due to minimal information on the existing light kit, we cannot guarantee if the lights will be as bright as the existing light kit. If they are too bright, we will be able to adjust that and the color to match.	450.00	450.00

There will be a 5% Administrative fee for credit card amounts over \$1,000.00

Subtotal	2,672.06
Sales Tax	
Freight	50.00
<b>TOTAL</b>	<b>2,722.06</b>

Should legal services become necessary in collection of the outstanding debt of this quote would become the financial obligation of the proposed client.

# Future Horizons Environmental Corp

403 N First Street  
PO Box 1115  
Hastings, FL 32145-1115  
USA

Voice: 904-692-1187  
Fax: 904-692-1193

# QUOTATION

Quote Number: 2779  
Quote Date: Apr 1, 2026  
Page: 1

**Quoted To:**

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

Customer ID	Good Thru	Payment Terms	Sales Rep
Grand02	5/1/26	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
1.00	LED4W25	4 -Fixture W25 White Light Kit, 120V, 25 Watts ea. (3,569 Lumens per Fixture) and 150' of cable	1,773.96	1,773.96
1.00	LED4W25	4 -Fixture W25 White Light Kit, 120V, 25 Watts ea. (3,569 Lumens per Fixture) and 200' of cable	1,858.71	1,858.71
1.00	Aerator Service	Installation of two new Kasco standard white LED light kits on two of the fountains at Grand Oaks. The new light kits are covered by a 3-year warranty.	800.00	800.00

There will be a 5% Administrative fee for credit card amounts over \$1,000.00

Should legal services become necessary in collection of the outstanding debt of this quote would become the financial obligation of the proposed client.

Subtotal	4,432.67
Sales Tax	
Freight	80.00
<b>TOTAL</b>	<b>4,512.67</b>

*SEVENTH ORDER OF BUSINESS*

*D.*

# Grand Oaks

04/08/2026

Community Development District

Field Operations & Amenity Management Report



**Rich Gray**

FIELD OPERATIONS MANAGER  
GOVERNMENTAL MANAGEMENT SERVICES

**Robin Nixon**

AMENITY MANAGER  
GOVERNMENTAL MANAGEMENT SERVICES

Grand Oaks  
Community Development District

Field Operations & Amenity Management Report  
April 8th, 2026

To: Board of Supervisors

From: Rich Gray  
Field Operations Manager

Robin Nixon  
Amenity Manager

RE: Grand Oaks Field Operations & Amenity Management Report – April 8th, 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
- Club House Rentals in March -7
- Starting in April, the Mr. Softee Ice Cream truck will be here at the amenity center every second Sunday from April through August, between 1:00 p.m. and 3:00 p.m.
- 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

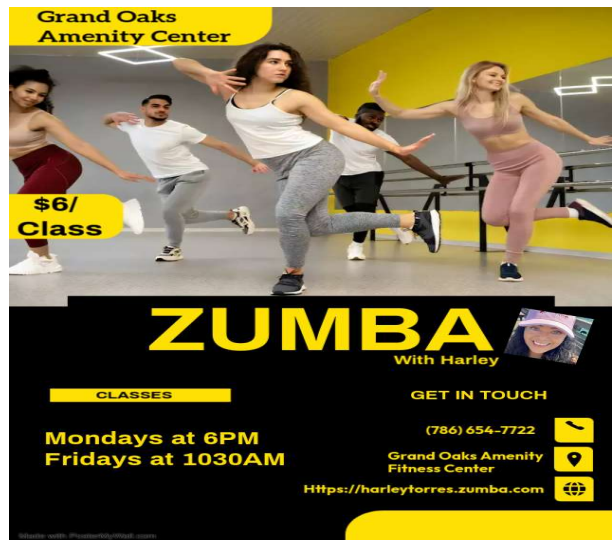
Grand Oaks Amenity Fitness Center

Classes led by Beverly Y. Jund, RYT500  
Sunshinyoga092@gmail.com  
904.537.6324

\$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

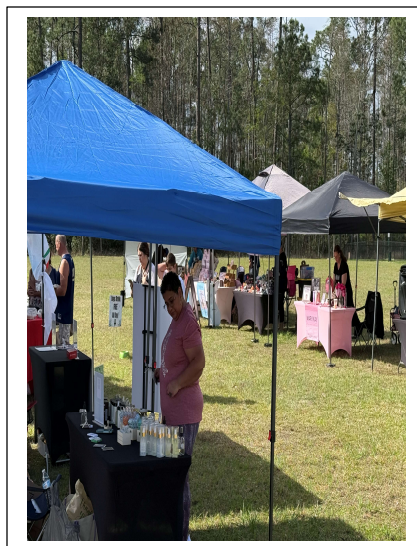
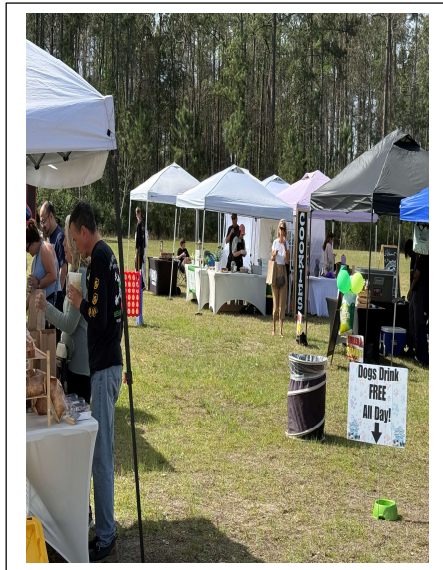
(786) 654-7722

Grand Oaks Amenity  
Fitness Center

<https://harleyforres.zumba.com>

## Events & Community Information

We had a wonderful turnout for the Vendor Village. Pictures are listed below: The next Vendor Village is scheduled for May 2nd, \* including a Mother's Day Theme.



## Weekly Maintenance Responsibilities

Listed below are weekly maintenance responsibilities:

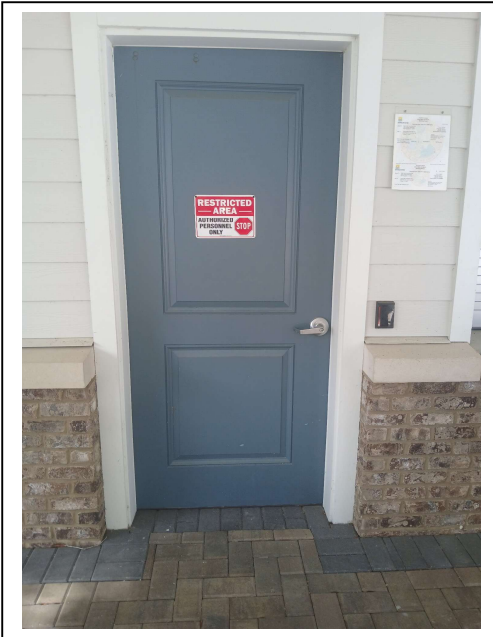
- Roadways, pickleball courts, playgrounds, pool areas, sports complexes, and parking lots are checked daily for debris.
- All trash receptacles are checked weekly and emptied as needed.
- All pool furniture is straightened and organized at the start of each day, and each chair is inspected for proper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

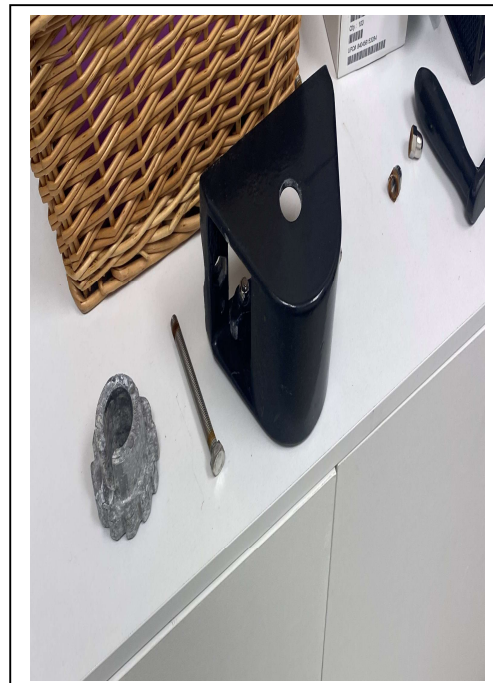
- RMS completed the PW from the entry to the Amenity Center. Staff will work on pricing for the Amenity Center parking lot and return to Summer Bay.
- SES completed the signage installation that was approved as part of the Invasive mitigation. They also completed the work in section UB-1 and the first phase of the Chinese Tallow control work.
- The Greenery continued to remove debris and dead wood from the ponds located in Summer Bay and by Legacy Park. Also, re-staked downed trees from the recent storm.
- The Greenery started installing the replacement Saint Augustine sod down the main Entry roadway and will continue to the Amenity Center.
- GMS completed PW on the pool deck of the lounge chairs and patio tables.
- GMS continued touch-up painting around the Amenity Center and Pool Deck.
- GMS replaced the broken Pickle Ball crank that was located on Court #1
- GMS removed all benches and items from the Playground in preparation for the approved demolition.
- GMS patched potholes located on the main entry road and in the Legacy Park parking lot.
- Commercial fitness completed the preventive maintenance inspection of the gym equipment.

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

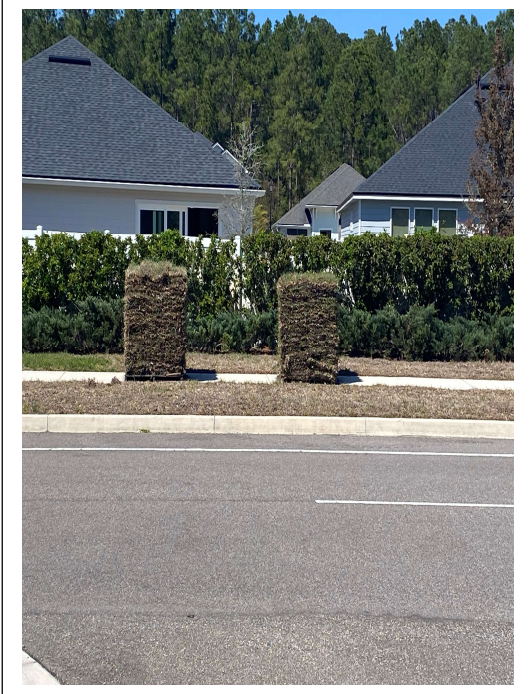
## Completed Projects



GMS repainted the Concession and the Fire Riser room door, replaced the broken Pickleball Crank on court #1, and pressure-washed the pool deck furniture and tables.



## Completed Projects



The Greenery continued to remove debris and dead wood from the ponds in Summer Bay and at Legacy Park, started installing new sod down the main roadway, and dropped a dead pine from the CE.



## Conclusion

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



*NINTH ORDER OF BUSINESS*

*A.*

***Grand Oaks***

***Community Development District***

***Unaudited Financial Reporting***

***February 28, 2026***



# Table of Contents

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

**Grand Oaks**  
**Community Development District**  
**Combined Balance Sheet**  
**February 28, 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	\$ 264,920	\$ -	\$ -	\$ 264,920
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	\$ 255,148	\$ -	\$ -	\$ 255,148
Prepaid Expense	\$ -	\$ -	\$ -	\$ -
<b>Investments:</b>				
<b><u>Series 2019</u></b>				
Reserve	\$ -	\$ 670,063	\$ -	\$ 670,063
Revenue	\$ -	\$ 563,325	\$ -	\$ 563,325
Prepayment	\$ -	\$ 939	\$ -	\$ 939
Interest	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ 41,543	\$ 41,543
Due from General Fund	\$ -	\$ 28,769	\$ -	\$ 28,769
<b><u>Series 2020</u></b>				
Reserve	\$ -	\$ 585,469	\$ -	\$ 585,469
Interest	\$ -	\$ (0)	\$ -	\$ (0)
Revenue	\$ -	\$ 292,028	\$ -	\$ 292,028
Prepayment	\$ -	\$ 36,880	\$ -	\$ 36,880
Construction	\$ -	\$ -	\$ 23,657	\$ 23,657
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Due from General Fund	\$ -	\$ 17,364	\$ -	\$ 17,364
<b><u>Series 2021</u></b>				
Reserve	\$ -	\$ 97,477	\$ -	\$ 97,477
Revenue	\$ -	\$ 12	\$ -	\$ 12
Construction	\$ -	\$ -	\$ 14,535	\$ 14,535
Construction - State Road 16	\$ -	\$ -	\$ 222	\$ 222
Due from General Fund	\$ -	\$ -	\$ -	\$ -
<b>Total Assets</b>	<b>\$ 742,299</b>	<b>\$ 2,537,729</b>	<b>\$ 79,956</b>	<b>\$ 3,359,984</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 71,444	\$ -	\$ -	\$ 71,444
Due to Debt Service	\$ 46,133	\$ -	\$ -	\$ 46,133
Due to Capital Projects	\$ -	\$ -	\$ -	\$ -
Due to General Fund	\$ -	\$ -	\$ -	\$ -
Deposits	\$ -	\$ -	\$ -	\$ -
Unavailable Revenue	\$ 140,904	\$ 239,848	\$ -	\$ 380,752
<b>Total Liabilites</b>	<b>\$ 258,482</b>	<b>\$ 239,848</b>	<b>\$ -</b>	<b>\$ 498,330</b>
<b>Fund Balance:</b>				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Assigned For:				
Debt Service - Series 2019	\$ -	\$ 1,268,650	\$ -	\$ 1,268,650
Debt Service - Series 2020	\$ -	\$ 931,741	\$ -	\$ 931,741
Debt Service - Series 2021	\$ -	\$ 97,490	\$ -	\$ 97,490
Restricted For:				
Capital Projects - Series 2019	\$ -	\$ -	\$ 41,543	\$ 41,543
Capital Projects - Series 2020	\$ -	\$ -	\$ 23,657	\$ 23,657
Capital Projects - Series 2021	\$ -	\$ -	\$ 14,757	\$ 14,757
Unassigned	\$ 483,817	\$ -	\$ -	\$ 483,817
<b>Total Fund Balances</b>	<b>\$ 483,817</b>	<b>\$ 2,297,881</b>	<b>\$ 79,956</b>	<b>\$ 2,861,654</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 742,299</b>	<b>\$ 2,537,729</b>	<b>\$ 79,956</b>	<b>\$ 3,359,984</b>

# Grand Oaks

## Community Development District

### General Fund

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

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 588,242	\$ 580,568	\$ 580,568	\$ -
Assessments - Direct	\$ 649,186	\$ 649,186	\$ 332,543	\$ (316,643)
Interest Income	\$ 5,000	\$ 2,083	\$ 2,610	\$ 526
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ 2,000	\$ 833	\$ 12,090	\$ 11,257
<b>Total Revenues</b>	<b>\$ 1,244,428</b>	<b>\$ 1,232,671</b>	<b>\$ 927,811</b>	<b>\$ (304,860)</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,000	\$ 3,000
Arbitrage	\$ 1,350	\$ 563	\$ -	\$ 563
District Engineer	\$ 13,200	\$ 5,500	\$ 4,470	\$ 1,030
Dissemination Agent	\$ 3,150	\$ 1,313	\$ 1,413	\$ (100)
District Counsel	\$ 30,000	\$ 12,500	\$ 11,245	\$ 1,255
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	\$ 24,366	\$ 24,366	\$ (0)
Information Technology	\$ 1,890	\$ 788	\$ 788	\$ -
Website Administration	\$ 1,260	\$ 525	\$ 525	\$ -
Postage	\$ 1,200	\$ 500	\$ 174	\$ 326
Printing And Binding	\$ 350	\$ 146	\$ 246	\$ (101)
Insurance	\$ 7,029	\$ 7,029	\$ 7,029	\$ -
Legal Advertising	\$ 1,000	\$ 417	\$ 280	\$ 137
Bank Fees	\$ 2,000	\$ 833	\$ 1,070	\$ (237)
Office Supplies	\$ 150	\$ 63	\$ 2	\$ 60
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 151,832</b>	<b>\$ 71,716</b>	<b>\$ 71,509</b>	<b>\$ 206</b>

# Grand Oaks

## Community Development District

### General Fund

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

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b><i>Operation and Maintenance</i></b>				
<b>Field Expenses</b>				
Field Management	\$ 46,943	\$ 19,560	\$ 19,560	\$ (0)
Electricity	\$ 110,000	\$ 45,833	\$ 15,138	\$ 30,695
Utility	\$ 12,000	\$ 5,000	\$ -	\$ 5,000
Landscape Maintenance	\$ 229,008	\$ 95,420	\$ 95,420	\$ -
Irrigation Repairs	\$ 15,000	\$ 6,250	\$ 2,498	\$ 3,752
Landscape Replacement	\$ 18,000	\$ 7,500	\$ -	\$ 7,500
Landscape - Mulch	\$ 40,000	\$ 16,667	\$ -	\$ 16,667
Landscape - Annuals	\$ 14,265	\$ 5,944	\$ -	\$ 5,944
Lake Maintenance	\$ 29,700	\$ 12,375	\$ 12,375	\$ -
General Repairs & Maintenance	\$ 25,000	\$ 10,417	\$ 33,299	\$ (22,883)
Sidewalk & Pavement Repairs	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Capital Reserve	\$ 100,000	\$ 41,667	\$ -	\$ 41,667
<b>Subtotal</b>	<b>\$ 644,916</b>	<b>\$ 268,715</b>	<b>\$ 178,290</b>	<b>\$ 90,425</b>
<b>Amenity Expenses</b>				
Facility Management	\$ 85,000	\$ 35,417	\$ 35,417	\$ 0
Facility Attendants	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Security	\$ 15,000	\$ 6,250	\$ 375	\$ 5,875
Cable/Internet	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Property Insurance	\$ 79,646	\$ 79,646	\$ 54,784	\$ 24,862
Utility-Water	\$ 10,000	\$ 4,167	\$ 3,056	\$ 1,111
Gas	\$ 2,000	\$ 833	\$ 333	\$ 500
Pool Maintenance	\$ 21,600	\$ 9,000	\$ 9,000	\$ -
Pool Chemicals	\$ 15,000	\$ 6,250	\$ 5,060	\$ 1,190
Pool Permits	\$ 355	\$ 148	\$ 350	\$ (202)
Refuse	\$ 5,000	\$ 2,083	\$ 1,433	\$ 650
Janitorial Services	\$ 16,200	\$ 6,750	\$ 7,331	\$ (581)
Pest Control	\$ 1,620	\$ 675	\$ 405	\$ 270
Amenity Office Supplies	\$ 600	\$ 250	\$ 240	\$ 10
Recreation Facility Maintenance	\$ 25,000	\$ 10,417	\$ 1,720	\$ 8,697
Recreation Equipment Maintenance	\$ 17,928	\$ 7,470	\$ 7,470	\$ -
Special Events	\$ 7,000	\$ 2,917	\$ 1,768	\$ 1,149
Holiday Decorations	\$ 2,000	\$ 833	\$ 3,050	\$ (2,217)
Miscellaneous Maintenance	\$ 123,731	\$ 51,555	\$ 42,503	\$ 9,052
<b>Subtotal</b>	<b>\$ 447,680</b>	<b>\$ 232,994</b>	<b>\$ 174,295</b>	<b>\$ 58,698</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 1,092,596</b>	<b>\$ 501,709</b>	<b>\$ 352,586</b>	<b>\$ 149,123</b>
<b>Total Expenditures</b>	<b>\$ 1,244,428</b>	<b>\$ 573,424</b>	<b>\$ 424,095</b>	<b>\$ 149,329</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 503,715</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (19,898)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 483,817</b>	

# Grand Oaks

## Community Development District

### Debt Service Fund - Series 2019

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

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 537,242	\$ 512,232	\$ 512,232	\$ -
Assessments - Direct	\$ 142,678	\$ -	\$ -	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ -	\$ -
Interest	\$ 10,000	\$ 4,167	\$ 15,136	\$ 10,969
<b>Total Revenues</b>	<b>\$ 689,920</b>	<b>\$ 516,398</b>	<b>\$527,367</b>	<b>\$ 10,969</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)	\$ -	\$ -	\$ (10,643)	\$ (10,643)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (10,643)</b>	<b>\$ (10,643)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 25,526</b>		<b>\$78,159</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>\$ 1,268,650</b>	

# Grand Oaks

## Community Development District

### Debt Service Fund - Series 2020

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

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 328,531	\$ 309,173	\$ 309,173	\$ -
Assessments - Direct	\$ 604,659	\$ -	\$ -	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 31,663	\$ 31,663
Interest	\$ 10,000	\$ 4,167	\$ 11,782	\$ 7,615
<b>Total Revenues</b>	<b>\$ 943,190</b>	<b>\$ 313,339</b>	<b>\$352,618</b>	<b>\$ 39,278</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>\$32,955</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>\$ 931,741</b>	

# Grand Oaks

## Community Development District

### Debt Service Fund - Series 2021

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

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -
Assessments - Direct	\$ 300,025	\$ -	\$ -	\$ -
Interest	\$ 5,000	\$ 2,083	\$ 2,934	\$ 851
<b>Total Revenues</b>	<b>\$ 305,025</b>	<b>\$ 2,083</b>	<b>\$ 2,934</b>	<b>\$ 851</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)	\$ -	\$ -	\$ (2,910)	\$ (2,910)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,910)</b>	<b>\$ (2,910)</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 February 28, 2026**

	Series 2019	Series 2020	Series 2021
<b>Revenues:</b>			
Interest Income	\$ 549	\$ 369	\$ 208
<b>Total Revenues</b>	<b>\$ 549</b>	<b>\$ 369</b>	<b>\$ 208</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)	\$ 10,643	\$ -	\$ 2,910
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 10,643</b>	<b>\$ -</b>	<b>\$ 2,910</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 11,192</b>	<b>\$ 369</b>	<b>\$ 3,118</b>
<b>Fund Balance - Beginning</b>	<b>\$ 30,351</b>	<b>\$ 23,288</b>	<b>\$ 11,638</b>
<b>Fund Balance - Ending</b>	<b>\$ 41,543</b>	<b>\$ 23,657</b>	<b>\$ 14,757</b>





# Grand Oaks

## Community Development District

### Long Term Debt Report

#### Series 2019A, Special Assessment Bonds

Interest Rates:	3.750%, 4.125%, 4.750%, 5.000%
Maturity Date:	11/1/2050
Reserve Fund Definition	Maximum Annual Debt Service
Reserve Fund Requirement	\$672,781
Reserve Fund Balance	\$670,063
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>

#### Series 2020, Special Assessment Bonds

Interest Rates:	3.25%, 4.00%, 4.25%, 4.50%
Maturity Date:	5/1/2052
Reserve Fund Definition	Maximum Annual Debt Service
Reserve Fund Requirement	\$931,100
Reserve Fund Balance	\$585,469
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
2/20/26	ACH	\$ 77,863.43	\$ -	\$ -	\$ 77,863.43	\$ 31,730.01	\$ 28,769.02	\$ 17,364.40	\$ -	\$ 77,863.43
<b>TOTAL</b>		<b>\$ 1,401,972.09</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,401,972.09</b>	<b>\$ 580,567.88</b>	<b>\$ 512,231.55</b>	<b>\$ 309,172.63</b>	<b>\$ -</b>	<b>\$ 1,401,972.06</b>

**98% Net Percent Collected**

**Direct Bill ASSESSMENTS**

Toll Southeast LP Company Inc.				
2026-01		Net Assessments	\$90,091.16	\$90,091.16
Date Received	Due Date	Net Assessed	Amount Received	General Fund
1/27/26	11/30/25	\$90,091.16	\$90,091.84	\$90,091.84
		<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	\$242,451.21
		<b>\$ 242,451.21</b>	<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	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		

\$ 319,293.67	\$	-	\$	-
---------------	----	---	----	---

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

February 01, 2026 through February 28, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	2/4/26	2137-2138	\$ 568,296.28
	2/6/26	2139-2150	\$ 50,942.69
	2/11/26	2151-2153	\$ 3,583.00
	2/13/26	2154-2156	\$ 7,340.00
	2/18/26	2157-2159	\$ 5,582.43
	2/52/26	2160	\$ 250,000.00
<b>Total Amount</b>			<b>\$ 885,744.40</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/04/26	00028	1/27/26	01272026	202602	300-20700-10000		11.15 FY26 ASSESSMENTS	*	353,233.95		
		1/27/26	01272026	202602	300-20700-10000		01.27 FY26 ASSESSMENTS	*	1,158.31		
										354,392.26	002137
-----											
2/04/26	00029	1/27/26	01272026	202602	300-20700-10000		01.15 FY26 ASSESSMENTS	*	213,204.89		
		1/27/26	01272026	202602	300-20700-10000		01.27 FY26 ASSESSMENTS	*	699.13		
										213,904.02	002138
-----											
2/06/26	00084	1/28/26	7701	202601	320-53800-60000		REPLED PHOT EYE	*	255.00		
		1/28/26	7701	202601	320-53800-60000		CUSTOMER APPRECIATION DIS	*	25.50-		
										229.50	002139
-----											
2/06/26	00004	1/25/26	5240	202602	330-53800-45505		FEB POOL SVCS/CHEMICALS	*	1,800.00		
										1,800.00	002140
-----											
2/06/26	00053	11/30/25	JAC-0380	202511	320-53800-60000		NOV PET STATIONS	*	52.00		
										52.00	002141
-----											
2/06/26	00053	1/31/26	JAC-0408	202601	320-53800-60000		JAN PET STATIONS	*	52.00		
										52.00	002142
-----											
2/06/26	00021	2/01/26	42	202602	320-53800-12000		FEB FIELD OPS/ADMIN	*	3,911.92		
		2/01/26	42	202602	330-53800-12000		FEB FACILITY MANAGEMEN	*	7,083.33		
										10,995.25	002143
-----											
2/06/26	00021	2/01/26	43	202602	310-51300-34000		FEB MANAGEMENT FEES	*	4,873.17		
		2/01/26	43	202602	310-51300-35200		FEB WEBSITE ADMIN	*	105.00		
		2/01/26	43	202602	310-51300-35100		FEB INFORMATION TECH	*	157.50		
		2/01/26	43	202602	310-51300-31300		FEB DISSEMINATION SVCS	*	262.50		
		2/01/26	43	202602	310-51300-51000		OFFICE SUPPLIES	*	.54		

GOCD GRAND OAKS CDD SRICE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		2/01/26	43	202602 310-51300-42000		*	13.32		
			POSTAGE						
		2/01/26	43	202602 310-51300-42500		*	47.25		
			COPIES						
		2/01/26	43	202602 310-51300-49000		*	55.66		
			TELEPHONE						
								5,514.94	002144
-----									
2/06/26	00094	1/26/26	2030300	202601 330-53800-60000		*	9,120.00		
			50%DEP-INSTAL(2)5HP FOUNT						
								9,120.00	002145
-----									
2/06/26	00003	2/01/26	343627B	202602 320-53800-46300		*	2,475.00		
			FEB LAKE MAINTENANCE						
								2,475.00	002146
-----									
2/06/26	00003	2/01/26	344348B	202602 320-53800-60000		*	200.00		
			QTLY FOUNTAIN CLEANING						
								200.00	002147
-----									
2/06/26	00025	2/01/26	40444	202602 330-53800-48300		*	1,350.00		
			FEB CLEANING 3X PER WEEK						
								1,350.00	002148
-----									
2/06/26	00018	2/02/26	803590	202602 320-53800-46000		*	19,084.00		
			FEB LANDSCAPE MAINTENANCE						
								19,084.00	002149
-----									
2/06/26	00095	1/31/26	7551527	202601 310-51300-48000		*	70.00		
			NOTICE OF MEETING-1/14/26						
								70.00	002150
-----									
2/11/26	00050	2/09/26	020926	202602 330-53800-60000		*	1,380.00		
			INSTALL LIGHTS ENT/EXIT						
								1,380.00	002151
-----									
2/11/26	00078	12/19/25	11801570	202512 320-53800-60000		*	525.00		
			UNCLOGGED AERATOR LINE						
								525.00	002152
-----									
2/11/26	00096	2/04/26	190589	202602 330-53800-60000		*	1,678.00		
			INSTALL/RESET FENCING						
								1,678.00	002153
-----									
2/13/26	00030	2/11/26	02112026	202602 310-51300-11000		*	200.00		
			BOS MEETING 02.11.26						
								200.00	002154
-----									
GOCD GRAND OAKS CDD SRICE									

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/13/26	00097	2/11/26 709391	202602 330-53800-60000 50%DEP-DRYWALL/PAINTING	TRINITY PAINTING & MAINTENANCE LLC	*	6,940.00	6,940.00 002155
2/13/26	00089	2/11/26 02112026	202602 310-51300-11000 BOS MEETING 02.11.26	JAY R TROWBRIDGE	*	200.00	200.00 002156
2/18/26	00004	2/16/26 5431	202602 320-53800-60000 PAVER REPAIR-POOL AREA	C BUSS ENTERPRISES, INC	*	475.00	475.00 002157
2/18/26	00011	2/13/26 42595947	202602 330-53800-48300 FEB CLUBHOUSE SUPPLIES	CINTAS CORPORATION	*	290.74	290.74 002158
2/18/26	00021	2/13/26 45	202601 320-53800-60000 REPAIRS & MAINTENANCE-JAN	GOVERNMENTAL MANAGEMENT SERVICES	*	4,816.69	4,816.69 002159
2/25/26	00087	2/25/26 02252026	202602 300-15100-10000 TRANSFER TO SBA	STATE BOARD OF ADMINISTRATION	*	250,000.00	250,000.00 002160
TOTAL FOR BANK A						885,744.40	
TOTAL FOR REGISTER						885,744.40	

**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**

Date	Dist.	Net Amount	Commissions	Interest	Net Receipts	O&M Portion	40.75%      36.95%      22.30%      0.00%      100.00%			Total
							2019 Debt Service Portion	2020 Debt Service Portion	2021 Debt Service Portion	
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>\$ -</b>	<b>\$ -</b>	<b>\$ 1,324,108.66</b>	<b>\$ 548,837.87</b>	<b>\$ 483,462.53</b>	<b>\$ 291,808.23</b>	<b>\$ -</b>	<b>\$ 1,324,108.63</b>

92%	Net Percent Collected
-----	-----------------------

**Direct Bill ASSESSMENTS**

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

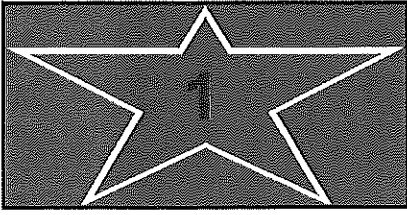
Pulte				
2026-03		Net Assessments	\$242,451.21	\$242,451.21
Date Received	Due Date	Net Assessed	Amount Received	General Fund
10/9/25	11/30/25	\$242,451.21	\$242,451.21	\$424,451.21
		<b>\$ 242,451.21</b>	<b>\$ 242,451.21</b>	<b>\$ 424,451.21</b>

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>



**Allstar Electrical Contractors Inc.**

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

**INVOICE**

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

Approved  
Repairs & Maintenance  
001.320.53800.60000  
Rich Gray

**INVOICE** 7701  
**DATE** 01/28/2026  
**TERMS** Net 15  
**DUE DATE** 02/12/2026

DATE	ACTIVITY	QTY	RATE	AMOUNT
01/28/2026	Sales:Sales Item Replaced photo eye that controls lights on sign at Twinbrook Way.	1	255.00	255.00
	Administrative:Customer Appreciation Discount Existing Customer Discount	1	-25.50	-25.50

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

**BALANCE DUE**

**\$229.50**

Pay invoice

**RECEIVED**  
By Tara Lee at 9:27 am, Jan 29, 2026

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

License #EC13012959

# 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.: 5240  
Terms: Net 30  
Invoice date: 01/25/2026  
Due date: 02/24/2026

Approved  
Pool Maintenance  
001.330.53800.45505

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: FEBRUARY	1	\$1,800.00	\$1,800.00
				<b>Total</b>	<b>\$1,800.00</b>

## Ways to pay

BANK

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

[View and pay](#)

**RECEIVED**  
By Tara Lee at 10:53 am, Jan 27, 2026

**INVOICE# JAC-0380851**

11/30/2025

DoodyCalls

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

Please remit payment to: <b>DoodyCalls</b> <b>3948 3rd St S #442, Jacksonville Beach</b> <b>FL, 32250</b>	
Invoice Balance	\$52.00
Total Due Includes All Unpaid Invoices	\$ 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-0380851	Nov. 30, 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	Nov. 6, 2025	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Nov. 13, 2025	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Nov. 20, 2025	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Nov. 28, 2025	1		\$ 13.00		\$ 13.00
<b>Invoice Total</b>						\$52.00
<b>Payments/Credits Applied to Invoice</b>						\$0.00
<b>Invoice Balance</b>						\$52.00
<b>A minus sign (-) in the Total Due Field Box indicates a credit balance</b>						
DoodyCalls is going Green - Let us know if you prefer your Invoices by email or choose monthly auto pay with your card.						

**RECEIVED**

**By Tara Lee at 1:25 pm, Feb 02, 2026**

Approved  
Repairs & Maintenance  
001.320.53800.60000  
Rich Gray

**INVOICE# JAC-0408710**

01/31/2026

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

Please remit payment to: <b>DoodyCalls</b> <b>3948 3rd St S #442, Jacksonville Beach</b> <b>FL, 32250</b>	
Invoice Balance	\$52.00
Total Due Includes All Unpaid Invoices	\$ 104.00

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

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

CUSTOMER CARE CENTER HOURS OF OPERATION: 800 366-3922 Monday - Friday: 8:30 AM to 9 PM Saturday: 9 AM to 5 PM Sunday: 12:30 PM to 3:30 PM					<b>Invoice #</b>	<b>Invoice Date</b>
					JAC-0408710	Jan. 31, 2026
<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	Jan. 8, 2026	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Jan. 15, 2026	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Jan. 22, 2026	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Jan. 29, 2026	1		\$ 13.00		\$ 13.00
<b>Invoice Total</b>						\$52.00
<b>Payments/Credits Applied to Invoice</b>						\$0.00
<b>Invoice Balance</b>						\$52.00
<b>A minus sign (-) In the Total Due Field Box Indicates a credit balance</b>						
DoodyCalls Is going Green - Let us know if you prefer your Invoices by email or choose monthly auto pay with your card.						

Approved  
 001.320.53800.60000  
 Repairs & Maintenance  
 Rich Gray

**RECEIVED**  
 By Tara Lee at 9:46 am, Feb 02, 2026

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

# Invoice

Invoice #: 42  
Invoice Date: 2/1/26  
Due Date: 2/1/26  
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 - February 2026		3,911.92	3,911.92
Facility Management - February 2026		7,083.33	7,083.33
<i>Alison Moring</i> 2-5-26			

**Total** \$10,995.25

**Payments/Credits** \$0.00

**Balance Due** \$10,995.25

**RECEIVED**

By Tara Lee at 11:05 am, Feb 05, 2026

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

# Invoice

**Invoice #:** 43  
**Invoice Date:** 2/1/26  
**Due Date:** 2/1/26  
**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 - February 2026		4,873.17	4,873.17
Website Administration - February 2026		105.00	105.00
Information Technology - February 2026		157.50	157.50
Dissemination Agent Services - February 2026		262.50	262.50
Office Supplies		0.54	0.54
Postage		13.32	13.32
Copies		47.25	47.25
Telephone		55.66	55.66

**Total** \$5,514.94

**Payments/Credits** \$0.00

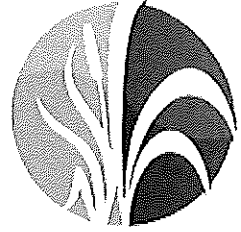
**Balance Due** \$5,514.94

**RECEIVED**  
 By Tara Lee at 11:06 am, Feb 05, 2026

# INVOICE

Innovative Fountain Services, Inc  
11637 Columbia Park Dr E  
Ste 4  
Jacksonville, FL 32258-4493

admin@innovativefountainsservices.com  
+1 (904) 551-1017



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

## Invoice details

Invoice no.: 2030300  
Terms: Net 30  
Invoice date: 01/26/2026  
Due date: 02/25/2026

Approved  
Misc Maintenance  
001.330.53800.60000  
Rich Gray

#	Product or service	Description	Qty	Amount
1.	Terms	<p>Innovative Fountain Services proposes to provide all necessary materials, labor, and equipment to perform the following services: Convert both floating fountains from 10HP to 5HP. Pricing includes new 5HP submersible pump and motor, new heavy-duty underwater pump cables and overload disconnect in the fountain controller for each.</p> <p>Replacement solid brass nozzles to create a 3-tiered display.</p> <p>Terms of sale are 50% deposit required upon placement of order with remaining balance due net 30.</p>	1	\$9,120.00

**Total** **\$9,120.00**

## Ways to pay

BANK

[View and pay](#)

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	2/1/2026	\$2,475.00

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

00000000172171001000000034362700000024750053

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 2/11/2026**                      **Invoice 343627B**                      **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
2/1/2026	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 1:58 pm, Feb 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**

<b>Total Account Balance including this invoice:</b>	\$2675.00	<b>This Invoice Total:</b>	\$2475.00
--	-----------	----------------------------	-----------

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

**Customer #:** 729170  
**Portal Registration #:** 5D65AC7B  
**Customer E-mail(s):** amossing@gmstnn.com,mblagetti@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:



The Lake Doctors, Inc.  
Aquatic Management Services  
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                                  2/1/2026                              \$200.00

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

0000000017217100100000003443480000002000080

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 2/11/2026**                      **Invoice 344348B**                                  **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
2/1/2026	Fountain Cleaning Service - Quarterly		\$200.00	\$0.00	\$200.00

Please remit payment for this month's invoice.

Approved  
Repairs And Maintenance  
001.320.53800.60000  
Rich Gray

**RECEIVED**  
**By Tara Lee at 1:59 pm, Feb 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:**

\$2675.00

**This Invoice Total:**

\$200.00

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

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

**Corporate Address**  
4651 Sallsbury 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

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 #
2/1/2026	40444

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.**

P.O. No.	Terms	Due Date	Project
	Net 30	3/3/2026	

Description	Qty	Rate	Amount
February (2/1/2026 - 2/28/2026) Monthly Service - Cleaning 3x per week (Mon./Wed/Fri.)  Approved Janitorial 001:330:53800:48300 Christy Buganski/Amenity Manager  <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p><b>RECEIVED</b>              By Tara Lee at 2:03 pm, Jan 30, 2026</p> </div>	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



PO Box 6569  
Hilton Head Island, SC 29938

<b>Invoice 803590</b>	
<b>Date</b>	<b>PO/Contract#</b>
02/02/26	
<b>Account Manager</b>	<b>Terms</b>
WILLIAM FLANNERY	Net 30
<b>Total Amount</b>	<b>\$19,084.00</b>
<b>Property Address</b>	
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092	

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

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

Description	Amount
#85166 - Maintenance Contract Services - Grand Oaks CDD RENEWAL February 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 1:54 pm, Feb 02, 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	\$0.00	(\$5,000.00)	\$0.00	\$0.00

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

# USA TODAY CO.



ACCOUNT NAME Grand Oaks CDD		ACCOUNT # 803757	INV DATE 01/31/26
INVOICE # 0007551527	INVOICE PERIOD Jan 1- Jan 31, 2026	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 Allison Mossing Suite 114 475 W Town PL St Augustine, FL 32092-3648	PAYMENT DUE DATE: FEBRUARY 28, 2026  Legal Entity: USA TODAY 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@usatodayco.com FEDERAL ID 47-2390983

Save A Tree! USA TODAY Co. 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
1/1/26	Balance Forward	-\$66.64
1/13/26	PAYMENT - THANK YOU	-\$70.00

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
1/6/26	11943783	SAG St Augustine Record	Grand Oaks CDD - January Meeting		\$70.00

**RECEIVED**  
By Tara Lee at 11:32 am, Feb 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		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Grand Oaks CDD		803757		0007551527		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$70.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$136.64	-\$66.64
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		-\$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>		

000080375700000000000000075515270000666467176

# LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

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

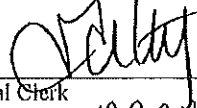
STATE OF WISCONSIN, COUNTY OF BROWN


Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a 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 01/06/2026  
SAG staugustine.com 01/06/2026

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 01/06/2026

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

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

87526

My commission expires

Publication Cost: \$70.00  
Tax Amount: \$0.00  
Payment Cost: \$70.00  
Order No: 11943783 # of Copies:  
Customer No: 803757 1  
PO #:

**THIS IS NOT AN INVOICE!**

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

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

## NOTICE OF MEETING GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors (the "Board") of the Grand Oaks Community Development District is scheduled to be held on Wednesday, January 14, 2026 at 1:30 p.m. located at the Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

James Oliver  
District Manager

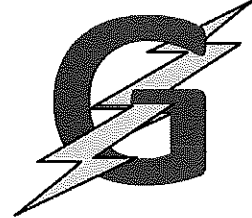
**Alfred W. Grover  
Electrical Contractor**

1304 Padola Road  
St Augustine, FL 32092  
215-847-5339  
[awg7422@gmail.com](mailto:awg7422@gmail.com)  
**FL License: EC 13010167**

**DATE:** 2/9/2026  
**INVOICE #** 020926  
**TERMS:** Due upon receipt

**Bill To:**  
Grand Oaks CDD  
1055 Tunrbull Creek Road  
Saint Augustine, FL 32095  
[rgray@rmsnf.com](mailto:rgray@rmsnf.com)  
904-759-8890

Approved  
Misc Maintenance  
001.330.53800.60000  
Rich Gray



**RECEIVED**  
By Tara Lee at 1:33 pm, Feb 10, 2026

**Job Location:** Grand Oaks

DESCRIPTION OF WORK	AMOUNT
<u>Entrance to Grand Oaks from Route 16</u>  1) Installed 2 rectangular LED floodlights 2) Installed 2 bullet LED floodlights 3) Installed 1, 2 lamp LED fixture in covered structure	
<u>Exit from Grand Oaks to Route 16</u>  1) Installed 1 rectangular LED floodlight 2) Installed 2 bullet LED floodlights 3) Installed 1, 2 lamp LED fixture in covered structure	
Work orderd by R. Gray	
Material and Labor	1,380.00
<b>TOTAL</b>	<b>\$ 1,380.00</b>

**Please make check payable to: Alfred W. Grover**

THANK YOU FOR YOUR BUSINESS!



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

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

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

Approved  
 Repairs and Maintenance  
 001.320.53800.60000  
 Christy Buganski/Amenity Manager

**RECEIVED**  
 By Tara Lee at 9:50 am, Feb 06, 2026

INVOICE 118015705	INVOICE DATE Dec 19, 2025
----------------------	------------------------------

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

Completed Date: 12/19/2025  
 Payment Term: Net 30  
 Due Date: 1/18/2026

DESCRIPTION OF WORK

Arrived on site today to meet with property manager, she showed us three locations that they were having issues two was in the office clubhouse women's bathroom mop sink in the closet was not secure to the wall or to the floor and has a floor hub drain and drain was off centered so secured sink to floor and wall to fix that issue and the party room area The sink on the hot side. The aerator supply line filter was clogged so cleaned out screen reassemble tested to make sure everything is working and flowing properly with no leaks or drips. The third location was at the playground area at the front of the property women's restroom where the sink was leaking from the overflow tailpiece on the stainless steel sink after playing with it multiple times identified that the gaskets were in the wrong place from previous install flipped the gaskets make sure everything was working flowing properly with no leaks or drips at this time. All job is complete

SUB-TOTAL	\$525.00
TAX	\$0.00
<b>TOTAL DUE</b>	<b>\$525.00</b>
<b>BALANCE DUE</b>	<b>\$525.00</b>

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

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

Terms:

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

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


legal actions shall be in Jacksonville, Duval Country, Florida

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

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

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

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


Sign here 

Date 12/19/2025

---

#### CUSTOMER ACKNOWLEDGEMENT

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

Sign here 

Date 12/19/2025

---



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 190589

Date	PO#
02/04/26	
Due Date	Terms
3/6/26	Net 30

BILL TO
Riverside Management: Grand Oaks
Riverside Management Services 50 Ellis Street #208 St. Augustine , FL 32095

Property Address
Riverside Management: Grand Oaks Turnbull Creek Rd St. Augustine , FL 32092

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

Job #208025 - Pond Access Gate - 1055 Turnbull Creek Rd

**Furnish and install 36' of 4' black 2 - rail aluminum fence along with 1 - 10' double drive gate. Reset 1 additional post on existing fence.**

SFN- Commercial Install	Approved Misc Maintenance 001.330.53800.60000 Rich Gray	\$1,678.00
-------------------------	--	------------

**RECEIVED**  
*By Tara Lee at 9:49 am, Feb 06, 2026*

Thank you for your business.

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

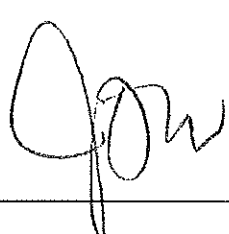
Subtotal	\$1,678.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$1,678.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$1,678.00</b>

# ATTENDANCE SHEET

District: Grand Oaks

Meeting Date: 02.11.26

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

PLEASE RETURN COMPLETED FORM TO ALISON MOSSING

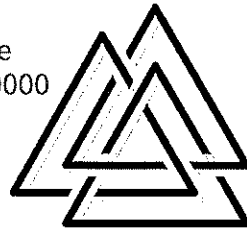
# INVOICE

INVOICE#709391

DATE: 02/11/26

TO:

Approved  
Misc Maintenance  
001.330.53800.60000  
Rich Gray



**Trinity  
Painting  
&  
Maintenance**

## GRAND OAKS

DESCRIPTION	RATE	TOTAL
Initial 50% down payment due now. Final 50% payment due upon project completion. <ul style="list-style-type: none"><li>Repair and mitigate mold on drywall located inside restrooms and utility room (Replace all moldy drywall as needed)<ul style="list-style-type: none"><li>Complete demolition and remove all damaged drywall, insulation, debris, &amp; trash</li><li>Treat wood and drywall for mold</li><li>Clean/disinfect area to prevent future mold</li><li>Rebuild: Install new insulation and drywall</li><li>Restore: Color match paint and texture</li></ul></li></ul>	\$6,940.00 50% deposit	\$6,940.00 50% deposit
TOTAL PRICE :		\$6,940.00

**RECEIVED**

*By Tara Lee at 1:05 pm, Feb 11, 2026*

# Thank you for your business!

AJ/ALEJANDRO- PRESIDENT

(904) 599-4130 | TR3NITYMAINTENANCE@GMAIL.COM

# ATTENDANCE SHEET

District: Grand Oaks

Meeting Date: 02.11.26

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

PLEASE RETURN COMPLETED FORM TO ALISON MOSSING

# 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.: 5431  
Terms: Net 30  
Invoice date: 02/16/2026  
Due date: 03/18/2026

Approved  
Repairs & Maintenance  
001.320.53800.60000  
Rich Gray

#	Product or service	Description	Qty	Rate	Amount
1.	PAVER REPAIR	RESET PAVERS ALONG PERIMETER OF POOL APPROX. 4'X4' AREA (SEE PHOTO ATTACHED)	1	\$475.00	\$475.00

**Total \$475.00**

### Ways to pay

BANK

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

[View and pay](#)

**RECEIVED**

**By Tara Lee at 8:01 am, Feb 17, 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 # 4259594708  
 INVOICE DATE 02/13/2026  
 SERVICE TICKET # 4259594708

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 023

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

APPROVED  
 Janitorial  
 001.330.53800.48300  
 Christy Buganski/Amenity Manager

Signature :

Cust. Name: GRAND OAKS  
 Elena Barron 11:37 AM 02/13/26  
 SoldTo# 0021633153 SO# 4259594708  
 Invoice Total Payment on Account  
 \$290.74 \$0.00

*Handwritten signature: U/S MT*

**RECEIVED**  
 By Tara Lee at 9:43 am, Feb 16, 2026

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

# Invoice

Invoice #: 45  
 Invoice Date: 2/13/26  
 Due Date: 2/13/26  
 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 January 1 - January 31, 2026 Maintenance Supplies	77.39	40.00 1,723.09	3,095.60 1,723.09
Approved Repairs & Maintenance 001.320.53800.60000 Rich Gray			
<i>Alison Moring</i> 2-16-26			

<b>Total</b>	<b>\$4,818.69</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$4,818.69</b>

**RECEIVED**  
 By Tara Lee at 2:45 pm, Feb 16, 2026

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF JANUARY 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/2/26	2	J.W.	Unlocked Legacy Park bathrooms, straightened and organized pool deck and patio furniture, removed debris around Legacy park, amenity center, pool deck and roadways, checked and changed all trash receptacles as needed
1/6/26	5.08	J.W.	Set up new shelving unit in office, removed old unit, put new shelving in place and cleaned up area
1/6/26	7.88	M.B.	Painted men's and women's restroom, straightened and organized pool deck and patio furniture, checked and changed all trash receptacles
1/8/26	7.83	M.B.	Finished up trim painting in men's and women's restroom, removed debris around amenity center, pool, roadways and ponds, checked and changed all trash receptacles
1/13/26	8.03	M.B.	Pressure washed the front and back of the amenity center building, cleaned front windows, removed cobwebs on amenity center, removed debris around amenity center, pool, ponds and mailboxes, checked and changed all trash receptacles
1/15/26	7.83	M.B.	Used cold patch to temporary patch up some pot holes in several locations, cleaned all front windows, removed cobwebs in the front and back of amenity center, removed debris around amenity center, pool, parking lot and roadways, checked and changed all trash receptacles
1/19/26	1	J.W.	Checked and changed trash receptacle at legacy park, removed debris from entrance and along main road
1/20/26	7.63	M.B.	Blew leaves and debris off pool deck and walkways, straightened and organized pool deck furniture, removed debris from pool deck, around amenity center, mailbox area, roadways, common areas and lakes, checked and changed trash receptacles
1/21/26	3.5	M.B.	Pressure washed the front, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, mailboxes and around community, checked and changed trash receptacles as needed
1/22/26	7.67	M.B.	Cleaned up front all light fixtures around amenity center, remove debris around amenity center, pool, mailboxes, walkways, roadways and ponds, straightened and organized all pool deck and patio furniture, checked and changed all trash receptacles
1/27/26	7.7	M.B.	Straightened and organized all pool deck and patio furniture, cleaned light fixtures at front entrance, removed debris around amenity center, pool, mailbox, walkways, ponds and roadways, checked and changed all trash receptacles
1/28/26	3.84	M.B.	Removed debris from pool deck, around amenity center, roadways, walkways and mailboxes, checked and changed all trash receptacles
1/29/26	7.4	M.B.	Straightened and organized all pool deck and patio furniture, removed debris around amenity center, ponds, pool and mailboxes, checked and changed trash receptacles, started prepping and painting two rooms in the amenity center, picked up supplies

TOTAL 77.39

MILES 0

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

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 2/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
GRAND OAKS	12/30/25	Cyan, Magenta, Yellow and Black ink Cartridges	189.70	R.N.
	1/2/26	Shelving Unit	333.78	R.N.
	1/2/26	Storage Containers (4)	148.30	R.N.
	1/2/26	Tension Rod	24.48	R.N.
	1/2/26	Curtains 2 Panels	32.59	R.N.
	1/8/26	Pressure Washer	228.85	R.G.
	1/8/26	Disposable Gloves 120pk	22.98	R.G.
	1/8/26	100' Extension Cord	80.48	R.G.
	1/8/26	1 Gallon of Paint	68.98	R.G.
	1/8/26	Keys (4)	22.86	R.G.
	1/15/26	100FT Watering Hose (2)	91.95	R.G.
	1/15/26	Fire Ant Killer	18.14	R.G.
	1/15/26	8"x8" Tamper	45.98	R.G.
	1/15/26	60lb Sakrete Blacktop Patch (2)	52.37	R.G.
	1/22/26	5 Gallon Bucket	4.58	R.G.
	1/22/26	Nifty Nabber	22.97	R.G.
	1/29/26	Paint (2)	73.55	R.W.
	1/29/26	Scotch Blue	8.03	R.W.
	1/29/26	Woven Mini 6pk	13.62	R.W.
	1/29/26	Wet Paint Sign	8.76	R.W.
	1/29/26	8pc Gold Kit Tray Set	22.98	R.W.
	1/29/26	Tray Liner 3pk	4.00	R.W.
	1/29/26	Blue Nitrile Gloves 120pk	22.98	R.W.
	1/29/26	Plastic Drop Cloth	11.41	R.W.
	1/29/26	Drydex Spackling	10.90	R.W.
	2/3/26	42 Gallon Contractor Bags 50ct	34.47	R.W.
	2/3/26	Weatherstrip	28.36	R.W.
	2/3/26	Steel U-Post Medium Duty (4)	47.61	R.W.
	2/3/26	Steel T-Post (2)	16.05	R.W.
	2/3/26	Assorted Cable Ties	31.40	R.W.
		<b>TOTAL</b>	<b><u>\$1,723.09</u></b>	

# *Grand Oaks*

## *Community Development District*

---

475 West Town Place Suite 114 • St. Augustine, FL 32092  
(904) 940-5850 (*office*) • (904) 940-5899 (*fax*)

February 25, 2026

Prime Operations  
State Board of Administration  
1801 Hermitage Blvd, Suite 100  
Tallahassee, FL 32308

RE: Grand Oaks CDD Deposit

Please see enclosed check #2160 \$250,000.00 for deposit into account #161831.

Sincerely,

*Alison Mossing*

Alison Mossing

District Accountant  
[amosing@gmstnn.com](mailto:amosing@gmstnn.com)  
865-603-7493