

Grand Oaks
Community Development District

MAY 13, 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

May 6, 2026

Board of Supervisors
Grand Oaks Community Development District

Dear Board Members:

The Grand Oaks Community Development District Meeting is scheduled for **Wednesday, May 13, 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 April 8, 2026 Meeting
- IV. Landscape Maintenance Update
- V. Consideration of Proposals:
 - A. Dominion Engineering for Bi - Annual Pond Inspections
 - B. Quarterly PM HVAC Maintenance
- VI. Discussion of Fiscal Year 2027 Budget Process
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 1. 2026 General Elections

2. Report on the Number of Registered Voters (766)

3. Annual Form 1 Filing & Annual Ethics Training

D. Operation Manager - Report

E. Amenity Center Manager - Report

VIII. Supervisor's Request and Public Comments

IX. Financial Reports

A. Financial Statements as of March 31, 2026

B. Summary of Operations and Maintenance Invoices

X. Next Scheduled Meeting – June 10, 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, April 8, 2026 at 10:00 a.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:

Matt Biagetti	District Manager
Wes Haber <i>by phone</i>	District Counsel
Allen Flannery	The Greenery
Erick Wyrick	The Greenery
Rich Gray	GMS
Robin Nixon	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Biagetti called the meeting to order at 10:00 a.m. Four Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comments (*Regarding Agenda Items Listed Below*)

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

THIRD ORDER OF BUSINESS

Consideration of Minutes of the March 11, 2026 Meeting

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

On MOTION by Mr. Trowbridge, seconded by Mr. Dudley, all in favor, the Minutes of the March 11, 2026 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Landscape Maintenance Update

Mr. Flannery provided an update on maintenance activities. It was reported that crews are working through delays caused by rain, with approximately half of the community mowed to date. Plans include completing pocket parks and continuing pond maintenance as conditions allow, with safety considerations due to wet conditions.

Mr. Flannery also reported on a fallen live oak tree near Summer Bay, which has been re-staked and will be further secured. Additionally, the first round of herbicide treatment has been applied, with early signs of effectiveness as weeds begin to decline. Staff noted that treatment will be applied gradually to avoid damage to turf while restoring proper nutrient balance.

Staff confirmed that mowing cycles are on schedule and that proper access and equipment are being utilized for pond maintenance. Further updates will be included in the weekly report.

FIFTH ORDER OF BUSINESS

Consideration of Proposals:

A. Mulching

Mr. Gray reviewed multiple proposals for mulching services throughout the District. He presented proposals from Greenery, Yellowstone, and US Mulch, noting variations in pricing and application methods. The scope of work included mulching at entryways, amenity areas, and other designated locations, with an option to utilize pine straw in certain areas, particularly around the front pond, to reduce costs while still providing ground cover and erosion control.

The Board discussed prior mulching efforts, noting that limited mulching had been completed in the previous year and emphasizing the importance of mulching for both aesthetic purposes and weed suppression and soil stabilization. Staff confirmed that all proposals reflected comparable scopes of work and that vendors would apply mulch at a standard depth.

After discussion, the Board expressed a preference for a cost-effective approach utilizing a combination of mulch and pine straw.

On MOTION by Ms. Cruz, seconded by Mr. Dudley, all in favor, the Proposal from Yellowstone for Mulch and Pine Straw totaling \$10,685, was approved.

B. Annuals

Mr. Gray reviewed a proposal for installation of annual planting at the front entry and amenity center areas. Staff explained that the proposal includes installation of blue daze plantings at the front entry, as well as seasonal annuals in planter boxes at the amenity center to enhance overall aesthetics.

The Board discussed the scope and cost of the proposal, noting that blue daze is a durable plant that, once installed, will not require frequent replacement and can be maintained over time. It was also noted that the planter boxes at the amenity center would include seasonal rotations to provide ongoing color.

After discussion, the Board agreed to proceed with the proposed improvements.

On MOTION by Mr. Trowbridge, seconded by Mr. Crosby, all in favor, the Proposal for Blue Daze and Annual Installation with the Greenery in the Amount of \$741.83, was approved.

C. Irrigation Pump Preventative Maintenance

Mr. Gray reviewed proposals related to irrigation pump repairs and ongoing preventative maintenance services. Staff explained that one of the pump stations is currently non-operational and requires repairs to restore functionality and allow for further system evaluation. The proposed repairs include replacement of pressure gauges, shaft seals, a check valve, and restoration of the vacuum pump necessary to properly prime the system.

The Board discussed concerns with the District’s current service provider and the need to transition to a more reliable vendor. Mr. Gray presented a proposal from M&M Pumps for both the repair work and ongoing preventative maintenance services, noting their experience and responsiveness on similar projects.

Additional discussion included the need for routine diving services to clean intake screens, with staff recommending semi-annual service to ensure proper system performance. It was noted that the proposed preventative maintenance contract would replace the existing agreement and provide more comprehensive service coverage.

Following discussion, the Board approved the repair of the irrigation pump system.

On MOTION by Ms. Cruz, seconded by Mr. Trowbridge, all in favor, the Proposal for Irrigation pump repairs in the Amount of \$4,874, was approved.

On MOTION by Ms. Cruz, seconded by Mr. Trowbridge, all in favor, the Proposal for Annual Preventative Maintenance and Diving Services in the Amount of \$7,030, was approved.

D. Fountains at Legacy Park (Lighting Kit Repair)

Mr. Gray reviewed proposals for replacement of the lighting system at the Legacy Park Fountains. Mr. Gray reported that one of the fountain lighting kits is currently non-operational and presented options from two vendors for replacement.

The Board discussed the cost differences between vendors, warranty terms, and the potential for color variation between the existing and replacement lighting systems. An additional option to replace both fountain lighting systems was presented to ensure uniformity; however, it was noted that the second fountain is currently functioning.

After discussion, the Board determined to proceed with replacement of the non-functioning lighting system only.

On MOTION by Ms. Cruz, seconded by Mr. Crosby, all in favor, the Proposal for One Light Kit Replacement on the Legacy Park Fountain with Future Horizons in the Amount of \$2,722, was approved.

SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2027 Budget Process

Mr. Biagetti reviewed the Fiscal Year 2027 budget process. He noted that the proposed budget will be presented for approval at the June 10 meeting, with final adoption scheduled for August 12.

Staff provided an update regarding anticipated changes to the budget format, including the potential addition of more detailed line items to improve tracking and transparency. Examples discussed included separating preventative pump maintenance and fountain repairs into distinct categories, as well as identifying specific revenue sources such as the National Stormwater Trust lease payments. It was reported that the District is expected to receive its first lease payment.

The Board discussed recent trends in general repairs and maintenance expenses, noting that prior budgets may not have accurately reflected actual costs. It was suggested that a more detailed review of historical expenditures be conducted to better understand spending patterns and to develop a more realistic budget moving forward. The Board expressed interest in breaking down expenses into more specific categories to improve visibility and long-term planning.

Staff will review historical maintenance expenditures and work with Board members to develop updated budget recommendations for consideration at a future meeting.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber provided a legislative update following the recent session, noting that changes were made to sovereign immunity limits, increasing the maximum recoverable amounts in certain negligence claims. Mr. Haber advised that the District's current insurance coverage is expected to remain sufficient. He also reported on a new legislation establishing a recall process for supervisors in community development districts with resident-elected boards, though it is not expected to impact the District.

Discussion followed regarding upcoming Board seat elections. Staff confirmed that two seats will be up for election in November, with the qualifying period scheduled for June 8, 2026 through June 12, 2026. It was noted that if candidates qualify for a seat, the Board may appoint a qualified elector to fill the vacancy following the election.

Additional discussion included the process for handling unpaid assessments. Mr. Haber explained that no enforcement action is currently underway and that the District typically coordinates with bondholders and trustees regarding debt assessments, while maintaining the ability to pursue operations and maintenance assessments if necessary.

B. Engineer

The District Engineer was not present; however, an update was provided regarding ongoing permitting matters by Mr. Dudley.

Mr. Dudley reported that two permit transfers with the Water Management District are currently in process. The first involves transferring the overall water management permit from construction to operations, including completion of required corrective items such as buffer signage installation and vegetation management. The second involves transfer of the Environmental Resource Permit (ERP) associated with the amenity facility.

Staff noted that documentation and coordination with the Water Management District are ongoing, and that the District is working to complete the transfers to ensure compliance and operational control moving forward. It was further noted that while significant progress has been made, additional review by the Water Management District may result in minor corrective items prior to approval.

C. Manager

Mr. Biagetti reminded Board members of the requirement to complete Form 1 financial disclosure forms with the Commission on Ethics. It was noted that the forms are due by July 1st, and that reminder notifications will be provided as the deadline approaches.

D. Operation Manager – Report

Mr. Gray presented a proposal for fencing repairs and gate relocation at ponds 17 and 18. It was noted that sections of fencing are beyond repair and require replacement, and that relocating access gates would improve maintenance operations by allowing vendors to access the ponds without crossing residential properties.

The Board discussed the proposal, including coordination with the landscape contractor and overall maintenance considerations.

On MOTION by Mr. Dudley, seconded by Ms. Cruz, all in favor, the Proposal from Sterling Specialties to Repair Fencing on Ponds 17 and 18 in the Amount of \$3,070, was approved.
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Mr. Gray also provided an update on the playground demolition project, noting that work will proceed upon execution of the agreement with the selected contractor.

The Board discussed potential replacement of the playground following demolition of the existing structure. Staff reported that preliminary proposals range from approximately \$50,000 to \$150,000 depending on size, features, and location. Considerations included whether to relocate playground to an open field area or rebuild within existing location, as well as the need for shade structures and safety surfacing.

The Board discussed coordinating with the HOA regarding potential funding contributions and agreed that additional information is needed before making a formal request. A Board member volunteered to work with staff to develop options and obtain proposals for review at a future meeting.

E. Amenity Center Manager – Report

Ms. West provided an update on recent and upcoming community events. It was reported that a recent vendor fair was well attended, and another event is scheduled for May 2 with a Mother's Day theme.

Additional updates included recurring food truck visits each Thursday, the introduction of a monthly ice cream vendor, and efforts to coordinate additional vendors, including a snow cone truck. A community yard sale is scheduled for April 25.

Ms. West also reported that facility rentals for May are nearly fully booked due to seasonal demand, with limited availability remaining. Ongoing community activities such as card clubs, book club meetings, and Bible study continue to be held regularly.

The Board discussed communication efforts related to community reminders and agreed to streamline messaging in future communications.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Public Comments

Mr. Biagetti asked for any Supervisor requests and public comments.

A resident expressed concerns regarding e-bike usage within the community, including safety issues, property damage, and use within conservation areas. The Board discussed potential limitations of enforcement and noted that additional review of applicable county regulations and District policies may be warranted.

Secretary / Assistant Secretary

Chairman / Vice Chairman

FIFTH ORDER OF BUSINESS

A.



DOMINION ENGINEERING GROUP

March 30, 2026

Grand Oaks CDD

C/O GMS
475 West Town Place Suite 114
St Augustine, FL 32092

Re: Stormwater Ponds Bi-Annual Inspection
Grand Oaks CDD
St Johns County, Florida

Dear Madam/Sir:

As requested, **Dominion Engineering Group, Inc. ("DEG")** is pleased to submit this letter agreement (the "Agreement") to the **Grand Oaks CDD ("Client")** for providing consulting services for your District. The scope of services and terms follow.

PROJECT UNDERSTANDING

The scope of services and fees described herein are based upon our understanding of the project and assumptions as follows:

1. Grand Oaks CDD has 20 stormwater ponds which were constructed and are operating more than 2 years following the submittal of the As-built Plans. The Permit is now in the Operating Phase of the stormwater permit and is essentially a stormwater treatment facility in the eyes of the State. Grand Oaks has three (3) ponds that were partially constructed and are not in this scope.
2. As required in the SJRWMD Construction and Operation Permit (139022). Condition No. 24, DEG will inspect the stormwater management system according to the below condition of your permit.

"24. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name and contact information of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours. If at anytime the system is not functioning as designed and permitted, then within 30 days the

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4348 Southpoint Blvd, Suite 204
Jacksonville, Florida 32216
904-854-4500
www.DOM-ENG.com

entity shall submit a report electronically or in writing to the District using Form 62-330.311(1), "Operation and Maintenance Inspection Certification,""

SCOPE OF SERVICES

The services to be performed by DEG will include and be limited to the following:

Task 1. Review of SJRWMD Permit Information

DEG will review the SJRWMD historic permit information to better understand the design and operation of the stormwater collection and operation of the stormwater system. Focus will include side bank erosion and pond discharges as they are the critical issues on the SJRWMD check list.

The review will include construction plans and calculations to understand the design and operation of the 20 operating stormwater ponds in this community.

Task 2. Site Inspection and Observation Report

DEG will walk the stormwater ponds to inspect the ponds for areas where the operation may need some maintenance. This will include photographs, notes and a site observation report that includes all the information in one place. We will complete the SJRWMD Operation and Maintenance Checklist for each pond during the inspection and may add some additional notes in the office following the site visit. A copy of the checklist is below. If we determine from the site inspections the system is not functioning as designed and permitted, then DEG will submit on behalf of the CDD an Exceptions Report to the District, on form number 40C-42.900(6), Exceptions Report for Stormwater Management Systems Out of Compliance "Operation and



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Maintenance Inspection Certification,” describing the remedial actions proposed to resolve the failure or deviation.



Dominion Engineering Group, Inc.
 Planners and Engineers

PROJECT NAME:

PROJECT NUMBER:

DATE:

INSPECTOR:

SJRWMD OPERATION AND MAINT. INSPECTION CHECKLIST

SWMF 1		
PASS/FAIL	ITEM:	COMMENT:
FAIL	Pond Banks	
FAIL	Orifice	
FAIL	Weir	
FAIL	Outfall Structure	
FAIL	Outfall Riprap	
FAIL	Outfall Conveyance	

Task 3. Repair Matrix (Optional)

DEG will prepare a drainage system repair report with a repair matrix for the areas that we believe need to be repaired. These areas include stormwater ponds and their corresponding outfall system. The matrix will rank the repairs as the most important at the top to the least important. We will show the repair recommended and the location on an overall site plan with limits of the repair and the specific repair recommended. This overall plan should be sufficient to have a site contractor price and do the maintenance work. The matrix includes timelines should the work not be budgeted, the CDD and budget the work based on order of importance and address accordingly.

Task 4. Prepare Plans for Bid (Optional)

DEG will prepare a detailed engineering plan for the needed repair. We would recommend this if the repairs seem somewhat complicated or relatively expensive. This shall task would also include grades, elevation, compaction, repair methods, details necessary for the contractor to be successful and detailed specifications of the repair. This effort would require survey of existing conditions by a licensed survey hired by the CDD, or as an additional service under our contract. DEG would look to generate one set of repair plans for each pond needing repair plans.

Task 5. Construction Administration (Optional)

DEG will provide construction administration during active repairs and ensuring project compliance to plans and specifications. The scope shall include periodic inspections with site inspection reports, review testing materials reports and generating a punch list for the contractor including necessary inspections.

SCHEDULE

We will provide our services as diligently as practicable, recognizing that the Client is not requesting an expedited schedule. We see this as a 3-to-4-week effort once authorized to complete Tasks 1 and 2.

FEE AND BILLING

DEG will perform the services described in the Scope of Services as shown below. Additional services shall be billed on an hourly basis in accordance with the current rate schedule.

TASK	DESCRIPTION	FEE
1	Review SJRWMD Permit Information (Design Plans and Calculations)	\$500
2	Site Inspection and Observation Report (@\$400/pond)	\$8000
3	Repair Matrix Ranking Repairs (Optional)	\$1900
4	Prepare Plans for Bid (Optional/per pond)	\$1000-2000
5	Construction Admin (Optional)	
a	Bid Assistance	\$500
b	Inspection Site Visits (per visit, includes site inspection report)	\$200
c	Review Testing Materials	\$145
d	Punchlist	\$250

The hourly rates are as follows:

Classification	Rates (hourly)
Principals & Senior Managers	\$210
Professional Engineers	\$165
Project Engineer	\$145
Senior Engineering Designer	\$130
Cadd Technician	\$110
Administrative Staff	\$85

Fees will be invoiced monthly based upon the labor effort and other direct costs completed as of the invoice date. Payment will be due within 30 days of the date of the invoice. These rates are

valid for 12 months from the effective date of this contract, after which time they may be adjusted according to our then current direct salaries and overhead factors.

CLOSURE

In addition to the matters set forth herein, our Agreement shall include and be subject to and only to, the terms and conditions in the attached Standard Terms and Conditions, which are incorporated by reference. As used in the Standard Terms and Conditions, the term "the Consultant" shall refer to Dominion Engineering Group, Inc., and the term "the Client" shall refer to **Grand Oaks CDD** .

If you concur in all the foregoing and wish to direct us to proceed with the services, please have authorized persons execute both copies of this Agreement in the spaces provided below, retain one copy, and return the other to us with a \$0 retainer. Fees stated in this Agreement are valid for sixty (60) days after the date of this letter. We appreciate the opportunity to provide these services to you. Please contact me if you have any questions.

Very truly yours,
Dominion Engineering Group, Inc.



William E. Schaefer, PE
Principal

Agreed to this ____ day of _____, 2026

Grand Oaks CDD

By: _____ (Signature) _____ (Type Name)

STANDARD TERMS AND CONDITIONS

Whereas: Dominion Engineering Group, Inc. (DEG) is a Corporation in the State of Florida with its principal office at 3003 Claire Lane, Suite 201, Jacksonville, Florida 32223.

Whereas: Client expressly understands that the services DEG performs are personal in nature and are only intended to benefit Client, Client's subsidiaries, and wholly owned companies.

Therefore: DEG and Client enter into this Agreement to provide engineering services to Client for pay.

By execution of this Agreement, DEG agrees to provide the professional services described herein, and Client agrees to accept such services, all in accordance with the following terms and conditions.

1. The following terms shall have the meanings set forth below whenever they are used in this Agreement:
 - a. "Scope of Work" (SOW), incorporated by reference to these terms and conditions shall mean the technical description of the work to be performed. The price of the services to be provided is identified in an appropriate price schedule. For many projects, such as those in the early stages of project development, planning, zoning, or investigation, all activities are often not fully definable prior to the execution of this Agreement. Initial and additional detailed investigation may uncover additional facts and information requiring an alteration in the scope of this Agreement. DEG will inform client of any material changes pursuant to the work which may alter the scope of this Agreement.
 - b. "Documentation" shall mean deliverable documentation in accordance with the SOW for services described therein. Unless specifically stated otherwise in the SOW all Documentation shall be prepared in accordance with normal and customary criteria common for the services provided.
2. DEG shall obtain and maintain the licenses, professional registrations, permits and other authorizations necessary for DEG to perform the services identified herein. It is expressly understood that Client is responsible for any and all other permits, licenses, authorizations, and bonds, including related fees and any administrative fees or any taxes required by any federal, state, or local government law.
3. Invoices shall be DEG standard and will be submitted on a monthly or semi-monthly basis, or sooner, terms net fifteen (15) days. Past due balances shall be subject to interest at the rate of 1.5 percent per month. In addition to other rights in law and/or equity, DEG may, after giving five (5) days written notice, suspend services under this or any other agreement until all past due accounts have been paid. Client further agrees to and shall pay to DEG all costs and expenses for collection including but not limited to reasonable attorneys' fees and court costs.

The proposed fees constitute DEG's best estimate of the charges required to complete the project as defined and are valid for a period of thirty (30) days from the date of DEG's execution of this Agreement. General consulting and other services beyond the scope of services identified herein including but not limited to preparation for and attendance at meetings will be billed at DEG's normal and customary rates for the services provided. If upon submission of this Agreement to Client, Client fails to return a signed copy to DEG and knowingly allows DEG to proceed with the work, such services shall be deemed performed pursuant to the Agreement and these Terms and Conditions shall be binding the same as if the Agreement were fully executed. Except as provided below, the SOW will not be altered without mutual written agreement.

The fees, rates, and other costs in this Agreement are subject to escalation after a period of one year from the date first entered above, and annually thereafter, except those fees set forth in the fee schedule for lump sum tasks shall remain as fixed as set forth in the schedule.

Costs and schedule commitments shall be subject to renegotiation for delays caused by Client's failure to provide free access to survey areas, specified facilities, or information, or for delays caused by unpredictable occurrences, or force majeure, such as fires, floods, hurricanes, tropical storms, strikes, riots, unavailability of labor or materials or services, process shutdown, acts of god or of the public enemy, or acts or regulations of any governmental agency.

If the services covered by this contract are subject to local or state taxes or fees (except state income taxes), such additional costs will be charged to the project and are subject to reimbursement to DEG.

Where the method of contract payment is based on a time-and-materials basis, the minimum time segment for charging of work done at any of DEG's offices is one half hour.

Expenses properly chargeable to the work and reimbursable by Client (other direct costs) shall include: travel and living expenses of personnel when away from their home office conducting business connected with the project; phone, FAX, overnight delivery services, postage, shipping, mileage, and production costs; identifiable drafting and word processing supplies; Equipment usage and rental fees; and expendable materials and supplies purchased specifically for the project. These and other direct costs shall be marked up at 15 percent to reflect profit and additional costs sustained by DEG for administration.

Subconsultant and subcontractor costs properly chargeable to the work and reimbursable by Client shall include but not be limited to: consulting services, laboratory services, drilling services, etc. Such costs shall be marked up at 15 percent to reflect profit and additional costs sustained by DEG in administration of the subcontracts.

4. All documents and data furnished by Client or obtained from others, with or without Client intervention, including drawings, plans, specifications, maps, photographs, CADD diskettes and other instruments shall remain the property of Client or where applicable remain the property of the owner. Notwithstanding anything to the contrary in this Agreement, DEG reserves the right to reasonably rely on the accuracy and validity of such documentation and data. Client specifically agrees that DEG may rely on surveys, environmental data including location of wetland lines, geotechnical reports, pressure information for water, reuse and force mains, and other third-party data in performing DEG's SOW. Client agrees to indemnify, defend, and hold DEG harmless from any such loss, damage, or liability arising out of any errors, omissions, or inaccuracies in such documentation and/or data or where such documentation and/or data does not confirm to normal and customary standards.
5. All documents and data not furnished by Client, including drawings, plans, specifications, maps, photographs, CADD diskettes and other instruments of service prepared by DEG are the property of client provided client is not in default of its payment obligations hereunder and subject to DEG's copyrights and are subject to its sole discretionary control whether or not the Project is completed. DEG reserves and shall retain all common law, statutory and other reserved rights, including the copyright thereto, all rights in its

documents and copies made therefrom. Such materials are not intended or represented to be suitable for reuse by Client or others or on any other project. Any reuse without written verification or adaptation by DEG for the specific purpose intended will be at Client's sole risk and without liability or legal exposure to DEG, and Client shall indemnify and hold harmless DEG from all claims, demands, losses, and expenses, including attorneys' fees, of any nature whatsoever arising out of or resulting therefrom.

6. This Agreement shall be deemed made in, and in all respects interpreted, construed, and governed by, the laws of the State of Florida. All disputes arising hereunder are to be resolved in the state and federal courts having jurisdiction of such disputes sitting in the County of Duval, State of Florida or hearing appeals therefrom. Both parties hereby consent to the personal jurisdiction and venue of the courts in Duval County, Florida for the purposes of this Agreement, and agree to accept service of process by registered mail.
7. DEG will prepare all work and provide services in accordance with generally accepted professional practices. If any failure to meet the foregoing warranty appears within sixty (60) days after delivery of the work to Client, Client shall promptly notify DEG in writing of such defect. If properly notified, DEG will re-perform the defective portion of the work or service. The preceding two sentences set forth the exclusive remedy for claims based on failure of or defect in all work and services furnished by DEG whether claim is based on contract, warranty, tort (including negligence) or any other cause of action. **DEG does not make any other warranty or guarantee, expressed or implied, and all implied warranties are expressly excluded.** DEG rejects those terms and conditions offered by Client in its purchase order, requisition, or notice of authorization to proceed which are not set forth herein or expressly accepted by DEG in writing. **THERE ARE NO WARRANTIES GIVEN WHICH EXTEND BEYOND THE LANGUAGE AND DESCRIPTION ON THE FACE HEREOF.**
8. DEG shall indemnify Client against its loss, damage, and liability resulting from the illness, injury, or death of persons including, but not limited to, employees of Client or DEG or injury to property including, but not limited to, damage of property of Client or DEG arising out of the performance of this contract, provided that such loss, damage, or liability is caused by the actual negligence of DEG or of its officers, agents, servants, or employees. In the event of any loss, damage, or liability of any kind, whether to person or property, arising out of the concurrent negligence of DEG and Client, or Client's officers, agents, servants, employees, or otherwise, DEG will indemnify Client for that proportionate loss, damage or liability directly attributable to DEG's own active negligence and Client will indemnify DEG for that proportionate loss, damage or liability directly attributable to Client's own active negligence. However, in the event of any loss, damage or liability, whether to person or to property, arising out of the sole negligence of either DEG or Client, such party will assume full responsibility for any liability arising thereof and hold harmless the other party. DEG and Client further agree that if either DEG or Client engages in willful misconduct, such party shall assume full responsibility for any liability arising thereof irrespective of the nature and degree of the other party's negligence, and will indemnify and hold harmless the other party.

IN ADDITION, NEITHER CLIENT NOR DEG SHALL BE LIABLE (WHETHER IN CONTRACT, WARRANTY, TORT INCLUDING NEGLIGENCE OR OTHERWISE) FOR ANY INCIDENTAL, CONSEQUENTIAL, INDIRECT OR SPECIAL DAMAGES, INCLUDING, BUT NOT LIMITED TO, DAMAGES FOR LOSS OF USE, LOSS OF PROFITS, LOSS OF PRODUCTS, LOSS OF INTEREST ON BORROWED FUNDS, OR OTHER LOSSES OR DAMAGES ASSOCIATED WITH BUSINESS INTERRUPTION, REGARDLESS OF THE CAUSE THEREOF. PURSUANT TO SB286, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

9. With respect to operations performed under or incident to this Agreement, DEG has obtained and will continue to maintain insurance as described below.
 - a. General liability insurance covering Client's premises/operations, completed operations and products liability, and contractual liability, all with a minimum combined single limit of \$2,000,000 each occurrence and a general aggregate of \$4,000,000, and,
 - b. Comprehensive automobile liability insurance covering all owned, hired, and otherwise operated non-owned vehicles with a minimum combined single limit of \$1,000,000 for bodily injury and property damage, and,
 - c. Workers' compensation as follows: workers' compensation insurance as required by law, and,
 - d. Engineer's Professional Liability insurance with an aggregate of \$1,000,000.

Client shall have the right to require DEG to furnish Client with certificates of insurance which provide that the coverage will not be canceled or materially changed except upon thirty (30) days advance written notice to Client.

10. This Agreement contains the entire agreement of the parties. It may not be modified or terminated orally, and no claimed modification, termination, or waiver shall be binding on DEG unless in writing and signed by the contracting officer. Any modification to these terms and conditions without approval of the contracting officer shall be null and void. Any provision of either party's invoices, statements, orders, acknowledgments, or other forms which are inconsistent with or in addition to the provisions of this Agreement shall be of no force or effect unless specifically agreed to in writing by the party to be charged. Client may, in its sole discretion, terminate this agreement at any time upon 10 days written notice and pay all outstanding invoices and final invoice within 15 days of request.

Rev 2-5-2024-WES

B.



Heat Beaters LLC Heating and Air

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

(904) 495-7671
 Grandoaksmanager@gmsnf.com

ESTIMATE	#903
ESTIMATE DATE	Apr 16, 2026
SERVICE DATE	Apr 13, 2026
EXPIRATION DATE	Apr 20, 2026
TOTAL	\$1,335.00

CONTACT US

317 Woodridge Ln.
 St. Augustine, FL 32086

(904) 217-6670
 heatbeatersac@gmail.com

Service completed by: Joe Schiraldi

ESTIMATE

Services	qty	amount
Quarterly Commercial Maintenance Estimate ANNUAL MAINTENANCE PLAN	1.0	\$1,335.00
Quarterly Visits- Includes filter changes		
7- 16x25x2 Filters 1 - unknown 1" filter		

Our preventive maintenance is the best way to avoid costly breakdowns and repairs. By enrolling in our maintenance program, you're ensuring maximum system life, along with making sure your home system(s) are performing in top condition.

Heat Beaters LLC Heating and Air agrees to provide you (the customer), with the necessary labor and maintenance materials to perform a maintenance program as outlined below:

- Check operating pressures of condensing unit.
- Check temperature rise across condenser coil.
- Check temperature drop across evaporator coil.
- Check compressor motor amperage.
- Check refrigerant in system
- Check operation of controls.
- Adjust tension on all belts.
- Lubricate all required parts.
- Clean condensate line, drain, pan & check float switch.
- Check and tighten all electrical connections.
- Wash condenser coil & cabinet.
- Check thermostat operation.
- Clean air handler cabinet.
- Check air flow.
- Clean evaporator coil.

PREFERENTIAL SERVICE: Heat Beaters LLC Heating and Air will provide emergency to you before non-agreement customers.

HOURS OF SERVICE: The services covered by this agreement will be scheduled during Heat Beaters LLC Heating and Air regular hours, 8:00 a.m. to 5:00 p.m., Monday- Friday, except holidays.

PARTS: The agreement does not include any parts or materials except maintenance materials (lubrication/cleaning supplies) necessary to perform the required maintenance. Also Includes necessary filters

REPAIRS: Any repairs required beyond those provided in this agreement will be brought to your attention and payment is due upon completion of repairs. Heat Beaters LLC Heating and Air shall not be liable for any loss arising from the delay, failure to discover a condition requiring repair or replacement, or because of any performance under this agreement.

RECORDS: Heat Beaters LLC Heating and Air will maintain a complete record of all maintenance and repairs performed by us and will provide you with a written report upon completion of the work.

TERMS: This agreement is for one year from the effective date. We will renew this agreement at the same price and terms for the following year unless you (the customer) notify us in writing at least 30 days prior to the anniversary date of any changes

Services subtotal: \$1,335.00

Total **\$1,335.00**

Thank you for choosing Heat Beaters LLC Heating and Air!

Since 1962

Commercial Maintenance Agreement

2801 Dawn Road • Jacksonville, FL 32207 • 904-448-1962 • www.thigpenhvac.com

Benefits To You

- Lower utility costs
- Help extend equipment life
- Optimize system performance
- Priority customer status
- 48-hour emergency service (Monday-Friday)
- Emergency services 24/7 (Additional charges may apply)
- Complete HVAC services available
- Complete record of services and recommendations

Procedures

- Replace filters
- Clean drain lines/pan
- Treat drain pan with approved cleaner/Pan Tabs
- Check, monitor and record the refrigerant pressures of each unit
- Check and record TD temperature between supply discharge/return
- Tighten all electrical connections
- Check/record compressor amp draw
- Check capacitors microfarad draw
- Check blower and condenser fan amp draw
- Clean outdoor coil with approved cleaner (water access within 150ft)
- Clean evaporator coil in place
- Check/replace belts annually
- Provide written HVAC Log of all readings/findings
- Provide written recommendations if needed
- Note: Additional charges apply for repairs and refrigerant

OUR GOAL:

Our Thigpen Heating & Cooling Team will strive to provide a detailed, prompt, and professional maintenance service geared at; reducing energy waste, reducing dirt build-up within the system, optimizing equipment performance, and maintaining manufacturer's specifications during the designated maintenance (PM) scheduled visits. A detailed HVAC LOG of the recorded equipment vitals will be provided to you along with any necessary recommendations.

Customer Information:

Billing Information:

Customer Name			Billing Name		
Grand Oaks Club and Pool House					
Street Address			Street Address		
1055 Turnbull Creek Rd.					
City	State	Zip	City	State	Zip
St. Augustine, Fl.		32092			
Phone			Phone		

Point of Contact:

Name Robin Phone # 904-347-4575
 Email: Robin grandoaksmanager@gmsnf.com Rich rgray@gmsnf.com

Investment Schedule:

Investment for 5 # of **HVAC SYSTEM(s)** is \$ 1236 (for each **full maintenance** visit)

and \$ _____ (for each **filter-only** visit)

(FILTERS INCLUDED X) (FILTERS NOT INCLUDED _____)

Visits: _____ Yearly _____ Bi-Annual X Quarterly _____ Every other month

Description: _____ FULL MAINTENANCE VISITS PER YEAR _____ FILTER-ONLY CHANGES PER YEAR _____

TOTAL INVESTMENT FOR THE MAINTENANCE AGREEMENT IS \$ 4944 .00
FOR THE SUM OF: _____ .00

Company P.O. _____ (if required) Offer Date: 4/8/26

Implementation for full maintenance visit:

<input type="checkbox"/> Jan	<input type="checkbox"/> Feb	<input type="checkbox"/> March	<input type="checkbox"/> April	<input type="checkbox"/> May	<input type="checkbox"/> June
<input type="checkbox"/> July	<input type="checkbox"/> Aug	<input type="checkbox"/> Sept	<input type="checkbox"/> Oct	<input type="checkbox"/> Nov	<input type="checkbox"/> Dec

Implementation for filter-only visit(s): Number of filters each visit _____

<input type="checkbox"/> Jan	<input type="checkbox"/> Feb	<input type="checkbox"/> March	<input type="checkbox"/> April	<input type="checkbox"/> May	<input type="checkbox"/> June
<input type="checkbox"/> July	<input type="checkbox"/> Aug	<input type="checkbox"/> Sept	<input type="checkbox"/> Oct	<input type="checkbox"/> Nov	<input type="checkbox"/> Dec

This agreement offer is only valid for (30) days from the above offer date.



2801 Dawn Road • Jacksonville, FL 32207 • 904-448-1962 • www.thigpenhvac.com

Payment Authorization Form

Schedule your payment to be automatically deducted from your bank account, or charged to your Visa, Mastercard, American Express or Discover Card. Just complete and sign this form to get started!

Benefits of Recurring Payments:

- It is convenient (saving you time and postage)
- Your payment is always on time (even if you are out of town), and eliminates late fees

Here's How Recurring Payments Work:

You authorize regularly scheduled charges to your credit card. You will be charged the amount indicated below each billing period until the designated expiration date. A receipt will be emailed for each payment and the charge will appear on your bank or credit card statement. You agree that no prior notifications will be provided unless the date or amount changes, in which case you will receive notice from us at least 10 days prior to the payment being collected.

Please complete the information below:

I _____ authorize Thigpen Heating and Cooling to charge my account indicated below at the date of each maintenance for payment of my invoice.

Billing Address _____ Phone Number _____

City, State, Zip _____ Email _____

Credit Card

Cardholder Name _____
Card Number _____
Exp. Date _____
CVV Code _____

SIGNATURE _____ **DATE** _____

I understand that this authorization will remain in effect until the designated expiration date or until I cancel it in writing, whichever comes first, and I agree to notify Thigpen Heating & Cooling in writing of any changes in my account information or termination of this authorization at least 15 days prior to the next billing date. I acknowledge that any changes I make to my account information via an online Customer Portal will be considered written notice of change and will constitute authorization to charge the new account in place of the account identified on this form. If the above noted payment dates fall on a weekend or holiday, I understand that the payments may be executed on the next business day. For ACH debits to my checking/savings account, I understand that because these are electronic transactions, these funds may be withdrawn from my account as soon as the above noted periodic transaction dates. In the case of an ACH Transaction being rejected for Non-Sufficient Funds (NSF) I understand that Thigpen Heating & Cooling may at its discretion attempt to process the charge again within 30 days, and agree to an additional charge for each attempt returned NSF which will be initiated as a separate transaction from the authorized recurring payment. I acknowledge that the origination of ACH transactions to my account must comply with the provisions of U.S. law. I certify that I am an authorized user of this credit card/bank account and agree not to dispute these scheduled payments with my bank or credit card company; provided the transactions correspond to the terms indicated in this authorization form.



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

ESTIMATE 122668096	ESTIMATE DATE Apr 15, 2026
------------------------------	--------------------------------------

JOB ADDRESS

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

Job:

ESTIMATE DETAILS

Office HVAC Preventative Maintenance: 1 year Quarterly Visits Maintenance agreement
Duck Duck Air Conditioning is pleased to offer this maintenance proposal for the HVAC systems at the above referenced facility.

This proposal is for a Preventative Maintenance Agreement per the attached scope of coverage.

We include the following:

The appropriate fees, licenses and permits as required for our work.

Provide all services under the guidelines of the EPA regulations for handling disposal, storing, transporting, delivery, reclamation, recycling, recovery and reporting.

provide all services under the guidelines of OSHA regulations for jobsite safety and reporting.

Maintenance of (3) systems: 1 residential style Lennox and 2 commercial Lennox split systems.

Maintenance of systems listed above shall include (4) Quarterly visits to remove and replace system filters, 1 blower belt per year, clear drain lines, clean washable fan filters and visually inspect the HVAC / FAN equipment and log the operations of the equipment. Equipment log and asset information will stay onsite with the customer. One of these services will be performed during the full PM Service.

Maintenance of the equipment listed above shall include (1) Annual visit to perform a FULL maintenance cleaning and log the operation of the equipment. Refer to tasking sheets for full scope of work related to this annual service.

This proposal is based on normal working hours, i.e. Monday through Friday 8:00am to 4:30pm.

We exclude the following:

Pollution, connection, tapping, usage or impact fees.

Temporary facilities, i.e. toilets, water, sanitary, storm, electrical, HVAC, utilities, fencing, enclosures, barricades, etc.

Inspection of fire dampers, fire/smoke dampers, smoke dampers or control dampers not listed above.

Unless otherwise noted in this proposal the duct system, dampers, damper assemblies, damper actuators, duct connections, air distribution devices, grilles, flex duct or diffusers are not covered under this agreement.

Separate service or repair work including replacing motors, belts, compressors, coils, electrical components etc.-

(Maintenance only)

Indoor Air Quality testing of any kind unless otherwise noted.

Airside or water side testing and balancing of any kind unless otherwise noted.

Any work pertaining to the fire alarm or fire protection system unless otherwise noted.
Premium time work unless otherwise noted.

Billing and Service Details:

The service agreement will be billed to the customer on a Monthly basis at \$. or Quarterly basis at \$. whichever is agreed upon. The yearly total for this contract is \$.00

This agreement shall renew to the succeeding year upon the end of the listed terms unless either party gives written notice of intention to not renew this agreement at least (30) days prior to the renewal date. Either party may cancel the renewal with a (30) day written notice.

All emergency demand service calls will be billed at a rate of \$121.50 per hour during normal business hours and \$182.25 per hour during afterhours.

Service agreement customers receive a 10% discount on all parts and supplies used during repairs.

Service agreement customers will receive priority service 24/7/365.

This proposal is good for 30 days from the above referenced date. If you have any questions regarding this proposal, please call;

Steve D Woodman
Duck Duck Air Conditioning
CMC1250980

SUB-TOTAL	\$1,810.00
TAX	\$0.00
TOTAL	\$1,810.00
EST. FINANCING	\$27.42

Accepted system replacement estimates require a 50% deposit. The remaining balance due at completion.

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. You have the option to cancel this transaction within 3 business days of signing the estimate without incurring any penalties unless products have been installed on the specified date. The summary above is furnished by Duck Duck Rooter Plumbing, Septic & Air Conditioning as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

Sign here

Date



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

ESTIMATE 122646858	ESTIMATE DATE Apr 15, 2026
------------------------------	--------------------------------------

JOB ADDRESS

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

Job: 122230593

ESTIMATE DETAILS

Pool House HVAC maintainance: 1 year with 4 Quarterly maintenance visits

Duck Duck Air Conditioning is pleased to offer this maintenance proposal for the HVAC systems at the above referenced facility.

This proposal is for a Preventative Maintenance Agreement per the attached scope of coverage.

We include the following:

The appropriate fees, licenses and permits as required for our work.

Provide all services under the guidelines of the EPA regulations for handing disposal, storing, transporting, delivery, reclamation, recycling, recovery and reporting.

provide all services under the guidelines of OSHA regulations for jobsite safety and reporting.

Maintenance of (2) residential style split systems

Maintenance of systems listed above shall include (4) Quarterly visits to remove and replace system filters, clear drain lines, clean washable fan filters and visually inspect the HVAC / FAN equipment and log the operations of the equipment.

Equipment log and asset information will stay onsite with the customer. One of these services will be performed during the full PM Service.

Maintenance of the equipment listed above shall include (1) Annual visit to perform a FULL maintenance cleaning and log the operation of the equipment. Refer to tasking sheets for full scope of work related to this annual service.

This proposal is based on normal working hours, i.e. Monday through Friday 8:00am to 4:30pm.

We exclude the following:

Pollution, connection, tapping, usage or impact fees.

Temporary facilities, i.e. toilets, water, sanitary, storm, electrical, HVAC, utilities, fencing, enclosures, barricades, etc.

Inspection of fire dampers, fire/smoke dampers, smoke dampers or control dampers not listed above.

Unless otherwise noted in this proposal the duct system, dampers, damper assemblies, damper actuators, duct connections, air distribution devices, grilles, flex duct or diffusers are not covered under this agreement.

Separate service or repair work including replacing motors, belts, compressors, coils, electrical components etc.- (Maintenance only)

Indoor Air Quality testing of any kind unless otherwise noted.

Airside or water side testing and balancing of any kind unless otherwise noted.
Any work pertaining to the fire alarm of fire protection system unless otherwise noted.
Premium time work unless otherwise noted.

Billing and Service Details:

The service agreement will be billed to the customer on a Monthly basis at \$. or Quarterly basis at \$. whichever is agreed upon. The yearly total for this contract is \$.00

This agreement shall renew to the succeeding year upon the end of the listed terms unless either party gives written notice of intention to not renew this agreement at least (30) days prior to the renewal date. Either party may cancel the renewal with a (30) day written notice.

All emergency demand service calls will be billed at a rate of \$121.50 per hour during normal business hours and \$182.25 per hour during afterhours.

Service agreement customers receive a 10% discount on all parts and supplies used during repairs.

Service agreement customers will receive priority service 24/7/365.

This proposal is good for 30 days from the above referenced date. If you have any questions regarding this proposal, please call;

Steve Woodman
Duck Duck Air Conditioning
CMC1250980

SUB-TOTAL	\$825.00
TAX	\$0.00
TOTAL	\$825.00

Accepted system replacement estimates require a 50% deposit. The remaining balance due at completion.

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. You have the option to cancel this transaction within 3 business days of signing the estimate without incurring any penalties unless products have been installed on the specified date. The summary above is furnished by Duck Duck Rooter Plumbing, Septic & Air Conditioning as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

Sign here

Date

SEVENTH ORDER OF BUSINESS

C.

1.

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

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

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

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

Publish on or before May 25, 2026.

2.

Vicky Oakes
St. Johns County Supervisor of Elections

April 23, 2026

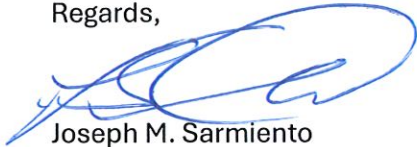
Joseph M. Sarmiento

Attn: Sarah Sweeting, Recording Secretary

Request for Registered Voter Totals, Grand Oaks CDD

This letter is in response to your request for Registered Voter Totals for the Grand Oaks Community Development District (CDD). As of 04/15/2026, the total number of active registered voters in Grand Oaks CDD is 766. If you have any further questions, please feel free to contact me.

Regards,



Joseph M. Sarmiento
GIS Elections Services Specialist

for

Vicky Oakes, St. Johns County Supervisor of Elections

904-823-2238

jsarmiento@votesjc.gov

D.

Grand Oaks

Community Development District

Field Operations & Amenity Management Report

05/13/2026



Rich Gray

FIELD OPERATIONS MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Robin Nixon

AMENITY MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Grand Oaks
Community Development District

Field Operations & Amenity Management Report
May 13th, 2026

To: Board of Supervisors

From: Rich Gray
Field Operations Manager

Robin Nixon
Amenity Manager

RE: Grand Oaks Field Operations & Amenity Management Report – May 13th, 2026

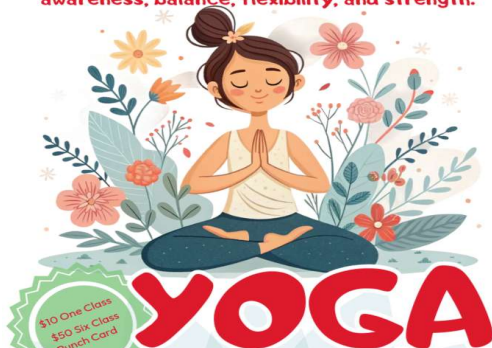
The following is a review of the field operations, maintenance, and amenities management items at Grand Oaks.



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
- The rental room is nearly fully booked for May, with limited availability remaining in June due to seasonal demand (graduations and baby showers).
- 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 3rd Thursday of each month.
 - Clubhouse was reserved twice this month for Lakeview and Summer HOA annual meetings for residents.

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



Events & Community Information

- We had 36 homes sign up; however, actual participation was much lower. Given the limited signage and lack of resident participation in posting signs, I recommend postponing future yard sales until participation is stronger and advertising efforts can be expanded.
- An end-of-school event is currently being planned. Details will be shared via email once finalized. Keep your eyes out for more info
- Weekly and monthly clubs (Mahjong, Hand & Foot, Samba, Bible study, and book club) continue to run consistently. I encourage anyone interested in starting a club for the kids over the summer to start the process now.



Weekly Maintenance Responsibilities

Listed below are weekly maintenance responsibilities:

- Roadways, pickleball courts, playgrounds, pool areas, sports complexes, and parking lots are checked weekly 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.
- All HVAC systems are checked weekly for proper operation. This includes the Amenity Center and Pool Deck Units. (In the process of setting up PM Maintenance for all HVAC units as an extra form of protection)
- Further maintenance tasks and developments are conducted on an as-needed basis. Examples of these developments are listed in the following pages.

Completed Projects

- Future Horizons completed the installation of the approved fountain lighting kit for the second fountain at Legacy Park. At this point, all systems seem to be operating as they should.
- Allstar Electric completed lighting repairs at Legacy Park, including replacing can lights and correcting a wiring issue. There are still repairs needed for the emergency lighting. The part has been ordered, just waiting for it to arrive.
- The Greenery completed the Flower rotation at the Amenity Center and Front entry area.
- GMS pressure-washed the front patio, back patio, and the sitting area of the Pool Deck. (Plans are to continue working on the Pool Deck area and then Legacy Park.)
- GMS continued touch-up painting in the Amenity Center. More touch-ups to follow. Then heading down to Legacy Park to repaint RR floors and the outdoor sitting area.
- The Greenery completed the sod installation of all hot spot areas that were either dying or showing signs of stress. There are (2) additional spots we are watching to see if it recovers. If these areas do not recover, The Greenery will replace them at NO cost to the district.
- GMS made corrections to the dog park fencing for better security, this area will be monitored weekly for future repairs.
- Sterling fencing completed the needed repairs to Pond 17 fencing and relocated the Gate on Pond 18 for better access and overall operation.

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

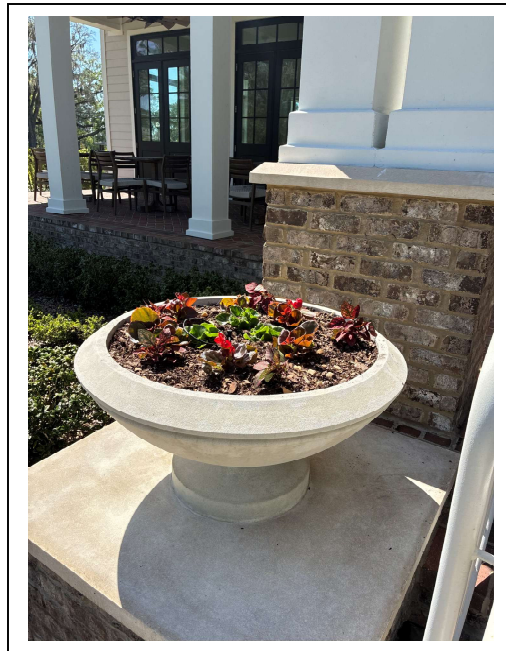
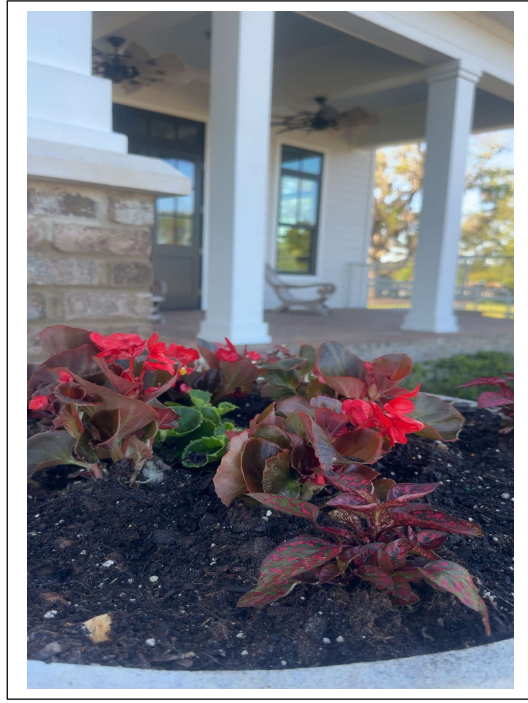
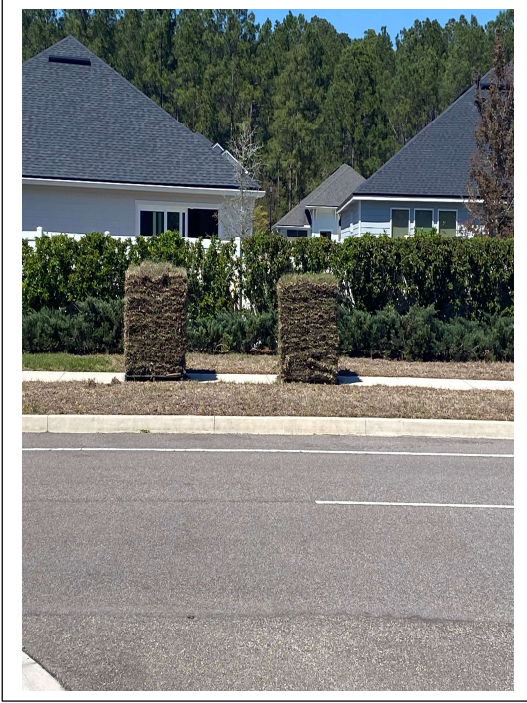
Completed Projects



GMS wetVac the entry carpet in the Gym after the Drip pan overflow. We also hit the carpet with an anti-microbial spray to make sure no smells were present, and we thoroughly cleaned all carpet tiles affected. GMS also pressure cleaned the front and back patios of the Amenity Center.



Completed Projects



The Greenery continued with the sod replacement down Turnbull Creek Road to the Amenity Center. We will continue to monitor areas for replacement.

Conclusion

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



NINTH ORDER OF BUSINESS

A.

Grand Oaks
Community Development District

Unaudited Financial Reporting
March 31, 2026



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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
March 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account - Truist	\$ 199,297	\$ -	\$ -	\$ 199,297
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	\$ 255,977	\$ -	\$ -	\$ 255,977
Prepaid Expense	\$ -	\$ -	\$ -	\$ -
Investments:				
<u>Series 2019</u>				
Reserve	\$ -	\$ 670,063	\$ -	\$ 670,063
Revenue	\$ -	\$ 564,666	\$ -	\$ 564,666
Prepayment	\$ -	\$ 941	\$ -	\$ 941
Interest	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ 43,451	\$ 43,451
Due from General Fund	\$ -	\$ 30,726	\$ -	\$ 30,726
<u>Series 2020</u>				
Reserve	\$ -	\$ 586,985	\$ -	\$ 586,985
Interest	\$ -	\$ (0)	\$ -	\$ (0)
Revenue	\$ -	\$ 292,684	\$ -	\$ 292,684
Prepayment	\$ -	\$ 36,975	\$ -	\$ 36,975
Construction	\$ -	\$ -	\$ 23,718	\$ 23,718
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Due from General Fund	\$ -	\$ 18,546	\$ -	\$ 18,546
<u>Series 2021</u>				
Reserve	\$ -	\$ 97,477	\$ -	\$ 97,477
Revenue	\$ -	\$ 12	\$ -	\$ 12
Construction	\$ -	\$ -	\$ 14,825	\$ 14,825
Construction - State Road 16	\$ -	\$ -	\$ 222	\$ 222
Due from General Fund	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 677,505	\$ 2,544,478	\$ 82,216	\$ 3,304,200
Liabilities:				
Accounts Payable	\$ 71,929	\$ -	\$ -	\$ 71,929
Due to Debt Service	\$ 49,272	\$ -	\$ -	\$ 49,272
Due to Capital Projects	\$ -	\$ -	\$ -	\$ -
Due to General Fund	\$ -	\$ -	\$ -	\$ -
Deposits	\$ -	\$ -	\$ -	\$ -
Unavailable Revenue	\$ 140,904	\$ 239,848	\$ -	\$ 380,752
Total Liabilites	\$ 262,105	\$ 239,848	\$ -	\$ 501,953
Fund Balance:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Assigned For:				
Debt Service - Series 2019	\$ -	\$ 1,271,951	\$ -	\$ 1,271,951
Debt Service - Series 2020	\$ -	\$ 935,190	\$ -	\$ 935,190
Debt Service - Series 2021	\$ -	\$ 97,490	\$ -	\$ 97,490
Restricted For:				
Capital Projects - Series 2019	\$ -	\$ -	\$ 43,451	\$ 43,451
Capital Projects - Series 2020	\$ -	\$ -	\$ 23,718	\$ 23,718
Capital Projects - Series 2021	\$ -	\$ -	\$ 15,047	\$ 15,047
Unassigned	\$ 415,401	\$ -	\$ -	\$ 415,401
Total Fund Balances	\$ 415,401	\$ 2,304,630	\$ 82,216	\$ 2,802,247
Total Liabilities & Fund Balance	\$ 677,505	\$ 2,544,478	\$ 82,216	\$ 3,304,200

Grand Oaks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Assessments - On Roll	\$ 588,242	\$ 588,242	\$ 582,727	\$ (5,516)
Assessments - Direct	\$ 649,186	\$ 649,186	\$ 332,543	\$ (316,643)
Interest Income	\$ 5,000	\$ 2,500	\$ 3,766	\$ 1,266
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ 2,000	\$ 1,000	\$ 12,440	\$ 11,440
Total Revenues	\$ 1,244,428	\$ 1,240,928	\$ 931,476	\$ (309,452)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 6,000	\$ 2,400	\$ 3,600
Arbitrage	\$ 1,350	\$ 675	\$ -	\$ 675
District Engineer	\$ 13,200	\$ 6,600	\$ 4,470	\$ 2,130
Dissemination Agent	\$ 3,150	\$ 1,575	\$ 1,675	\$ (100)
District Counsel	\$ 30,000	\$ 15,000	\$ 11,245	\$ 3,755
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	\$ 29,239	\$ 29,239	\$ (0)
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ -
Website Administration	\$ 1,260	\$ 630	\$ 630	\$ -
Postage	\$ 1,200	\$ 600	\$ 184	\$ 416
Printing And Binding	\$ 350	\$ 175	\$ 277	\$ (102)
Insurance	\$ 7,029	\$ 7,029	\$ 7,029	\$ -
Legal Advertising	\$ 1,000	\$ 500	\$ 421	\$ 79
Bank Fees	\$ 2,000	\$ 1,000	\$ 1,322	\$ (322)
Office Supplies	\$ 150	\$ 75	\$ 2	\$ 73
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 151,832	\$ 82,218	\$ 77,741	\$ 4,477

Grand Oaks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<i>Operation and Maintenance</i>				
Field Expenses				
Field Management	\$ 46,943	\$ 23,472	\$ 23,472	\$ (0)
Electricity	\$ 110,000	\$ 55,000	\$ 18,458	\$ 36,542
Utility	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
Landscape Maintenance	\$ 229,008	\$ 114,504	\$ 109,504	\$ 5,000
Irrigation Repairs	\$ 15,000	\$ 7,500	\$ 3,198	\$ 4,302
Landscape Replacement	\$ 18,000	\$ 9,000	\$ -	\$ 9,000
Landscape - Mulch	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
Landscape - Annuals	\$ 14,265	\$ 7,133	\$ -	\$ 7,133
Lake Maintenance	\$ 29,700	\$ 14,850	\$ 14,850	\$ -
General Repairs & Maintenance	\$ 25,000	\$ 12,500	\$ 38,660	\$ (26,160)
Sidewalk & Pavement Repairs	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Capital Reserve	\$ 100,000	\$ 50,000	\$ -	\$ 50,000
Subtotal	\$ 644,916	\$ 322,458	\$ 208,142	\$ 114,316
Amenity Expenses				
Facility Management	\$ 85,000	\$ 42,500	\$ 42,500	\$ 0
Facility Attendants	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Security	\$ 15,000	\$ 7,500	\$ 375	\$ 7,125
Cable/Internet	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Property Insurance	\$ 79,646	\$ 79,646	\$ 54,784	\$ 24,862
Utility-Water	\$ 10,000	\$ 5,000	\$ 3,572	\$ 1,428
Gas	\$ 2,000	\$ 1,000	\$ 522	\$ 478
Pool Maintenance	\$ 21,600	\$ 10,800	\$ 10,800	\$ -
Pool Chemicals	\$ 15,000	\$ 7,500	\$ 5,543	\$ 1,957
Pool Permits	\$ 355	\$ 178	\$ 350	\$ (173)
Refuse	\$ 5,000	\$ 2,500	\$ 1,658	\$ 842
Janitorial Services	\$ 16,200	\$ 8,100	\$ 8,681	\$ (581)
Pest Control	\$ 1,620	\$ 810	\$ 405	\$ 405
Amenity Office Supplies	\$ 600	\$ 300	\$ 240	\$ 60
Recreation Facility Maintenance	\$ 25,000	\$ 12,500	\$ 3,344	\$ 9,156
Recreation Equipment Maintenance	\$ 17,928	\$ 8,964	\$ 8,964	\$ -
Special Events	\$ 7,000	\$ 3,500	\$ 1,768	\$ 1,732
Holiday Decorations	\$ 2,000	\$ 1,000	\$ 3,050	\$ (2,050)
Miscellaneous Maintenance	\$ 123,731	\$ 61,866	\$ 63,736	\$ (1,871)
Subtotal	\$ 447,680	\$ 263,663	\$ 210,293	\$ 53,370
Total O&M Expenses:	\$ 1,092,596	\$ 586,121	\$ 418,435	\$ 167,686
Total Expenditures	\$ 1,244,428	\$ 668,339	\$ 496,177	\$ 172,162
Excess Revenues (Expenditures)	\$ -		\$ 435,299	
Fund Balance - Beginning	\$ -		\$ (19,898)	
Fund Balance - Ending	\$ -		\$ 415,401	

Grand Oaks

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - On Roll	\$ 537,242	\$ 537,242	\$ 514,189	\$ (23,053)
Assessments - Direct	\$ 142,678	\$ 99,936	\$ -	\$ (99,936)
Assessments - Prepayment	\$ -	\$ -	\$ -	\$ -
Interest	\$ 10,000	\$ 4,167	\$ 18,276	\$ 14,110
Total Revenues	\$ 689,920	\$ 641,345	\$532,465	\$ (108,880)
Expenditures:				
Interest Expense 11/1	\$ 234,259	\$ 234,259	\$ 233,566	\$ 693
Principal Expense 11/1	\$ 200,000	\$ 200,000	\$ 200,000	\$ -
Special Call 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest Expense 5/1	\$ 230,134	\$ -	\$ -	\$ -
Total Expenditures	\$ 664,394	\$ 434,259	\$ 438,565	\$ (4,306)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (12,441)	\$ (12,441)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (12,441)	\$ (12,441)
Excess Revenues (Expenditures)	\$ 25,526		\$81,459	
Fund Balance - Beginning	\$ 277,837		\$ 1,190,492	
Fund Balance - Ending	\$ 303,363		\$ 1,271,951	

Grand Oaks

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Assessments - On Roll	\$ 328,531	\$ 328,531	\$ 310,354	\$ (18,177)
Assessments - Direct	\$ 604,659	\$ 258,188	\$ -	\$ (258,188)
Assessments - Prepayment	\$ -	\$ -	\$ 31,663	\$ 31,663
Interest	\$ 10,000	\$ 4,167	\$ 14,049	\$ 9,883
Total Revenues	\$ 943,190	\$ 590,886	\$356,066	\$ (234,819)
Expenditures:				
Interest Expense 11/1	\$ 319,663	\$ 319,663	\$ 319,663	\$ -
Principal Expense 5/1	\$ 295,000	\$ -	\$ -	\$ -
Interest Expense 5/1	\$ 319,663	\$ -	\$ -	\$ -
Total Expenditures	\$ 934,327	\$ 319,663	\$ 319,663	\$ -
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 8,863		\$36,404	
Fund Balance - Beginning	\$ 277,837	\$ -	\$ 898,786	
Fund Balance - Ending	\$ 286,700	\$ -	\$ 935,190	

Grand Oaks

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -
Assessments - Direct	\$ 300,025	\$ 120,010	\$ -	\$ (120,010)
Interest	\$ 5,000	\$ 2,083	\$ 3,186	\$ 1,103
Total Revenues	\$ 305,025	\$ 122,094	\$ 3,186	\$ (118,907)
Expenditures:				
Interest Expense 11/1	\$ 90,997	\$ 90,997	\$ 90,997	\$ -
Principal Expense 11/1	\$ 115,000	\$ 115,000	\$ 115,000	\$ -
Interest Expense 5/1	\$ 89,488	\$ -	\$ -	\$ -
Total Expenditures	\$ 295,486	\$ 205,997	\$ 205,997	\$ -
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (3,163)	\$ (3,163)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (3,163)	\$ (3,163)
Excess Revenues (Expenditures)	\$ 9,539		\$ (205,973)	
Fund Balance - Beginning	\$ 277,837		\$ 303,463	
Fund Balance - Ending	\$ 287,376		\$ 97,490	

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

	Series 2019	Series 2020	Series 2021
Revenues:			
Interest Income	\$ 660	\$ 430	\$ 246
Total Revenues	\$ 660	\$ 430	\$ 246
Expenditures:			
Capital Outlay - Construction	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -
Other Financing Sources:			
Transfer In/(Out)	\$ 12,441	\$ -	\$ 3,163
Total Other Financing Sources (Uses)	\$ 12,441	\$ -	\$ 3,163
Excess Revenues (Expenditures)	\$ 13,101	\$ 430	\$ 3,409
Fund Balance - Beginning	\$ 30,351	\$ 23,288	\$ 11,638
Fund Balance - Ending	\$ 43,451	\$ 23,718	\$ 15,047

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)
Current Bonds Outstanding		\$9,480,000

Series 2020, Special Assessment Bonds		
Interest Rates:	3.25%, 4.00%, 4.25%, 4.50%	
Maturity Date:	5/1/2052	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$931,100	
Reserve Fund Balance	\$586,985	
Bonds Outstanding - 09/24/20		\$15,490,000
Principal Payment - 5/1/23		(\$270,000)
Principal Payment - 5/1/24		(\$275,000)
Special Call - 5/1/24		(\$30,000)
Principal Payment - 5/1/25		(\$285,000)
Current Bonds Outstanding		\$14,630,000

Series 2021, Special Assessment Bonds

Interest Rates:	2.625%, 3.200%, 3.500%, 4.000%
Maturity Date:	11/1/2051
Reserve Fund Definition	Maximum Annual Debt Service
Reserve Fund Requirement	\$300,025
Reserve Fund Balance	\$97,477
Bonds Outstanding - 11/2/21	\$5,295,000
Principal Payment - 11/1/22	(\$100,000)
Principal Payment - 11/1/23	(\$110,000)
Principal Payment - 11/1/24	(\$115,000)
Principal Payment - 11/1/25	(\$115,000)
Current Bonds Outstanding	\$4,855,000

Grand Oaks
Community Development District
Special Assessment Receipts
Fiscal Year 2026

ON ROLL ASSESSMENTS

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

ON ROLL ASSESSMENTS

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
2/20/26	ACH	\$ 77,863.43	\$ -	\$ -	\$ 77,863.43	\$ 31,730.01	\$ 28,769.02	\$ 17,364.40	\$ -	\$ -	\$ -	77,863.43
3/16/26	ACH	\$ 5,297.05	\$ -	\$ -	\$ 5,297.05	\$ 2,158.59	\$ 1,957.16	\$ 1,181.30	\$ -	\$ -	\$ -	5,297.05
TOTAL		\$ 1,407,269.14	\$ -	\$ -	\$ 1,407,269.14	\$ 582,726.47	\$ 514,188.71	\$ 310,353.93	\$ -	\$ -	\$ -	\$ 1,407,269.11

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
		\$ 90,091.16	\$ 90,091.84	\$ 90,091.84

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

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

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

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

\$ 319,293.67	\$ -	\$ -
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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		
		\$ 239,847.46	\$ -	\$ -

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		
		\$ 300,025.50	\$ -	\$ -

B.

Grand Oaks Community Development District

Summary of Check Register

March 01, 2026 through March 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	3/4/26	2161-2172	\$ 33,493.87
	3/12/26	2173-2180	\$ 28,517.10
	3/18/26	2181-2182	\$ 3,653.09
Total Amount			\$ 65,664.06

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/04/26	00053	2/28/26	JAC-0413	202602	320	53800	60000		FEB PET STATIONS	*	52.00		
									DOODYCALLS OF JACKSONVILLE FL			52.00	002161
3/04/26	00013	12/18/24	139727	202412	310	51300	51000		PRINTER INK REMIMBURSEMNT	*	79.67		
									INFRAMARK LLC			79.67	002162
3/04/26	00022	2/25/26	3702814	202511	310	51300	31500		NOV GENERAL COUNSEL	*	2,450.50		
		2/25/26	3702814	202512	310	51300	31500		DEC GENERAL COUNSEL	*	2,966.70		
									KUTAK ROCK LLP			5,417.20	002163
3/04/26	00003	3/01/26	351452B	202603	320	53800	46300		MAR LAKE MAINTENANCE	*	2,475.00		
									THE LAKE DOCTORS INC			2,475.00	002164
3/04/26	00098	1/27/26	2021	202601	320	53800	60000		SERVICE CALL-PUMP STATION	*	540.00		
									M AND M SALES-SERVICE			540.00	002165
3/04/26	00098	2/20/26	2026	202602	320	53800	60000		IRRIG PUMP STATONS REPRS	*	1,080.00		
									M AND M SALES-SERVICE			1,080.00	002166
3/04/26	00025	3/01/26	40705	202603	330	53800	48300		MAR CLEANING 3X PER WEEK	*	1,350.00		
									NORTHEAST QUALITY SERVICES LLC			1,350.00	002167
3/04/26	00018	2/26/26	804809	202602	320	53800	46200		FEB IRRIGATION REPAIRS	*	1,148.50		
									THE GREENERY INC.			1,148.50	002168
3/04/26	00018	3/02/26	805366	202603	320	53800	46000		MAR LANDSCAPE MAINTENANCE	*	19,084.00		
		3/02/26	805366	202603	320	53800	46000		CREDIT	*	5,000.00		
									THE GREENERY INC.			14,084.00	002169
3/04/26	00097	2/23/26	709392	202602	330	53800	60000		FNL PMT-DRYWALL/PAINTING	*	6,935.00		
									TRINITY PAINTING & MAINTENANCE LLC			6,935.00	002170
3/04/26	00095	2/28/26	7596439	202602	310	51300	48000		NOTICE OF MEETING-2/11/26	*	70.00		
									USA TODAY MEDIA CORP			70.00	002171

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 #
3/04/26	00099	1/08/26	419831	202601	320	53800	60000		OPEN/MAKE KEYS-RISER ROOM	*	262.50		
									VKA SECURITY			262.50	002172
3/12/26	00004	2/25/26	5469	202603	330	53800	45505		MAR POOL SERVICES	*	1,800.00		
									C BUSS ENTERPRISES, INC			1,800.00	002173
3/12/26	00004	2/25/26	5665	202603	330	53800	45507		MAR POOL CHEMICALS	*	483.31		
									C BUSS ENTERPRISES, INC			483.31	002174
3/12/26	00030	3/11/26	03112026	202603	310	51300	11000		BOS MEETING 03.11.26	*	200.00		
									LINDA M CRUZ			200.00	002175
3/12/26	00078	2/03/26	11943508	202602	320	53800	60000		REPLD CRACK PIPE-FOUNTAIN	*	216.94		
									DUCK DUCK ROOTER			216.94	002176
3/12/26	00021	3/01/26	46	202603	320	53800	12000		MAR FIELD OPS/ADMIN	*	3,911.92		
		3/01/26	46	202603	330	53800	12000		MAR FACILITY MANAGEMENT	*	7,083.33		
									GOVERNMENTAL MANAGEMENT SERVICES			10,995.25	002177
3/12/26	00021	3/01/26	47	202603	310	51300	34000		MAR MANAGEMENT FEES	*	4,873.17		
		3/01/26	47	202603	310	51300	35200		MAR WEBSITE ADMIN	*	105.00		
		3/01/26	47	202603	310	51300	35100		MAR INFORMATION TECH	*	157.50		
		3/01/26	47	202603	310	51300	31300		MAR DISSEMINATION SVCS	*	262.50		
		3/01/26	47	202603	310	51300	51000		OFFICE SUPPLIES	*	.39		
		3/01/26	47	202603	310	51300	42000		POSTAGE	*	9.62		
		3/01/26	47	202603	310	51300	42500		COPIES	*	30.30		
		3/01/26	47	202603	310	51300	49000		TELEPHONE	*	63.12		
									GOVERNMENTAL MANAGEMENT SERVICES			5,501.60	002178
3/12/26	00094	3/04/26	2030479	202603	330	53800	60000		FNL PMT-INSTAL(2)HP FOUNT	*	9,120.00		
									INNOVATIVE FOUNTAIN SERVICES INC			9,120.00	002179

GOCD GRAND OAKS CDD SRICE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/12/26	00089	3/11/26	03112026	202603	310	51300	11000		BOS MEETING 03.11.26 JAY R TROWBRIDGE	*	200.00	200.00	002180
3/18/26	00078	3/10/26	12101244	202603	320	53800	60000		AC INSPECTION/REPAIRS DUCK DUCK ROOTER	*	405.00	405.00	002181
3/18/26	00021	3/12/26	48	202602	330	53800	55000		PARK FACILITIES MAINT-FEB	*	1,624.09		
		3/12/26	48	202602	320	53800	60000		REPAIRS & MAINTENANCE-FEB GOVERNMENTAL MANAGEMENT SERVICES	*	1,624.00	3,248.09	002182
TOTAL FOR BANK A											65,664.06		
TOTAL FOR REGISTER											65,664.06		

GOCD GRAND OAKS CDD SRICE

INVOICE# JAC-0413803

02/28/2026

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

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

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

Approved
 Repairs & Maintenance
 001.320.53800.60000
 Rich Gray

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

CUSTOMER CARE CENTER HOURS OF OPERATION: 800 366-3922 Monday - Friday: 8:30 AM to 9 PM Saturday: 9 AM to 5 PM Sunday: 12:30 PM to 3:30 PM					Invoice #	Invoice Date
					JAC-0413803	Feb. 28, 2026
Description	Date	Qty	U/M	Rate	Discount	Amount
SO-01007 Service : Pet waste station service	Feb. 5, 2026	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Feb. 12, 2026	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Feb. 19, 2026	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Feb. 26, 2026	1		\$ 13.00		\$ 13.00
Invoice Total						\$52.00
Payments/Credits Applied to Invoice						\$0.00
Invoice Balance						\$52.00
A minus sign (-) in the Total Due Field Box indicates a credit balance						
DoodyCalls is going Green - Let us know if you prefer your invoices by email or choose monthly auto pay with your card.						

RECEIVED
 By Tara Lee at 11:50 am, Mar 02, 2026



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
139727

DATE
12/18/2024

BILL TO
Grand Oaks CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID
C2300
PO#

NET TERMS
Net 30
DUE DATE
1/17/2025

Services provided for the Month of: November 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Rebekah A Scroggins: 9/16/2024 HP *INSTANT INK : HP INSTANT INK \$5.36 / Michael A Perez: 10/03/2024 AMAZON MARK* K65HH59B3 : Printer ink \$68.79	1	Ea	74.15		74.15
Postage	8	Ea	0.69		5.52
Subtotal					79.67

RECEIVED
By Tara Lee at 10:56 am, Feb 25, 2026

Subtotal	\$79.67
Tax	\$0.00
Total Due	\$79.67

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 25, 2026

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



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

RECEIVED
By Tara Lee at 1:44 pm, Feb 26, 2026

Invoice No. 3702814
8523-1

Re: General Counsel

For Professional Legal Services Rendered

11/01/25	P. O'Bryant	0.20	55.00	Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings
11/06/25	W. Haber	0.60	231.00	Confer with counsel for Stormwater Trust regarding revisions to Lease and presentation of same at November meeting
11/07/25	W. Haber	1.50	577.50	Review deeds from Drees Homes for conveyance of common areas; prepare correspondence to Dudley regarding same; review and revise pond maintenance easement and prepare correspondence regarding same; review and revise Stormwater Trust lease and prepare correspondence regarding same
11/11/25	W. Haber	0.50	192.50	Prepare for Board meeting; revise pond bank maintenance easement and confer with counsel for landowner regarding same

KUTAK ROCK LLP

Grand Oaks CDD

February 25, 2026

Client Matter No. 8523-1

Invoice No. 3702814

Page 2

11/12/25	W. Haber	3.30	1,270.50	Prepare for and participate in Board meeting
11/17/25	K. Jusevitch	0.80	124.00	Research disclosure of public financing; confer with Haber
12/03/25	W. Haber	0.40	154.00	Review lease with NST and confer with Dudley regarding same; confer with counsel for NST
12/04/25	W. Haber	0.30	115.50	Review records request and confer with Biagetti regarding response to same
12/05/25	W. Haber	0.30	115.50	Prepare response to records request; confer with Biagetti regarding same
12/08/25	W. Haber	0.40	154.00	Prepare for and participate in call with Oliver and Dudley to discuss NST lease
12/10/25	J. Brown	0.30	120.00	Review and consider correspondence regarding tree house construction and code issues
12/10/25	W. Haber	3.20	1,232.00	Prepare for and participate in Board meeting
12/11/25	K. Haber	1.40	378.00	Research covenants and restrictions governing maintenance of water management systems and prepare summary of findings
12/22/25	W. Haber	0.20	77.00	Confer with Dudley regarding status of NST lease
TOTAL HOURS		13.40		

KUTAK ROCK LLP

Grand Oaks CDD

February 25, 2026

Client Matter No. 8523-1

Invoice No. 3702814

Page 3

TOTAL FOR SERVICES RENDERED \$4,796.50

DISBURSEMENTS

Filing and Court Fees 225.80

Meals 33.36

Travel Expenses 361.54

TOTAL DISBURSEMENTS 620.70

TOTAL CURRENT AMOUNT DUE \$5,417.20

MAKE CHECK PAYABLE TO:

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



The Lake Doctors, Inc.
Assest Management Services
Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500



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 Blagetti/Govmnt Mgmt Srvc, LLC
475 W Town Pl
Suite 114
St. Augustine, FL 32092

ACCOUNT NUMBER DATE BALANCE
729170 3/1/2026 \$2,475.00

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

00000000172171001000000035145200000024750055

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 3/11/2026

Invoice 351452B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
3/1/2026	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 11:56 am, Mar 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:

\$2475.00

This Invoice Total:

\$2475.00

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

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

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

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



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

Invoice

BILL TO
Grand Oaks
Grand Oaks
1055 Turnbull Creek Rd
Saint Augustine, FL 32092
United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
2021	01/27/2026	\$540.00	02/26/2026	

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Service Call Service call on customer's premises to determine if repairs and/or maintenance is required.	1	540.00	540.00

Location: Irrigation pump stations
Reviewed pump station and submitted email for needs

SUBTOTAL 540.00
TAX 0.00
TOTAL 540.00
BALANCE DUE **\$540.00**

Pay invoice

Approved
Repairs & Maintenance
001.320.53800.60000
Rich Gray

RECEIVED
By Tara Lee at 11:49 am, Mar 02, 2026

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

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 #
3/1/2026	40705

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	3/31/2026	

Description	Qty	Rate	Amount
March (3/1/2026 - 3/31/2026) Monthly Service - Cleaning 3x per week (Mon./Wed/Fri.) APPROVED Janitorial 001:330:53800:48300 Christy Buganski/ Amenity Manager	1	1,350.00	1,350.00T

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

RECEIVED
 By Tara Lee at 11:40 am, Mar 02, 2026



PO Box 6569
Hilton Head Island, SC 29938

Invoice 804809	
Date	PO/Contract#
02/26/26	
Account Manager	Terms
WILLIAM FLANNERY	Net 30
Total Amount	\$1,148.50
Property Address	
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092	

Bill To
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	Qty/UOM	Rate	Amount
#88613 - Grand Oaks February 2026 Repair Ticket Irrigation Service Call- JAX			
<i>Irrigation REPAIR - 02/16/2026</i>			\$1,148.50
T&M Minimum Hours * Max T&M Labor Price	1.00	\$85.00	
PVC Slip FIX 1 1/4" (Material)	1.00 EA	\$29.64	
1/2" Coupling PVC Fitting (Material)	8.00 EA	\$1.75	
PVC Slip FIX 2" (Material)	1.00 EA	\$49.68	
Solenoid 2" (Material)	4.00 EA	\$95.20	
Spray Head 6" Rainbird 1806 (material)	5.00 EA	\$14.05	
1.25" PVC Tee (Material)	1.00 EA	\$2.93	
1/2" PVC Male Threaded Adapter (Material)	2.00 EA	\$0.64	
2" PVC Coupling (Material)	2.00 EA	\$2.52	
2" PVC Tees (Material)	1.00 EA	\$5.21	
Hunter EZ-1 Station Decoder (Material)	4.00 EA	\$112.42	
Standard Spray Nozzles (Material)	17.00 EA	\$1.85	
3/4"x 1/2" reducer (Material)	1.00 EA	\$17.24	
1/2" CL315 PVC Pipe (Material)	16.00 1 FT	\$0.29	
1 1/4 x 3/4 Red Bushing SS (Material)	1.00 Each	\$1.76	
Total			\$1,148.50

Approved
Irrigation Repairs
001.320.53800.46200
Rich Gray

RECEIVED
By Tara Lee at 11:37 am, Mar 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
\$1,148.50	\$0.00	\$0.00	\$0.00	\$0.00

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



PO Box 6569
Hilton Head Island, SC 29938

Invoice 805366	
Date	PO/Contract#
03/02/26	
Account Manager	Terms
WILLIAM FLANNERY	Net 30

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

Property Address
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092

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

Description	Qty/UOM	Rate	Amount
#85166 - Maintenance Contract Services - Grand Oaks CDD RENEWAL March 2026			\$19,084.00
		Invoice Total	\$19,084.00
		Credits/Payments	(\$5,000.00)
		Invoice Balance Due	\$14,084.00

Approved
Landscape Maintenance
001.320.53800.46000
Rich Gray

RECEIVED
By Tara Lee at 7:52 am, Mar 03, 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:

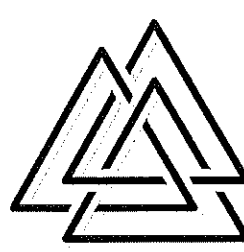
P.O. Box 6569 Hilton Head Island, SC 29938.

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$15,232.50	\$0.00	\$0.00	\$0.00	\$0.00

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

INVOICE

Approved
Misc Maintenance
001.330.53800.60000
Rich Gray



**Trinity
Painting
&
Maintenance**

INVOICE#709392

DATE: 02/23/26

TO:

GRAND OAKS

DESCRIPTION	RATE	TOTAL
Final 50% payment due upon project completion. <ul style="list-style-type: none">Repair and mitigate mold on drywall located inside restrooms and utility room (Replace all moldy drywall as needed)<ul style="list-style-type: none">Complete demolition and remove all damaged drywall, insulation, debris, & trashTreat wood and drywall for moldClean/disinfect area to prevent future moldRebuild: Install new insulation and drywallRestore: Color match paint and texture	\$6,935.00 Final Bill	\$6,935.00 Final Bill
TOTAL PRICE :		\$6,935.00

Thank you for your business!

RECEIVED

By Tara Lee at 2:04 pm, Feb 27, 2026

AJ/ALEJANDRO- PRESIDENT

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

USA TODAY CO.



ACCOUNT NAME Grand Oaks CDD		ACCOUNT # 803757	INV DATE 02/28/26
INVOICE # 0007596439	INVOICE PERIOD Feb 1- Feb 28, 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 Alison Mossing Suite 114 475 W Town PL St Augustine, FL 32092-3648	PAYMENT DUE DATE: MARCH 31, 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
2/1/26	Balance Forward	-\$66.64
2/12/26	PAYMENT - THANK YOU	-\$70.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
2/3/26	12011872	SAG St Augustine Record	Grand Oaks CDD - Feb Meeting		\$70.00

RECEIVED
By Tara Lee at 11:37 am, Mar 02, 2026

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

Total Cash Amount Due	-\$66.64
Service Fee 3.99%	\$0.00
*Cash/Check/ACH Discount	\$0.00
*Payment Amount by Cash/Check/ACH	-\$66.64
Payment Amount by Credit Card	-\$66.64

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Grand Oaks CDD		ACCOUNT NUMBER 803757		INVOICE NUMBER 0007596439		AMOUNT PAID
CURRENT DUE \$70.00	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS -\$136.64	TOTAL CASH AMT DUE* -\$66.64
REMITTANCE ADDRESS (Include Account# & Invoice# on check) USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE -\$66.64
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00008037570000000000000075964390000666467178

USA TODAY CO.®



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

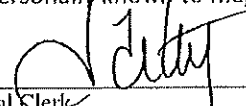
STATE OF WISCONSIN, COUNTY OF BROWN

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:

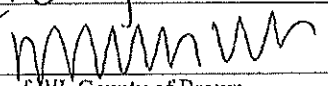
SAG St Augustine Record 02/03/2026
SAG staugustine.com 02/03/2026

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 02/03/2026



Legal Clerk



Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost: \$70.00
Tax Amount: \$0.00
Payment Cost: \$70.00
Order No: 12011872 # 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, February 11, 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



VKA Security

Security • Cameras • Fire
Locksmith Services

441 State Rd. 16
Saint Augustine, FL 32084
(904) 824-5003
billing@vkalarm.com


Invoice

DATE	01/08/2026
INVOICE#	419831
TERMS	Due Upon Receipt
DUE DATE	01/08/2026

BILL TO
GRAND : OAKS CDD 1055 Turnbull Creek Rd St Augustine, Florida 32092

SERVICE LOCATION
1055 Turnbull Creek Rd St Augustine, Florida 32092

JOB#	DATE	PO/REF#	DESCRIPTION
15659051	01/08/2026		open and make keys for fire alarm riser room Completion Notes: 01/08/26 OBI Rekey Rlser room to existing key,
Job Charges			
		Qty	Rate
			Total
LOCK COMMERCIAL TRIP CHARGE TRIP CHARGE TO COMMERCIAL LOCATION		1.00	\$75.00
LOCK COMMERCIAL LABOR COMMERCIAL LABOR SERVICE		1.50	\$125.00
Job Subtotal			\$262.50
Florida Sales Tax			6.50%
Job Total			\$262.50

PRE-WORK SIGNATURE
 01/08/2026 02:24 pm

POST-WORK SIGNATURE

Signed By: Rich Gray

Signed By:

CUSTOMER MESSAGE
Appreciated your technician / service today ? Please take a moment to post a Google or Facebook review.

Invoice Total:	\$262.50
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$262.50

Approved
001.320.53800.60000
Repairs & Maintenance
Rich Gray

RECEIVED
By Tara Lee at 12:15 pm, Mar 02, 2026

INVOICE

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

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



Bill to

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

Approved
Pool Maintenance
001.330.53800.45505
Rich Gray

Invoice details

Invoice no.: 5469
Terms: Net 30
Invoice date: 02/25/2026
Due date: 03/27/2026

RECEIVED
By Tara Lee at 8:01 am, Mar 12, 2026

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: MARCH	1	\$1,800.00	\$1,800.00

Total **\$1,800.00**

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](#)

INVOICE

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

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



Bill to

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

RECEIVED

By Tara Lee at 8:03 am, Mar 12, 2026

Invoice details

Invoice no.: 5665
Terms: Net 30
Invoice date: 02/25/2026
Due date: 03/27/2026

Approved
Pool Chemicals
001.330.53800.45507
Rich Gray

#	Product or service	Description	Qty	Rate	Amount
1.	TRICHLOR	PER LB	24	\$7.95	\$190.80
2.	MURIATIC ACID	PER GAL	7	\$11.12	\$77.84
3.	CAL HYPO	PER LB	3	\$4.50	\$13.50
4.	TILE SOAP	PER GAL	1	\$76.65	\$76.65
5.	POOL TEST KIT	COMPLETE TEST KIT K-2006-6	1	\$56.24	\$56.24
6.	POOL RULES	24" X 36" VERTICAL POOL RULES SIGN	1	\$68.28	\$68.28

Total

\$483.31

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](#)

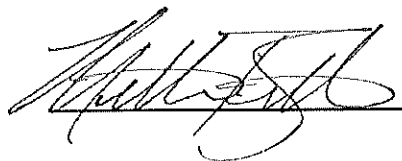
ATTENDANCE SHEET

District: Grand Oaks

Meeting Date: 03.11.26

	Supervisor	In Attendance	Fees
1.	Justin Dudley Chairperson	<input checked="" type="checkbox"/>	\$0
2.	Linda Cruz Vice Chalrperson	<input checked="" type="checkbox"/>	\$200
3.	Kelth Hyatt Assistant Secretary	<input type="checkbox"/> No	\$0
4.	David Crosby Assistant Secretary	<input checked="" type="checkbox"/>	\$0
5.	Dick Trowbridge Assistant Secretary	<input checked="" type="checkbox"/>	\$200

District Manager:

 3.11.2026

PLEASE RETURN COMPLETED FORM TO ALISON MOSSING



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

Approved
 Repairs and Maintenance
 001:320:53800:6000
 Christy Buganski/Amenity Manager

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

RECEIVED
 By Tara Lee at 12:58 pm, Mar 05, 2026

INVOICE 119435089	INVOICE DATE Feb 03, 2026
----------------------	------------------------------

JOB ADDRESS

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

Completed Date: 2/3/2026
 Payment Term: Net 30
 Due Date: 3/5/2026

DESCRIPTION OF WORK

The TNS fountain has a crack in it and needs to be replaced cut pipe and installed half inch shark bite ball valve to isolate the water so it would stop leaking My charges today is \$216.94 customer is a bill out

SUB-TOTAL	\$216.94
TAX	\$0.00
TOTAL DUE	\$216.94
BALANCE DUE	\$216.94

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

CUSTOMER AUTHORIZATION

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

Terms:

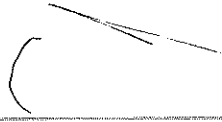
A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

1. Drain Cleaning Warranty does not apply to objects not usually or customarily disposed of through the drainage system.
2. A "Late Payment Charge" of 1.5% applies to all amounts over 30 days unpaid from invoice date. In the event it becomes necessary to Duck Duck Rooter Plumbing and Septic Services, LLC, at its option to place this invoice in the hands of an attorney or collection agency for purpose of debt collection, the above named customer agrees to pay an additional sum equal to the costs of collection, including but not limited to attorney's fees or collection agent's fees or return visit fees for the purpose of collection.
3. The terms and performance under this Agreement shall be governed by the Laws of the State of Florida. Venue for any legal actions shall be in Jacksonville, Duval Country, Florida
4. A \$25.00 service charge will be added for any check returned to us by your bank for any reason.
5. Duck Duck Rooter Plumbing and Septic Services, LLC is not responsible for any damage which may occur to driveways, sidewalks, patios, shrubbery, flowers, grass, fences, etc. We are not responsible for any damage to any existing installations, such as septic tank lids, manholes, sprinkler systems, telephone or electric cables, water lines, gas lines, etc.
6. Duck Duck Rooter Plumbing and Septic Services, LLC is not responsible for broken, settled, rusted, deteriorated, or

damaged piping. We are not responsible for damage resulting from cleaning or repairing plumbing, fixture, faucets, valves, etc ...

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

Sign here

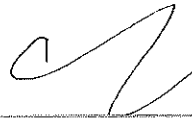


Date 2/3/2026

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 2/3/2026

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

Invoice

Invoice #: 46
 Invoice Date: 3/1/26
 Due Date: 3/1/26
 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 - March 2026		3,911.92	3,911.92
Facility Management - March 2026		7,083.33	7,083.33
<p><i>Alison Moxing</i> 3-5-26</p>			

Total \$10,995.25

Payments/Credits \$0.00

Balance Due \$10,995.25

RECEIVED

By Tara Lee at 10:35 am, Mar 06, 2026

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

Invoice

Invoice #: 47
Invoice Date: 3/1/26
Due Date: 3/1/26
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 - March 2026		4,873.17	4,873.17
Website Administration - March 2026		105.00	105.00
Information Technology - March 2026		157.50	157.50
Dissemination Agent Services - March 2026		262.50	262.50
Office Supplies		0.39	0.39
Postage		9.62	9.62
Copies		30.30	30.30
Telephone		63.12	63.12
Total			\$5,501.60
Payments/Credits			\$0.00
Balance Due			\$5,501.60

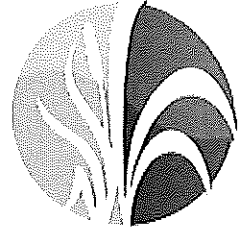
RECEIVED

By Tara Lee at 12:21 pm, Mar 05, 2026

INVOICE

Innovative Fountain Services, Inc
11637 Columbla 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.: 2030479
Terms: Net 30
Invoice date: 03/04/2026
Due date: 04/03/2026

Approved
Repairs & Maintenance
001.330.53800.60000
Rich Gray (Final)

#	Product or service	Description	Qty	Amount
1.	Terms	Estimate 4594 completed. 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. Replacement solid brass nozzles to create a 3-tiered display.	1	\$9,120.00
Total				\$9,120.00

RECEIVED

By Tara Lee at 2:54 pm, Mar 06, 2026


ATTENDANCE SHEET

District: Grand Oaks

Meeting Date: 03.11.26

	Supervisor	In Attendance	Fees
1.	Justin Dudley Chairperson	<input checked="" type="checkbox"/>	\$0
2.	Linda Cruz Vice Chairperson	<input checked="" type="checkbox"/>	\$200
3.	Keith Hyatt Assistant Secretary	<input type="checkbox"/> No	\$0
4.	David Crosby Assistant Secretary	<input checked="" type="checkbox"/>	\$0
5.	Dick Trowbridge Assistant Secretary	<input checked="" type="checkbox"/>	\$200

District Manager:

 3.11.2026

PLEASE RETURN COMPLETED FORM TO ALISON MOSSING



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 & Maintenance
 001.320.53800.60000
 Rich Gray

INVOICE	INVOICE DATE
121012440	Mar 10, 2026

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

Completed Date: 3/10/2026
Payment Term: Net 30
Due Date: 4/9/2026

DESCRIPTION OF WORK

I did find wires crossed between HPU1 and HPU2. Thermostats were controlling wrong sides. I did find wire loose on controls in AHU2. I fixed that and corrected wiring. Upon getting into AHU1 I found the frequency drive showing error. I did disconnect power and reset all power. This brought the frequency drive back up but bogged down. I disconnected the fan motor from the frequency drive and it eased up. I measured the voltage the frequency drive was putting out and ohmed out the motor. Frequency drive is putting out 202 volts at 60%. Motor is bad and requires replacement

RECEIVED
 By Tara Lee at 10:50 am, Mar 16, 2026

SUB-TOTAL	\$405.00
TAX	\$0.00
TOTAL DUE	\$405.00
BALANCE DUE	\$405.00

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

CUSTOMER AUTHORIZATION

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

*no one
 avail
 to sign*

Sign here _____ Date 3/10/2026

CUSTOMER ACKNOWLEDGEMENT

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

satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

no one
available
to sign
at this
time

Sign here

Date 3/10/2026

Governmental Management Services, LLC

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

Invoice

Invoice #: 48
Invoice Date: 3/12/26
Due Date: 3/12/26
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 February 1 - February 28, 2026	77.15	40.00	3,086.00
Maintenance Supplies		162.09	162.09
Approved Rec Park Facilities Maintenance 001.330.53800.55000-\$1,624.09 Repairs & Maintenance 001.320.53800.60000-\$1,624.00 Rich Gray			
<i>Alison Moxing</i> 3-17-26			

Total \$3,248.09

Payments/Credits \$0.00

Balance Due \$3,248.09

RECEIVED

By Tara Lee at 12:59 pm, Mar 17, 2026

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/3/26	7.75	M.B.	Rehung and re-enforced temporary fence at playground, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, walkways and common areas, removed debris around amenity center, pool deck, mailboxes, common areas and ponds, checked and changed trash receptacles, picked up supplies
2/4/26	3.9	M.B.	Straightened and organized all pool deck and patio furniture, blew leaves and debris off pool deck, walkways and common areas, checked and changed all trash receptacles, removed debris around amenity center, pool deck and mailbox area
2/5/26	7.57	M.B.	Worked on temporary fence behind pool to reinforce, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, walkways and common areas, removed debris around amenity center, pool deck, mailboxes, common areas and ponds, checked and changed trash receptacles
2/10/26	7.57	M.B.	Reinforced temporary fence, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, walkways and common areas, removed debris around amenity center, pool deck, common areas, roadways and mailbox area, checked and changed all trash receptacles, picked up supplies
2/11/26	3.73	M.B.	Straightened and organized all pool deck and patio furniture, blew leaves and debris off pool deck, walkways and common areas, checked and changed all trash receptacles, removed debris around amenity center, pool deck and mailbox area
2/12/26	7.62	M.B.	Work on reinforcing the temporary fence behind the swimming pool, straightened and organized all pool deck and patio furniture, blew leaves and debris off pool deck, patio and walkways, removed debris around amenity center, pool deck, walkways, roadways, mailboxes and ponds, checked and changed trash receptacles
2/17/26	7.77	M.B.	Started repainting the walls in the gym and the amenity center, blew leaves and debris off pool deck, walkways and common areas, removed debris around amenity center, pool deck, common areas, roadways and mailbox area, straightened and organized all furniture, checked and changed all trash receptacles
2/18/26	3.84	M.B.	Worked on painting walls in multipurpose room, removed debris from around amenity center, pool deck, mailboxes, common areas and roadways, checked and changed trash receptacles
2/19/26	7.73	M.B.	Worked on painting walls inside of gym, straightened and organized all pool deck and patio furniture, blew leaves and debris off pool deck, pickleball courts and front and back entrance of the community center, removed debris from around amenity center, pool deck, mailboxes, common areas and roadways, checked and changed trash receptacles
2/24/26	7.9	M.B.	Straightened and organized all pool deck and patio furniture, blew leaves and debris off pool deck, walkways and common areas, removed debris around amenity center, pool deck, common areas, roadways and mailbox area, checked and changed all trash receptacles
2/25/26	3.6	M.B.	Cleaned the front light fixtures at front of amenity center, straightened and organized pool deck and patio furniture, removed debris from around community, mailboxes and ponds, checked and changed trash receptacles
2/26/26	8.17	M.B.	Painted men's and women's bathroom doors, straightened and organized all pool deck and patio furniture, blew leaves and debris off pool deck and walkways, removed debris around amenity center, pool deck, common areas, roadways and mailboxes, checked and changed all trash receptacles, picked up supplies

TOTAL 77.15

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 3/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
GRAND OAKS	2/10/26	42 Gallon Trash Bags 50ct	34.47	R.G.
	2/10/26	Windex (2)	13.75	R.G.
	2/10/26	Mr. Clean	7.45	R.G.
	2/10/26	White Rags 55ct (2)	4.55	R.G.
	2/11/26	Mr. Clean Magic Eraser	6.53	R.G.
	2/26/26	Paint	55.18	R.G.
	2/26/26	Scotch Blue (2)	16.05	R.G.
	2/26/26	Roll-o-rags	8.03	R.G.
	2/26/26	Microfiber Towels 24pk	16.08	R.G.
		TOTAL	<u>\$162.09</u>	