Grand Oaks

Community Development District

Approved Budget

FY2027

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Grand Oaks
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY2027
Revenues					
Assessments-On Roll	$ 588,242	$ 594,114	$ -	$ 594,114	$ 637,648
Assessments-Direct	$ 649,186	$ 332,543	$ -	$ 332,543	$ 709,780
Interest Income	$ 5,000	$ 4,804	$ 2,500	$ 7,304	$ 5,000
Miscellaneous Income	$ 2,000	$ 12,940	$ -	$ 12,940	$ 2,000
Miscellaneous Income - NST Lease	$ -	$ 13,227	$ -	$ 13,227	$ 13,558
Total Revenues	**$ 1,244,428**	**$ 957,628**	**$ 2,500**	**$ 960,128**	**$ 1,367,986**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ 2,800	$ 5,000	$ 7,800	$ 12,000
Arbitrage	$ 1,350	$ -	$ 1,350	$ 1,350	$ 1,350
District Engineer	$ 13,200	$ 4,470	$ 3,193	$ 7,663	$ 13,200
Dissemination Agent	$ 3,150	$ 2,038	$ 1,315	$ 3,353	$ 3,339
District Counsel	$ 30,000	$ 16,416	$ 11,726	$ 28,142	$ 30,000
Litigation	$ -	$ -	$ -	$ -	$ 60,000
Assessment Roll Administration	$ -	$ 7,500	$ -	$ 7,500	$ 7,950
Auditing Services	$ 6,600	$ -	$ 7,000	$ 7,000	$ 7,300
Trustee Fees	$ 12,000	$ 10,227	$ -	$ 10,227	$ 12,375
Management Fees	$ 58,478	$ 34,112	$ 24,365	$ 58,477	$ 61,987
Information Technology	$ 1,890	$ 1,103	$ 790	$ 1,893	$ 2,003
Website Administration	$ 1,260	$ 735	$ 525	$ 1,260	$ 1,336
Postage	$ 1,200	$ 187	$ 184	$ 371	$ 1,200
Printing & Binding	$ 350	$ 306	$ 219	$ 525	$ 500
Insurance	$ 7,029	$ 7,029	$ -	$ 7,029	$ 7,732
Legal Advertising	$ 1,000	$ 285	$ 421	$ 706	$ 1,000
Bank Fees	$ 2,000	$ 1,481	$ 1,250	$ 2,731	$ 3,000
Office Supplies	$ 150	$ 3	$ 50	$ 53	$ 150
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total General & Administrative	**$ 151,832**	**$ 88,867**	**$ 57,387**	**$ 146,254**	**$ 226,597**

Grand Oaks
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Approved Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY2027
Operations & Maintenance					
Field Expenditures					
Field Management	$ 46,943	$ 27,383	$ 19,560	$ 46,943	$ 49,760
Electricity	$ 110,000	$ 21,646	$ 17,500	$ 39,146	$ 110,000
Utility - Water	$ 12,000	$ -	$ 6,000	$ 6,000	$ 12,000
Landscape Maintenance	$ 229,008	$ 128,588	$ 95,420	$ 224,008	$ 229,008
Irrigation Repairs	$ 15,000	$ 3,351	$ 1,500	$ 4,851	$ 7,500
Irrigation Pump House	$ -	$ -	$ -	$ -	$ 10,000
Irrigation Preventative Maintenance	$ -	$ -	$ -	$ -	$ 7,000
Landscape Replacement	$ 18,000	$ 742	$ 9,000	$ 9,742	$ 18,000
Landscape - Mulch	$ 40,000	$ -	$ 20,000	$ 20,000	$ 30,000
Landscape - Annuals	$ 14,265	$ -	$ 7,133	$ 7,133	$ 1,600
Lake Maintenance	$ 29,700	$ 17,325	$ 12,375	$ 29,700	$ 32,000
General Repairs & Maintenance	$ 25,000	$ 41,450	$ 10,000	$ 51,450	$ 35,000
Grounds Maintenance	$ -	$ -	$ -	$ -	$ 10,000
Sidewalk & Pavement Repairs	$ 5,000	$ -	$ 2,500	$ 2,500	$ 5,000
Wetland Mitigation	$ -	$ 10,500	$ -	$ 10,500	$ 15,000
Fountain Repairs	$ -	$ -	$ -	$ -	$ 3,300
Subtotal Field Expenditures	**$ 544,916**	**$ 250,985**	**$ 200,988**	**$ 451,973**	**$ 575,168**
Amenity Expenditures					
Facility Management	$ 85,000	$ 49,583	$ 35,415	$ 84,998	$ 90,100
Facility Attendants	$ 15,000	$ -	$ 7,500	$ 7,500	$ 15,000
Security	$ 15,000	$ 375	$ 1,500	$ 1,875	$ 15,000
Cable/Internet	$ 5,000	$ -	$ -	$ -	$ 5,000
Property Insurance	$ 79,646	$ 54,784	$ -	$ 54,784	$ 60,000
Utility - Water	$ 10,000	$ 4,115	$ 5,000	$ 9,115	$ 10,000
Gas	$ 2,000	$ 627	$ 500	$ 1,127	$ 2,000
Pool Mainteance	$ 21,600	$ 12,600	$ 9,000	$ 21,600	$ 21,600
Pool Chemicals	$ 15,000	$ 5,987	$ 7,500	$ 13,487	$ 15,000
Pool Permits	$ 355	$ 350	$ -	$ 350	$ 350
Refuse	$ 5,000	$ 1,896	$ 1,250	$ 3,146	$ 5,000
Janitorial Services	$ 16,200	$ 10,031	$ 6,750	$ 16,781	$ 16,200
Pest Control	$ 1,620	$ 405	$ 675	$ 1,080	$ 1,620
Amenity Office Supplies	$ 600	$ 240	$ 150	$ 390	$ 600
General Facility Maintenance	$ 25,000	$ 3,344	$ 12,500	$ 15,844	$ 35,000
Recreation Equipment Maintenance	$ 17,928	$ 10,458	$ 7,470	$ 17,928	$ 17,928
HVAC Preventative Maintenance	$ -	$ -	$ -	$ -	$ 2,000
Pressure Washing	$ -	$ -	$ -	$ -	$ 12,000
Special Events	$ 7,000	$ 1,768	$ 3,500	$ 5,268	$ 7,000
Holiday Decorations	$ 2,000	$ 3,050	$ -	$ 3,050	$ 5,000
Miscellaneous Maintenance	$ 123,731	$ 67,554	$ 20,000	$ 87,554	$ 129,824
Subtotal Amenity Expenditures	**$ 447,680**	**$ 227,169**	**$ 118,710**	**$ 345,879**	**$ 466,222**
Total Operations & Maintenance	**$ 992,596**	**$ 478,154**	**$ 319,698**	**$ 797,851**	**$ 1,041,390**
Other Financing Sources/(Uses)					
Capital Reserves - Transfer	$ 100,000	$ -	$ -	$ -	$ 100,000

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Approved Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY2027
Total Other Expenditures	**$100,000**	**$0**	**$0**	**$0**	**$100,000**
Total Expenditures	**$ 1,244,428**	**$ 567,021**	**$ 377,085**	**$ 944,106**	**$ 1,367,986**
Excess Revenues/(Expenditures)	$ -	$ 390,607	$ (374,585)	$ 16,022	$ (0)

Net Assessments	$ 1,347,428
Add: Discounts & Collections 6%	$ 86,006
Gross Assessments	$ 1,433,434

Product	Assessable Units	Net Assessment	Net Per Unit (6%)	Gross Per Unit	Prior Year Gross Per Unit	Increase/(Decrease)
Single Family - Tax Roll	442	$ 637,648	$ 1,442.64	$ 1,534.73	$ 1,409.44	$ 125.29
Day Late Enterprises - Direct	241	$ 347,677	$ 1,442.64	$ 1,534.73	$ 1,409.44	$ 125.29
Pulte - Direct	183	$ 264,004	$ 1,442.64	$ 1,534.73	$ 1,409.44	$ 125.29
Toll - Direct	68	$ 98,100	$ 1,442.64	$ 1,534.73	$ 1,409.44	$ 125.29
Total	**934**	**$ 1,347,428**				

Grand Oaks
Community Development District
GENERAL FUND BUDGET

REVENUES:

Assessments

The District will levy a non-ad valorem special assessment and on taxable property and unplatted lots within the District to fund general operating and maintenance expenditures for the Fiscal Year.

Interest Income

Represents estimated interest earnings from cash balances in the District's operating account with Truist.

Miscellaneous Income

Income received from rentals and other miscellaneous income.

Miscellaneous Income – NST Lease

Represents annual lease payment received from the National Stormwater Trust lease agreement with the District.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Capital Improvement Revenue Bonds, Series 2019, 2020 and 2021.

District Engineer

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc. The District is currently contracted with Dominion Engineering.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5) which relates to additional reporting requirements for Capital Improvement Revenue Bonds, Series 2019, Series 2020 and Series 2021.

District Counsel

The District's legal counsel, Kutak Rock, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Litigation

Represents District Counsel outstanding litigation invoices from prior periods.

Assessment Roll Administration

Represents cost associated with certifying, invoicing and collections of annual operations and maintenance and debt service assessments.

Annual Auditing Services

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis by an Independent Certified Public Accounting Firm. The District has contracted with Grau & Associates for these services.

Trustee Fees

The District's Capital Improvement Revenue Bonds, Series 2019, 2020, 2021 will be held and administered with a Trustee.

Management Fees

The District has contracted with Governmental Management Services, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financials reporting, annual audits, etc.

Information Technology

The District incurs costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Website Administration

The District incurs costs related to the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

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GENERAL FUND BUDGET

Postage

Mailing of agenda packages, overnight deliveries, checks for vendors, and any other required correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc

Insurance - Liability

Represents the District's general liability, public officials liability and property insurance coverage, which will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

Bank Fees

Bank charges and any other miscellaneous expenses incurred during the fiscal year.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for $175. This is the only expense under this category for the District.

Field Operations (Common Area):

Field Management

The District is contracted with Governmental Management Services, LLC to provide onsite field management of contracts for District Services such as landscape maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Electricity

The cost of electric to run the amenity center, streetlights and irrigation.

Utility - Water

The cost of water to run the irrigation.

Landscape Maintenance

The District will incur landscape maintenance expenses, which include mowing, edging, string-trimming, annual flower replacements, shrub and palm pruning, weeding, fertilization, pine straw, pest control and irrigation inspections during the fiscal year.

Irrigation Repairs

To record the cost of repairs to the irrigation system.

Irrigation Pump House

To record the cost of repairs to the irrigation pump house.

Irrigation Preventative Maintenance

To record the cost of preventative maintenance to the irrigation system.

Landscape Replacement

To record the cost of landscape replacements as well as any miscellaneous landscape items currently not budgeted or covered in landscape contract.

Landscape - Mulch

To record the cost of landscape mulch.

Landscape - Annuals

To record the cost of replacement of landscape annuals.

Lake Maintenance

The District will contract to provide for the Stormwater management facilities that the CDD will own and maintain.

General Repairs and Maintenance

Cost of repairs and maintenance throughout the common area of the District.

Grounds Maintenance

Cost of repairs and maintenance throughout the grounds of the District.

Sidewalk & Pavement Replacements

Cost of repairs to sidewalks throughout the common area of the District.

Wetland Mitigation

Cost of repairs to wetlands throughout the common area of the District.

Fountain Repairs

Cost of repairs to pond fountains of the District.

Amenity Center:

Facility Management

The cost for a full time Amenity Manager to run the daily tasks of the Amenity Center.

Facility Attendants

The cost for a part time Attendants to run the daily tasks of the Amenity Center on weekends or other occasions.

Security

The monthly service fee and maintenance costs associated with security camera system monitoring provided by contracted vendor.

Cable/Internet

The monthly service fee for cable and internet.

Property Insurance

The District's Property Insurance policy will contract with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Utility – Water

The cost of water to run the amenity center.

Gas

The cost of gas to run the amenity center.

Pool Maintenance

The District is contracted with C. Bus Enterprises to provide for the maintenance of the Amenity Center swimming pool.

Pool Chemicals

The cost of pool chemicals for the amenity center swimming pool.

Pool Permits

Represents Permit Fees paid to the Department of Health for the swimming pool.

Refuse

The cost of providing garbage disposal services.

Janitorial

The cost for Vanguard to provide cleaning for amenity center.

Pest Control

This represents pest control of amenity center by contracted vendor.

Amenity Office Supplies

Represents the estimated cost for office supplies for the Amenity Center Office.

General Facility Maintenance

Represents regular repairs and replacements for District's Amenity Center provided by GMS, LLC.

Recreation Equipment Maintenance

Represents cost of lease for fitness equipment.

HVAC Preventative Maintenance

Represents cost of preventative maintenance to the HVAC system.

Pressure Washing

Represents cost of pressure washing CDD property.

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Holiday Decorations

Represents estimated costs for the District to pay for holiday decorations.

Miscellaneous Maintenance

Represents additional regular repairs and replacements for District's Amenity Center.

<u>Other:</u>

<u>Capital Reserve</u>

This amount is subject to change upon further completion of infrastructure supported by professional reserve study or engineer's estimate for annual funding.

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Approved Budget

Debt Service Fund Series 2019

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY2027
Revenues					
Assessments - On Roll	$ 537,242	$ 523,368	$ 13,874	$ 537,242	$ 537,242
Assessments - Direct	$ 142,678	$ 99,936	$ 42,742	$ 142,678	$ 142,678
Assessments - Prepayments	$ -	$ -	$ -	$ -	$ -
Interest	$ 10,000	$ 21,945	$ 15,675	$ 37,620	$ 10,000
Carry Forward Surplus [(1)]	$ 551,226	$ 520,429	$ -	$ 520,429	$ 554,839
Total Revenues	**$ 1,241,146**	**$ 1,165,678**	**$ 72,291**	**$ 1,237,969**	**$ 1,244,759**
Expenditures					
Interest - 11/1	$ 234,259	$ 233,566	$ -	$ 233,566	$ 229,191
Principal - 11/1	$ 200,000	$ 200,000	$ -	$ 200,000	$ 210,000
Special Call - 2/1	$ -	$ 5,000	$ -	$ 5,000	$ -
Interest - 5/1	$ 230,134	$ -	$ 230,134	$ 230,134	$ 224,859
Total Expenditures	$ 664,393	$ 438,566	$ 230,134	$ 668,700	$ 664,050
Other Sources/(Uses)					
Transfer In/(Out)	$ -	$ (14,430)	$ -	$ (14,430)	$ -
Total Other Sources/(Uses)	**$ -**	**$ (14,430)**	**$ -**	**$ (14,430)**	**$ -**
Excess Revenues/(Expenditure:	$ 576,753	$ 712,682	$ (157,843)	$ 554,839	$ 580,709

[(1)] Carryforward Surplus is net of Debt Service Reserve Funds

Interest - 11/1	$ 224,859
Principal - 11/1	$ 215,000
	$ 439,859

Product	Assessable Units	Maximum Annual Debt Service	Net Per Unit	Gross Per Unit
Single Family - 50'	40	$ 83,928	$ 2,098.21	$ 2,232.14
Single Family - 50' Prepaid	131	$ 222,510	$ 1,698.55	$ 1,806.97
Single Family - 60'	178	$ 373,482	$ 2,098.21	$ 2,232.14
Total	**349**	**$ 679,920**		

Grand Oaks

Community Development District

Series 2019 Special Assessment Bonds

Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/26				$ -
11/01/26	$ 9,475,000.00	$ 210,000.00	$ 229,190.63	$ 439,190.63
05/01/27			$ 224,859.38	$ -
11/01/27	$ 9,265,000.00	$ 215,000.00	$ 224,859.38	$ 664,718.76
05/01/28			$ 220,425.00	$ -
11/01/28	$ 9,050,000.00	$ 225,000.00	$ 220,425.00	$ 665,850.00
05/01/29			$ 215,784.38	$ -
11/01/29	$ 8,825,000.00	$ 235,000.00	$ 215,784.38	$ 666,568.76
05/01/30			$ 210,937.50	$ -
11/01/30	$ 8,590,000.00	$ 245,000.00	$ 210,937.50	$ 666,875.00
05/01/31			$ 205,118.75	$ -
11/01/31	$ 8,345,000.00	$ 255,000.00	$ 205,118.75	$ 665,237.50
05/01/32			$ 199,062.50	$ -
11/01/32	$ 8,090,000.00	$ 270,000.00	$ 199,062.50	$ 668,125.00
05/01/33			$ 192,650.00	$ -
11/01/33	$ 7,820,000.00	$ 280,000.00	$ 192,650.00	$ 665,300.00
05/01/34			$ 186,000.00	$ -
11/01/34	$ 7,540,000.00	$ 295,000.00	$ 186,000.00	$ 667,000.00
05/01/35			$ 178,993.75	$ -
11/01/35	$ 7,245,000.00	$ 310,000.00	$ 178,993.75	$ 667,987.50
05/01/36			$ 171,631.25	$ -
11/01/36	$ 6,935,000.00	$ 325,000.00	$ 171,631.25	$ 668,262.50
05/01/37			$ 163,912.50	$ -
11/01/37	$ 6,610,000.00	$ 340,000.00	$ 163,912.50	$ 667,825.00
05/01/38			$ 155,837.50	$ -
11/01/38	$ 6,270,000.00	$ 355,000.00	$ 155,837.50	$ 666,675.00
05/01/39			$ 147,406.25	$ -
11/01/39	$ 5,915,000.00	$ 375,000.00	$ 147,406.25	$ 669,812.50
05/01/40			$ 138,500.00	$ -

Grand Oaks

Community Development District

Series 2019 Special Assessment Bonds

Amortization Schedule

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL
11/01/40	$	5,540,000.00	$	390,000.00	$	138,500.00	$	667,000.00
05/01/41					$	128,750.00	$	-
11/01/41	$	5,150,000.00	$	410,000.00	$	128,750.00	$	667,500.00
05/01/42					$	118,500.00	$	-
11/01/42	$	4,740,000.00	$	430,000.00	$	118,500.00	$	667,000.00
05/01/43					$	107,750.00	$	-
11/01/43	$	4,310,000.00	$	450,000.00	$	107,750.00	$	665,500.00
05/01/44					$	96,500.00	$	-
11/01/44	$	3,860,000.00	$	475,000.00	$	96,500.00	$	668,000.00
05/01/45					$	84,625.00	$	-
11/01/45	$	3,385,000.00	$	500,000.00	$	84,625.00	$	669,250.00
05/01/46					$	72,125.00	$	-
11/01/46	$	2,885,000.00	$	520,000.00	$	72,125.00	$	664,250.00
05/01/47					$	59,125.00	$	-
11/01/47	$	2,365,000.00	$	550,000.00	$	59,125.00	$	668,250.00
05/01/48					$	45,375.00	$	-
11/01/48	$	1,815,000.00	$	575,000.00	$	45,375.00	$	665,750.00
05/01/49					$	31,000.00	$	-
11/01/49	$	1,240,000.00	$	605,000.00	$	31,000.00	$	667,000.00
05/01/50					$	15,875.00	$	-
11/01/50	$	605,000.00	$	635,000.00	$	15,875.00	$	666,750.00
			$	**9,475,000.00**	**$**	**6,970,678.15**	**$**	**16,445,678.15**

Grand Oaks

Community Development District

Approved Budget

Debt Service Fund Series 2020

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY2027
Revenues					
Assessments - On Roll	$ 328,531	$ 310,354	$ 18,177	$ 328,531	$ 328,531
Assessments - Direct	$ 604,659	$ 258,188	$ 106,624	$ 364,812	$ 604,659
Assessments - Prepayment	$ -	$ 31,663	$ -	$ 31,663	$ -
Interest	$ 10,000	$ 16,628	$ 11,877	$ 28,505	$ 10,000
Carry Forward Surplus (1)	$ 341,796	$ 311,801	$ -	$ 311,801	$ 130,986
Total Revenues	**$ 1,284,986**	**$ 928,634**	**$ 136,678**	**$ 1,065,312**	**$ 1,074,176**
Expenditures					
Interest - 11/1	$ 319,663	$ 319,663	$ -	$ 319,663	$ 313,763
Principal - 5/1	$ 295,000	$ -	$ 295,000	$ 295,000	$ 310,000
Interest - 5/1	$ 319,663	$ -	$ 319,663	$ 319,663	$ 313,763
Total Expenditures	$ 934,326	$ 319,663	$ 614,663	$ 934,326	$ 937,525
Other Sources/(Uses)					
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -
Total Other Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues/(Expenditures)	$ 350,660	$ 608,971	$ (477,985)	$ 130,986	$ 136,651

Interest - 11/1 $ 307,563

(1) Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Maximum Annual Debt Service	Net Per Unit	Gross Per Unit
Single Family - 40'	235	$ 473,649	$ 2,015.53	$ 2,144.18
Single Family - 50'	158	$ 318,454	$ 2,015.53	$ 2,144.18
Single Family - 60'	70	$ 141,087	$ 2,015.53	$ 2,144.18
Total	**463**	**$ 933,190**		

Grand Oaks

Community Development District

Series 2020 Special Assessment Bonds

Amortization Schedule

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL
05/01/25	$	14,915,000.00	$	285,000.00	$	324,293.75	$	928,956.25
11/01/25					$	319,662.50	$	-
05/01/26	$	14,630,000.00	$	295,000.00	$	319,662.50	$	928,425.00
11/01/26					$	313,762.50	$	-
05/01/27	$	14,630,000.00	$	310,000.00	$	313,762.50	$	931,325.00
11/01/27					$	307,562.50	$	-
05/01/28	$	14,320,000.00	$	320,000.00	$	307,562.50	$	928,725.00
11/01/28					$	301,162.50	$	-
05/01/29	$	14,000,000.00	$	335,000.00	$	301,162.50	$	930,625.00
11/01/29					$	294,462.50	$	-
05/01/30	$	13,665,000.00	$	345,000.00	$	294,462.50	$	927,025.00
11/01/30					$	287,562.50	$	-
05/01/31	$	13,320,000.00	$	360,000.00	$	287,562.50	$	927,475.00
11/01/31					$	279,912.50	$	-
05/01/32	$	12,960,000.00	$	375,000.00	$	279,912.50	$	926,856.25
11/01/32					$	271,943.75	$	-
05/01/33	$	12,585,000.00	$	395,000.00	$	271,943.75	$	930,493.75
11/01/33					$	263,550.00	$	-
05/01/34	$	12,190,000.00	$	410,000.00	$	263,550.00	$	928,387.50
11/01/34					$	254,837.50	$	-
05/01/35	$	11,780,000.00	$	430,000.00	$	254,837.50	$	930,537.50
11/01/35					$	245,700.00	$	-
05/01/36	$	11,350,000.00	$	445,000.00	$	245,700.00	$	926,943.75
11/01/36					$	236,243.75	$	-
05/01/37	$	10,905,000.00	$	465,000.00	$	236,243.75	$	927,606.25
11/01/37					$	226,362.50	$	-
05/01/38	$	10,440,000.00	$	485,000.00	$	226,362.50	$	927,418.75
11/01/38					$	216,056.25	$	-
05/01/39	$	9,955,000.00	$	505,000.00	$	216,056.25	$	926,381.25
11/01/39					$	205,325.00	$	-
05/01/40	$	9,450,000.00	$	530,000.00	$	205,325.00	$	929,387.50

Grand Oaks

Community Development District

Series 2020 Special Assessment Bonds

Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/40			$ 194,062.50	$ -
05/01/41	$ 8,920,000.00	$ 555,000.00	$ 194,062.50	$ 930,637.50
11/01/41			$ 181,575.00	$ -
05/01/42	$ 8,365,000.00	$ 580,000.00	$ 181,575.00	$ 930,100.00
11/01/42			$ 168,525.00	$ -
05/01/43	$ 7,785,000.00	$ 605,000.00	$ 168,525.00	$ 928,437.50
11/01/43			$ 154,912.50	$ -
05/01/44	$ 7,180,000.00	$ 635,000.00	$ 154,915.50	$ 930,540.50
11/01/44			$ 140,625.00	$ -
05/01/45	$ 6,545,000.00	$ 665,000.00	$ 140,625.00	$ 931,287.50
11/01/45			$ 125,662.50	$ -
05/01/46	$ 5,880,000.00	$ 695,000.00	$ 125,662.50	$ 930,687.50
11/01/46			$ 110,025.00	$ -
05/01/47	$ 5,185,000.00	$ 725,000.00	$ 110,025.00	$ 928,737.50
11/01/47			$ 93,712.50	$ -
05/01/48	$ 4,460,000.00	$ 760,000.00	$ 93,712.50	$ 930,325.00
11/01/48			$ 76,612.50	$ -
05/01/49	$ 3,700,000.00	$ 795,000.00	$ 76,612.50	$ 930,337.50
11/01/49			$ 58,725.00	$ -
05/01/50	$ 2,905,000.00	$ 830,000.00	$ 58,725.00	$ 928,775.00
11/01/50			$ 40,050.00	$ -
05/01/51	$ 2,075,000.00	$ 870,000.00	$ 40,050.00	$ 930,525.00
11/01/51			$ 20,475.00	
05/01/52	$ 1,205,000.00	$ 910,000.00	$ 20,475.00	$ 930,475.00
		$ 14,915,000.00	**$ 11,102,434.25**	**$ 26,017,434.25**

Grand Oaks

Community Development District

Approved Budget

Debt Service Fund Series 2021

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY2027
Revenues					
Assessments - On Roll	$ -	$ -	$ -	$ -	$ -
Assessments - Direct	$ 300,025	$ -	$ -	$ -	$ 300,025
Interest	$ 5,000	$ 3,460	$ 2,471	$ 5,931	$ 5,000
Carry Forward Surplus [1]	$ 305,929	$ 205,986	$ -	$ 205,986	$ (87,005)
Total Revenues	**$ 610,954**	**$ 209,446**	**$ 2,471**	**$ 211,917**	**$ 218,020**
Expenditures					
Interest - 11/1	$ 90,997	$ 90,997	$ -	$ 90,997	$ 89,488
Principal - 11/1	$ 115,000	$ 115,000	$ -	$ 115,000	$ 120,000
Interest - 5/1	$ 89,488	$ -	$ 89,488	$ 89,488	$ 87,913
Total Expenditures	$ 295,485	$ 205,997	$ 89,488	$ 295,485	$ 297,400
Other Sources/(Uses)					
Transfer In/(Out)	$ -	$ (3,437)	$ -	$ (3,437)	$ -
Total Other Sources/(Uses)	**$ -**	**$ (3,437)**	**$ -**	**$ (3,437)**	**$ -**
Excess Revenues/(Expenditures)	$ 315,469	$ 12	$ (87,017)	$ (87,005)	$ (79,380)

Interest - 11/1	$ 87,913
Principal - 11/1	$ 120,000
	$ 207,913

[1] Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Maximum Annual Debt Service	Net Per Unit	Gross Per Unit
Single Family - 50' Prepaid	50	$ 126,073	$ 2,521.46	$ 2,682.40
Single Family - 60' Prepaid	34	$ 75,134	$ 2,209.82	$ 2,350.87
Single Family - 70' Prepaid	38	$ 98,819	$ 2,600.49	$ 2,766.48
Total	**122**	**$ 300,025**		

Grand Oaks

Community Development District

Series 2021 Special Assessment Bonds

Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/22	$ 5,295,000.00		$ 86,794.72	$ -
11/01/22	$ 5,295,000.00	$ 100,000.00	$ 95,262.50	$ 282,057.22
05/01/23			$ 93,950.00	$ -
11/01/23	$ 5,195,000.00	$ 110,000.00	$ 93,950.00	$ 297,900.00
05/01/24			$ 92,506.25	$ -
11/01/24	$ 5,085,000.00	$ 115,000.00	$ 92,506.25	$ 300,012.50
05/01/25			$ 90,996.88	$ -
11/01/25	$ 4,970,000.00	$ 115,000.00	$ 90,996.88	$ 296,993.76
05/01/26			$ 89,487.50	$ -
11/01/26	$ 4,855,000.00	$ 120,000.00	$ 89,487.50	$ 298,975.00
05/01/27			$ 87,912.50	$ -
11/01/27	$ 4,735,000.00	$ 120,000.00	$ 87,912.50	$ 295,825.00
05/01/28			$ 85,992.50	$ -
11/01/28	$ 4,615,000.00	$ 125,000.00	$ 85,992.50	$ 296,985.00
05/01/29			$ 83,992.50	$ -
11/01/29	$ 4,490,000.00	$ 130,000.00	$ 83,992.50	$ 297,985.00
05/01/30			$ 81,912.50	$ -
11/01/30	$ 4,360,000.00	$ 135,000.00	$ 81,912.50	$ 298,825.00
05/01/31			$ 79,752.50	$ -
11/01/31	$ 4,225,000.00	$ 140,000.00	$ 79,752.50	$ 299,505.00
05/01/32			$ 77,512.50	$ -
11/01/32	$ 4,085,000.00	$ 145,000.00	$ 77,512.50	$ 300,025.00
05/01/33			$ 74,975.00	$ -
11/01/33	$ 3,940,000.00	$ 145,000.00	$ 74,975.00	$ 294,950.00
05/01/34			$ 72,437.50	$ -
11/01/34	$ 3,795,000.00	$ 155,000.00	$ 72,437.50	$ 299,875.00
05/01/35			$ 69,725.00	$ -
11/01/35	$ 3,640,000.00	$ 160,000.00	$ 69,725.00	$ 299,450.00
05/01/36			$ 66,925.00	$ -
11/01/36	$ 3,480,000.00	$ 165,000.00	$ 66,925.00	$ 298,850.00
05/01/37			$ 64,037.50	$ -
11/01/37	$ 3,315,000.00	$ 170,000.00	$ 64,037.50	$ 298,075.00
05/01/38			$ 61,062.50	$ -
11/01/38	$ 3,145,000.00	$ 175,000.00	$ 61,062.50	$ 297,125.00
05/01/39			$ 58,000.00	$ -
11/01/39	$ 2,970,000.00	$ 180,000.00	$ 58,000.00	$ 296,000.00
05/01/40			$ 54,850.00	$ -

Grand Oaks

Community Development District

Series 2021 Special Assessment Bonds

Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/40	$ 2,790,000.00	$ 185,000.00	$ 54,850.00	$ 294,700.00
05/01/41			$ 51,612.50	$ -
11/01/41	$ 2,605,000.00	$ 195,000.00	$ 51,612.50	$ 298,225.00
05/01/42			$ 48,200.00	$ -
11/01/42	$ 2,410,000.00	$ 200,000.00	$ 48,200.00	$ 296,400.00
05/01/43			$ 44,200.00	$ -
11/01/43	$ 2,210,000.00	$ 210,000.00	$ 44,200.00	$ 298,400.00
05/01/44			$ 40,000.00	$ -
11/01/44	$ 2,000,000.00	$ 215,000.00	$ 40,000.00	$ 295,000.00
05/01/45			$ 35,700.00	$ -
11/01/45	$ 1,785,000.00	$ 225,000.00	$ 35,700.00	$ 296,400.00
05/01/46			$ 31,200.00	$ -
11/01/46	$ 1,560,000.00	$ 235,000.00	$ 31,200.00	$ 297,400.00
05/01/47			$ 26,500.00	$ -
11/01/47	$ 1,325,000.00	$ 245,000.00	$ 26,500.00	$ 298,000.00
05/01/48			$ 21,600.00	$ -
11/01/48	$ 1,080,000.00	$ 255,000.00	$ 21,600.00	$ 298,200.00
05/01/49			$ 16,500.00	$ -
11/01/49	$ 825,000.00	$ 265,000.00	$ 16,500.00	$ 298,000.00
05/01/50			$ 11,200.00	$ -
11/01/50	$ 550,000.00	$ 275,000.00	$ 11,200.00	$ 297,400.00
05/01/51			$ 5,700.00	
11/01/51	$ 275,000.00	$ 285,000.00	$ 5,700.00	
		$ 5,295,000.00	**$ 3,618,938.48**	**$ 7,737,568.76**