

Grand Oaks
Community Development District

SEPTEMBER 9, 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

September 2, 2026

Board of Supervisors
Grand Oaks Community Development District

Dear Board Members:

The Grand Oaks Community Development District Meeting is scheduled for **Wednesday, September 9, 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 August 12, 2026 Meeting
- IV. Landscape Maintenance Update
 - A. Report
 - B. Proposal for Annual Landscape Maintenance Agreement Renewal
- V. Discussion of Playground Funding Request
- VI. Consideration of Deficit Funding Agreement with Pulte
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Update to Agreement for Amenity Management and Operations & Maintenance On Site Services

D. Operation Manager - Report

E. Amenity Center Manager - Report

VIII. Supervisor's Request and Public Comments

IX. Financial Reports

A. Financial Statements as of July 31, 2026

B. Summary of Operations and Maintenance Invoices

X. Next Scheduled Meeting – October 14, 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, August 12, 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
Dick Trowbridge	Supervisor
David Crosby	Supervisor

Also, present were:

Matt Biagetti	District Manager
Wes Haber <i>by phone</i>	District Counsel
Bill Schaefer <i>by phone</i>	District Engineer
Allen Flannery	The Greenery
Eric Wyrick	The Greenery
Jim Oliver	GMS
Rich Gray	GMS
Robin West	GMS
Jeff Johnson	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver 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. Oliver opened the public comment period specific to agenda items and asked that comments be limited to three minutes and explained the public comment expectations.

A resident requested an update regarding Pond 15, expressing concerns regarding the condition of the pond, including odor, slime, a floating island containing overgrown grass, limited boat access, and an inoperable fountain. Staff indicated the concerns would be addressed later in the meeting under the appropriate agenda item.

Another resident requested an update regarding the Stormwater Trust project, noting that work had previously been anticipated to begin during the first quarter. Staff advised that an update had been received and would be discussed later in the meeting.

A resident also commented on the wording of the agenda regarding the proposed budget, noting that the agenda and website appeared to indicate that the Board would be approving the budget rather than considering the proposed budget. Staff acknowledged the concern and clarified that the distinction between the approved and adopted budgets would be addressed during the budget discussion.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the July 8, 2026 Meeting

Mr. Oliver presented the minutes of the July 8, 2026, meeting and asked for any comments, corrections, or changes. The Board reviewed the minutes of the July 8, 2026, meeting. A correction was noted under the Tenth Order of Business to change “Mr. Gary” to “Mr. Gray.”

On MOTION by Ms. Cruz, seconded by Mr. Dudley, all in favor, the Minutes of the July 8, 2026, Meeting, were approved as revised.

FOURTH ORDER OF BUSINESS

Landscape Maintenance Update

A. Report

Mr. Flannery provided an update on landscape maintenance throughout the District. Staff reported that a chinch bug outbreak had affected several turf areas. Although regularly scheduled treatments were being performed, additional treatment was necessary to stop the outbreak. Areas that will not recover are being mapped and will be replaced. Staff also acknowledged that maintenance along some pond banks had fallen behind and advised that crews were working to bring those areas back into the regular maintenance cycle.

The Board discussed ongoing turf performance, particularly in the parking lot islands and other areas where St. Augustine grass has struggled despite irrigation, fertilization and phosphorus

treatments. The Greenery advised that it had consulted with IFAS regarding soil and turf conditions and noted that Bermuda grass appeared to experience fewer issues. Board members discussed whether replacement areas should remain St. Augustine grass or whether alternative turf or ground cover could be considered. The Board generally favored maintaining consistency where appropriate while exploring alternative ground cover in difficult locations rather than introducing multiple turf varieties.

Staff discussed maintenance around Pond 3, noting some confusion regarding areas that had been mowed by homeowners or other landscape providers. The Greenery advised that this resulted in an inconsistent appearance and that the matter would be coordinated with management. Weed growth and deficiencies along pond banks were also discussed, with staff advising that crews were actively treating those areas.

The Board received an update regarding an invasive grass species. The Greenery advised that treatment efforts had significantly improved control in several areas, although some locations remained challenging. Crews were continuing spot treatments, and maintenance and plant-health personnel had been instructed to address affected areas whenever observed. Additional fertilization was also being used to improve recovery in weakened turf areas.

The Board discussed concerns regarding the consistency and timeliness of mowing services. The Greenery acknowledged that pond mowing had fallen behind primarily due to wet conditions and rapid seasonal growth and advised that the ponds had since been brought back into cycle. The Board emphasized the importance of supervision, quality control and ensuring crew's complete scheduled work.

Staff confirmed that replacement of the annuals with perennials at the clubhouse entrance had been addressed and that a proposal was included in the agenda for acceptance of the flowerpots.

B. Proposal for Perennial Flowerpot Enhancement

The Greenery presented a proposal to replace the annual flower displays with perennial plantings at the front and rear clubhouse patio areas. The proposed design included ivy and scaevola, with approximately 18 pots at the front and 318 at the rear. The Board discussed the proposed perennial plantings and indicated agreement with proceeding with the proposal.

Mr. Gray concluded by advising that the current landscape maintenance contract is approaching renewal. The contract was originally signed in 2022 and contains annual renewal options. Staff has been negotiating with The Greenery and reported that potential cost savings and additional services have been identified, including options intended to better protect the District's oak trees. A more detailed contract renewal proposal and summary of the negotiated changes will be presented to the Board at the next meeting.

FIFTH ORDER OF BUSINESS**Consideration of Proposals:****A. Pond Inspection Report**

- 1. DCCM**
- 2. Gulf Stream Design Group**
- 3. Dominion Engineering Group**

Staff presented proposals for the District's required pond bank inspection report, noting that the inspection is a statutory requirement for special districts in Florida. Proposals were obtained from multiple engineering firms to compare pricing and ensure consistency in the scope of services. The proposals presented were from Gulfstream Design Group for \$7,600, Dominion Engineering Group for \$8,500, and DCCM for \$14,000. Staff confirmed that the firms had experience providing similar inspection services for other districts and that the scopes had been reviewed for consistency.

The Board discussed the proposals, local experience of the firms, and the cost differences, with a preference expressed for the lowest qualified bidder.

On MOTION by Mr. Dudley, seconded by Ms. Cruz, all in favor, the Gulfstream Design Group Proposal in the Amount of \$7,600, was approved.

B. Playground and Field Enhancements for HOA Request

Staff presented an update regarding the proposed playground and field enhancements associated with the HOA request. Two potential locations had been evaluated: the original area near the pond and the open field area. The playground representative continued to recommend the field location. The Board discussed installation costs, proximity to the pond, available shade, accessibility from the parking area, safety considerations and preserving sufficient space for future

recreational improvements. The field option was estimated at approximately \$86,000, compared with the Board's previously discussed target of approximately \$75,000.

The Board reviewed the proposed playground equipment and discussed the two available designs, including equipment appropriate for different age groups. After further discussion, the Board reached consensus to proceed with the field location near the wood line to the south and expressed a preference for the green playground design. The Board also discussed obtaining an additional comparable proposal to determine whether cost savings could be achieved.

The Board discussed seeking financial participation from the Master HOA toward the project. Direction was given to finalize the preferred location and scope, obtain an additional comparable quote, and present the proposal to the Master HOA with a request for a contribution of 10% of the project cost, along with consideration of any additional available funding. No formal motion was required; direction was provided by Board consensus.

C. CBuss – Filter Grids

Mr. Gray presented the proposal from CBuss for replacement filter grids for the pool in the amount of \$3,500, noting the existing grids were no longer expected to last until the new fiscal year and were operating at approximately one gallon per minute. Staff recommended replacement to ensure the filtration system remained safe and operational. The Board discussed the expected lifespan of the grids, with replacement generally recommended every two to three years, although the current grids appeared to be original.

The Board also discussed discoloration occurring in the pool near the water returns. Staff explained that the issue was believed to be caused by the brass impeller in the pump deteriorating over time due to chemical exposure. A proposal to address the issue had been obtained and the expense was included in the upcoming fiscal year budget. The Board discussed the cost of replacing the impeller versus replacing the entire pump and suggested using stainless steel components for future replacements. Additional discussion was held regarding vendor pricing and the importance of reviewing parts and associated markups.

On MOTION by Mr. Dudley, seconded by Trowbridge, all in favor, the CBuss Proposal for Filter Grids in the Amount of \$3,500, was approved.

SIXTH ORDER OF BUSINESS**Ratification of Audit Engagement Letter with
Grau & Associates for Fiscal Year 2026**

Mr. Oliver reviewed the Fiscal Year 2026 Audit Engagement Letter with Grau & Associates. He noted that the fiscal year ends September 30th and, as a unit of government, the District is required pursuant to Section 218, Florida Statutes, to have an annual audit performed by an independent CPA firm. Grau & Associates was previously selected through the RFP process. The engagement letter provides for an audit fee of \$7,200, compared to the budgeted amount of \$7,300.

On MOTION by Mr. Dudley, seconded by Mr. Crosby, all in favor, the Audit Engagement Letter with Grau & Associates for Fiscal Year 2026 in the Amount of \$7,200, was ratified.

SEVENTH ORDER OF BUSINESS**Public Hearing Adopting the Budget for
Fiscal Year 2027**

Mr. Oliver introduced the Fiscal Year 2027 proposed budget and reviewed the District's annual budget process, noting that the proposed budget had been approved earlier in the year and the required notice of the proposed assessment increase had been published and mailed to property owners. Staff explained that any surplus generated remains with the District for future use and discussed the importance of maintaining sufficient operating cash to cover expenses early in the fiscal year while assessment revenues are being collected.

Mr. Oliver reviewed the General Fund budget, noting an increase in projected revenues from approximately \$1,244,000 for Fiscal Year 2026 to \$1,367,000 for Fiscal Year 2027. Significant changes included approximately \$75,000 for litigation expenses, increases within operations and maintenance for irrigation pump house and irrigation preventive maintenance, general repairs and maintenance, grounds maintenance and wetland mitigation, and increases within the amenity budget for facility management and general facility maintenance. New line items included HVAC preventive maintenance and pressure washing.

Mr. Oliver advised that the proposed budget results in an annual assessment increase of approximately \$125 per unit, or approximately 8.9%, for platted and planned units. It was noted that there had been no budget increase for Fiscal Year 2026. The Board also discussed payment of outstanding legal expenses and the timing of assessment collections, with staff advising that the

matter would be managed as revenues are received during the first several months of the fiscal year.

Mr. Oliver requested a motion to open the public hearing for consideration of the Fiscal Year 2027 budget and the related assessment hearing.

On MOTION by Mr. Dudley, seconded by Mr. Crosby, all in favor, Opening the Public Hearing, was approved.

During the public hearing, the Board and members of the public discussed several components of the proposed budget, including the security allocation, litigation expenses, projected versus actual expenditures, and the District's overall financial position. Staff advised that the security budget remained at approximately \$15,000 and included the security camera system and off-duty St. Johns County Sheriff's deputies. The approximately \$60,000 litigation allocation was also discussed, with staff explaining that the District currently has four separate litigation matters and that the amount is intended as a one-time budget item.

Discussion followed regarding expenditure projections and increases to certain maintenance accounts. Staff explained that some projects are intentionally delayed until later in the fiscal year when available funding can be better determined and that several budget categories are based on anticipated contractual obligations and known maintenance needs. The Board discussed concerns regarding the difference between projected Fiscal Year 2026 expenditures and the proposed Fiscal Year 2027 budget, as well as the need to maintain sufficient operating funds during the first several months of the fiscal year before assessment revenues are received.

The Board further discussed outstanding assessments owed by a landowner and the effect those unpaid assessments have had on the District's finances. Staff advised that the landowner would continue to be held accountable for amounts assessed and that efforts were underway to resolve the outstanding matters. The potential involvement of bondholders in the event of a change in property ownership was also discussed, including the expectation that future assessments would be paid following any transfer of ownership, while previously unpaid assessments may remain unresolved.

Additional discussion was held regarding miscellaneous maintenance expenditures. Staff explained that the miscellaneous maintenance account had historically been used for needs that did not have dedicated budget categories; however, several new line items had now been created,

including HVAC preventive maintenance and pump preventive maintenance. Staff indicated an intent to continue reducing reliance on miscellaneous maintenance as specific expenditure categories are established. Planned facility work, including painting, floor maintenance, carpet cleaning and other amenity center improvements, was also discussed.

The Board reviewed the pressure-washing allocation and the anticipated frequency of pressure washing for sidewalks, curbing, buildings, the pool house, pool deck and other District facilities. Staff advised that expenditures would only be made as needed. A question was also raised regarding maintenance of Pond 15 and coordination with neighboring Summer Bay regarding conditions contributing to algae growth; staff indicated the matter could be addressed separately.

Mr. Oliver asked for a motion to close the public hearing.

On MOTION by Mr. Dudley, seconded by Mr. Crosby, all in favor, Closing the Public Hearing, was approved.

A. Consideration of Resolution 2026-06, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027

Mr. Oliver asked for a motion to approve Resolution 2026-06.

On MOTION by Mr. Dudley, seconded by Ms. Cruz, all in favor, Resolution 2026-06 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027, was approved.

B. Consideration of Resolution 2026-07, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027

Mr. Oliver asked for a motion to approve Resolution 2026-07.

On MOTION by Mr. Trowbridge, seconded by Ms. Cruz, all in favor, Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027, was approved.
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EIGHTH ORDER OF BUSINESS**Public Hearing for the Purpose of Adopting
Amended and Restated Rules of Procedure;
Consideration of Resolution 2026-08**

Mr. Haber presented Resolution 2026-08, adopting the amended and restated Rules of Procedure. Mr. Haber explained that the Rules of Procedure govern various aspects of District operations, with a significant portion addressing procurement of goods and services, as well as meeting notices, agendas, and other procedural matters. Mr. Haber advised that the document is periodically updated to remain consistent with changes in Florida law and to improve District operations.

Mr. Haber explained that the proposed amendments were primarily housekeeping in nature and would not significantly affect the District's day-to-day operations. Changes included updated notice requirements for the adoption of rules and rates, clarification that Board members are required to vote on matters unless a conflict of interest exists, a definition of a newspaper of general circulation for required notices, and revisions reflecting statutory changes allowing CDDs to operate in multiple counties.

Mr. Oliver asked for a motion to open the public hearing.

On MOTION by Mr. Trowbridge, seconded by Mr. Crosby, all in favor, Opening the Public Hearing, was approved.

During the public hearing, a question was raised regarding whether the Rules of Procedure govern staff conduct. It was clarified that the Rules are primarily aligned with statutory and procedural requirements and do not address general staff conduct or recreational policies. Mr. Oliver asked for a motion to close the public hearing.

On MOTION by Mr. Dudley, seconded by Mr. Crosby, all in favor, Closing the Public Hearing, was approved.

Mr. Oliver asked for a motion to approve Resolution 2026-08.

On MOTION by Mr. Trowbridge, seconded by Ms. Cruz, all in favor, Resolution 2026-08 Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure, was approved.

NINTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Haber reported he had no further business for the Board.

B. Engineer

Mr. Schaefer reported that a recent Water Management District inspection identified several items that were not in place. Staff reviewed the affected areas and determined that a contractor would need to reinstall the items. The work was described primarily as a PVC plumbing matter, and documentation outlining the required work will be prepared so that the outstanding permits can be closed out. In response to a Board question, the Engineer confirmed that the items were general repair and maintenance matters and were not considered significant concerns.

C. Manager**1. Discussion of Fiscal Year 2027 Meeting Schedule**

Mr. Oliver presented the proposed annual meeting schedule for Fiscal Year 2027, which maintains the current schedule of monthly meetings at 10:00 a.m.

On MOTION by Mr. Dudley, seconded by Ms. Cruz, all in favor, the Fiscal Year 2027 Meeting Schedule, was approved.

2. Discussion of Fiscal Year 2027 Goals & Objectives

Mr. Oliver presented the Fiscal Year 2027 goals and objectives, noting that the District is required by Florida law to adopt annual goals and objectives. The proposed goals and objectives are the same as those adopted for the current fiscal year.

On MOTION by Mr. Trowbridge, seconded by Ms. Cruz, all in favor, the Fiscal Year 2027 Goals & Objectives, was approved.

D. Operation Manager – Report

Mr. Gray discussed ongoing concerns with Pond 15, including the pond's low water level, access limitations for the lake maintenance vendor, and the overall condition of the pond. It was noted that these issues have been discussed for several years and that, although access improvements have previously been made, the vendor has continued to report difficulty getting a

boat into the pond when water levels are low. The Board expressed frustration with the recurring issue and discussed alternative treatment methods, including backpack spraying, kayaks, or other equipment that would allow the vendor to perform the required treatments without relying on a motorized boat. Staff was directed to contact the vendor's account manager to determine a workable solution and ensure the pond is properly treated. The fountain at Pond 15 was also noted as not operating and may require a reset following recent thunderstorms.

Mr. Gray discussed proposals for stocking fish in District ponds. A proposal was presented to stock two approximately ten-acre ponds with 2,000 fingerling bluegill, 1,000 fingerling redear, and 1,000 fingerling channel catfish for approximately \$3,200. Stocking all six fishable ponds would include approximately 4,000 bluegill, 2,000 redear, and 2,000 channel catfish. It was explained that the initial stocking would likely require follow-up evaluation and potentially additional stocking to establish a balanced ecosystem. The Board expressed concern regarding the cost and elected to retain the information for further consideration rather than proceed at this time.

The Board also discussed the District's landscape maintenance contract and whether it should be competitively rebid rather than automatically renewed. Given the significant annual cost of the contract, the Board discussed obtaining additional competition and determining whether other vendors could provide the required services. Staff advised that the District could proceed through an RFP process, which would take approximately three months, and the Board indicated that the process should begin being evaluated.

E. Amenity Center Manager – Report

Ms. West reported that the recent resident vendor fair was very successful and had greater participation than the previous event. Vendors included a certified instructor selling paintings, jewelry makers, children's jewelry makers, 3D-printed items, hot sauce, cigars, and other merchandise. The event was held in conjunction with three food trucks, and similar vendor fairs may be scheduled quarterly.

Ms. West also reported Mr. Softee recently completed his final regularly scheduled summer visit and may return for special events. Weekly Thursday food trucks continue, with Cousins Maine Lobster scheduled for the upcoming week, along with the shaved ice truck. Community clubs continue to meet weekly and monthly, and a new Bible study may be added on Wednesday mornings pending approval. Rental activity has slowed as children return to school;

however, staff is already preparing for the busy fall and holiday season and encouraged residents to reserve the facility early for Thanksgiving and Christmas. Staff is also beginning to plan fall events and seek sponsorships and donations for seasonal activities and decorations.

The Board discussed the discontinuation of the Zumba classes. The Amenity Manager advised that the instructor had been provided an operating agreement but indicated she would not sign it and would therefore not continue the classes. Staff has attempted to obtain additional clarification from the instructor. The Board discussed looking for another instructor or offering a similar fitness class. Any new instructor would be required to follow the applicable insurance and approval requirements before classes could begin.

TENTH ORDER OF BUSINESS**Supervisor's Requests and Public Comments**

Mr. Oliver asked for any Supervisor requests and public comments. A resident requested Mr. Dudley to address an item after the meeting and to advise which upcoming County meetings the residents should attend.

ELEVENTH ORDER OF BUSINESS**Financial Reports****A. Financial Statements as of June 30, 2026****B. Summary of Operations and Maintenance Invoices**

Mr. Oliver presented the financial statements for the period ending June 30, 2026. It was noted that the income statement reflected the same financial information previously reviewed during consideration of the budget. The Board also reviewed the summary of operations and invoices in the amount of \$58,953.19. Mr. Oliver asked for a motion to approve the financial reports.

On MOTION by Mr. Dudley, seconded by Mr. Trowbridge, with all in favor, the Financial Reports Including Operations and Maintenance Invoices in the Amount of \$58,953.19, were approved.

TWELFTH ORDER OF BUSINESS**Next Scheduled Meeting – September 9, 2026****@ 10:00 a.m. @ Grand Oaks Amenity Center**

Mr. Oliver stated the next meeting is scheduled for September 9, 2026, at 10:00 a.m. at the Grand Oaks Amenity Center.

THIRTEENTH ORDER OF BUSINESS Adjournment

Mr. Oliver asked for a motion to adjourn the meeting.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

FOURTH ORDER OF BUSINESS

A.

Based on the four weekly reports you shared, here's a consolidated **Grand Oaks Monthly Landscape Maintenance Report for August 2026**

Grand Oaks Community

Monthly Landscape Maintenance Report

August 2026

Plant Health & Agronomic Services

Amenity Turf Recovery

- Declining turf conditions at the amenity area were identified early in the month, and a replacement proposal was completed and submitted.
- Turf replacement was completed during August and is currently being monitored through the establishment period to ensure successful rooting and long-term recovery. [\[Grand Oaks...nce 8-1-26 | PDF\]](#), [\[Grand Oaks...ce 8-14-26 | PDF\]](#)

Chinch Bug Treatment

- Chinch bug activity was identified on July 27.
- Our Plant Health Care team responded immediately with insecticide applications, along with fungicide, fertilizer, and micronutrient treatments to promote recovery.
- Follow-up monitoring throughout August showed positive recovery progress. [\[Grand Oaks...nce 8-1-26 | PDF\]](#)

Perennial Enhancements

- Perennial enhancement proposals were completed and submitted for review at the beginning of the month.
- The clubhouse perennial enhancement project received approval, plant material was ordered, and installation activities progressed throughout August.
- Installation work was completed on August 27. [\[Grand Oaks...nce 8-1-26 | PDF\]](#), [\[Grand Oaks...ce 8-14-26 | PDF\]](#), [\[Grand Oaks...ce 8-21-26 | PDF\]](#), [\[Grand Oaks...ce 8-28-26 | PDF\]](#)

Entrance Median Improvements

- Plant replacements were installed in the entrance median utilizing Scaevola, a drought-tolerant, salt-tolerant perennial that performs well in full sun environments.

- Additional seasonal flower installations were completed at the front entrance landscape beds on August 27 to enhance curb appeal. [\[Grand Oaks...nce 8-1-26 | PDF\]](#), [\[Grand Oaks...ce 8-28-26 | PDF\]](#)

Athletic Field Evaluation

- Athletic field conditions remained under review throughout August.
- Coordination with management continued to identify a test section for ongoing evaluation and future recommendations. Findings will support future improvement discussions. [\[Grand Oaks...nce 8-1-26 | PDF\]](#), [\[Grand Oaks...ce 8-14-26 | PDF\]](#), [\[Grand Oaks...ce 8-21-26 | PDF\]](#), [\[Grand Oaks...ce 8-28-26 | PDF\]](#)

Future Sod Replacement Program

- Areas requiring sod replacement were identified and preliminary planning activities began.
- Replacement efforts at the clubhouse are currently in progress and remain pending final coordination. [\[Grand Oaks...ce 8-14-26 | PDF\]](#), [\[Grand Oaks...ce 8-21-26 | PDF\]](#), [\[Grand Oaks...ce 8-28-26 | PDF\]](#)

Irrigation

- An irrigation issue near the pool deck was identified early in the month and addressed by the irrigation team.
- New sod areas at the clubhouse were monitored closely to ensure adequate irrigation coverage.
- A valve-related irrigation issue at the Amenity Center was reported on August 20. Necessary parts were obtained and repairs were successfully completed by month-end. [\[Grand Oaks...nce 8-1-26 | PDF\]](#), [\[Grand Oaks...ce 8-14-26 | PDF\]](#), [\[Grand Oaks...ce 8-21-26 | PDF\]](#), [\[Grand Oaks...ce 8-28-26 | PDF\]](#)

Maintenance Operations

Routine Landscape Maintenance

- Regular maintenance services were completed throughout August across maintained common areas, ponds, and pocket parks.
- Pocket Parks 1-5 were serviced consistently with no reported issues during the month. [\[Grand Oaks...nce 8-1-26 | PDF\]](#), [\[Grand Oaks...ce 8-14-26 | PDF\]](#), [\[Grand Oaks...ce 8-21-26 | PDF\]](#), [\[Grand Oaks...ce 8-28-26 | PDF\]](#)

Pond Maintenance

- Aquatic maintenance services were completed on all ponds throughout the community.
- Ponds 1-9 were serviced during the first and fourth weeks of the month, while ponds 10-18 were serviced during the third week.
- One missed section of Pond 7 was reported and promptly scheduled for correction.
[\[Grand Oaks...nce 8-1-26 | PDF\]](#), [\[Grand Oaks...ce 8-21-26 | PDF\]](#), [\[Grand Oaks...ce 8-28-26 | PDF\]](#)

Weather Challenges

- Excessive rainfall created challenging mowing conditions during portions of the month.
- Crews adjusted schedules as necessary, returning on additional service days when required to maintain community standards.
- Despite weather-related disruptions, overall landscape conditions remained well maintained. [\[Grand Oaks...nce 8-1-26 | PDF\]](#), [\[Grand Oaks...ce 8-28-26 | PDF\]](#)

Corrective and Detail Work

- Crews addressed ornamental grass bed maintenance deficiencies identified around several ponds.
- A previously reported tree was re-staked to improve stability and support establishment.
- Weed treatment was scheduled for the bocce court area, pool area, and pool equipment area.
- Selective pruning evaluations were initiated for crepe myrtles overhanging perimeter fencing. [\[Grand Oaks...ce 8-14-26 | PDF\]](#), [\[Grand Oaks...ce 8-21-26 | PDF\]](#), [\[Grand Oaks...ce 8-28-26 | PDF\]](#)

Enhancements

Completed

- Entrance median plant replacements.
- Clubhouse perennial enhancement installation.
- Front entrance flower bed enhancements.
- Amenity turf replacement. [\[Grand Oaks...nce 8-1-26 | PDF\]](#), [\[Grand Oaks...ce 8-14-26 | PDF\]](#), [\[Grand Oaks...ce 8-28-26 | PDF\]](#)

Ongoing

- Athletic field evaluation program.

- Clubhouse sod replacement coordination. [\[Grand Oaks...ce 8-21-26 | PDF\]](#), [\[Grand Oaks...ce 8-28-26 | PDF\]](#)

Summary

August was a productive month for Grand Oaks, with significant progress made in plant health recovery, perennial landscape enhancements, irrigation repairs, and routine landscape maintenance. Major accomplishments included completion of the clubhouse perennial installation, amenity turf replacement, entrance enhancements, and irrigation repairs at the Amenity Center. Ongoing efforts will focus on athletic field evaluation, sod replacement planning, and continued landscape refinement throughout the community. [\[Grand Oaks...nce 8-1-26 | PDF\]](#), [\[Grand Oaks...ce 8-14-26 | PDF\]](#), [\[Grand Oaks...ce 8-21-26 | PDF\]](#), [\[Grand Oaks...ce 8-28-26 | PDF\]](#)

Sources: [Grand Oaks Maintenance 8-1-26.pdf](#), [Grand Oaks Maintenance 8-14-26.pdf](#), [Grand Oaks Maintenance 8-21-26.pdf](#), [Grand Oaks Maintenance 8-28-26.pdf](#). [\[Grand Oaks...nce 8-1-26 | PDF\]](#), [\[Grand Oaks...ce 8-14-26 | PDF\]](#), [\[Grand Oaks...ce 8-21-26 | PDF\]](#), [\[Grand Oaks...ce 8-28-26 | PDF\]](#)

B.



Property Name: Grand Oaks CDD
Address: 4185 FL-16 St. Augustine, FL 32092
Client Contact: Rich Gray Rgray@rmsnf.com
Contract #: 91393

Landscape Service Agreement

Terms and Conditions

This agreement is entered on September 01, 2026 between The Greenery, Inc. and Grand Oaks CDD.

The contract will begin on **November 01, 2026** and end on **October 31, 2027**.

Company: The Greenery, Inc., a South Carolina corporation (if the Property is located in South Carolina, North Carolina, or Georgia), or The Greenery of North Florida, Inc., a Florida corporation (if the Property is located in Florida).

1. The Services.

a. **Specific Services.** The Company agrees to perform the services (hereinafter the "Services") specified in the "Scope of Services", Specific Conditions and Details of Service attached hereto and incorporated herein by reference.

b. **Method of Performing Services.** The Company will determine the methods, details, and means of performing the Services. The Company will use its own resources such as supplies, equipment, tools, and materials to complete the Services, unless use of the Customer's resources and premises is necessary, and those requirements are specified in the Scope of Services.

2. Term and Termination.

a. **Term; Renewal.** This Agreement is for the "Contract Term" identified above, unless terminated earlier as provided in this Agreement. Unless either party notifies the other party of its intent not to renew the term of this Agreement within ninety (90) days prior to the expiration of the Initial Term or any subsequent renewal term, the term of this Agreement shall automatically renew for successive terms of the same length as the Initial Term. The Service Fee for each year of any renewal term shall be equal to the Service Fee for the previous year plus the greater of: (i) three percent (3%); or (ii) the increase in the Consumer Price Index for All Urban Consumers ("CPI") during the previous year.

b. **Early Termination.** Either party may terminate this Agreement at any time upon sixty (60) days written notice to the other party. In connection therewith, the parties agree that, when the Company enters into this Agreement, it will make financial decisions based on the length of the Term. Those decisions may include the purchase of equipment or licenses, the retrofitting or leasing of space needed to provide the Services, or the foregoing of other opportunities. An



Property Name: Grand Oaks CDD
Contract #: 91393

early termination eliminates the Company's ability to recoup some of these costs. Therefore, the parties agree that, in the event of early termination, the Company shall be deemed to have earned, and the Customer shall pay, a one-time, reduced Service Fee equal to twenty percent (20%) of the remaining Service Fees that would have come due through the end of the then-current term. This reduced Service Fee shall be due and payable to the Company sixty (60) days after the date of the notice of early termination and shall be in addition to the (unaltered) Service Fee for the 60-day period between the notice of early termination and the effective date.

c. Termination Upon Breach. Either party may terminate this Agreement at any time in the event of a material breach by the other party that remains uncured after: (i) in the event of a monetary breach, ten (10) calendar days following written notice thereof; and (ii) in the event of a non-monetary breach, thirty (30) calendar days following written notice thereof. Such termination shall be effective immediately and automatically upon the expiration of the applicable notice period, without further notice or action by either party. Termination shall be in addition to any other remedies that may be available to the non-breaching party.

d. Automatic Termination. Notwithstanding anything to the contrary contained herein, this Agreement shall terminate automatically and without notice upon the occurrence of any of the following events, each of which shall be deemed to be an incurable breach of this Agreement: either party's dissolution, termination of existence, insolvency or bankruptcy.

3.Compensation.

a. Service Fee. Payment for all invoices is due within 30 days from the invoice date.

In full consideration for the Services, the Customer agrees to pay the Company the base Service Fee and any applicable fees for ancillary services as described in the Scope of Services attached hereto and incorporated herein by reference.

b. Fees for Ancillary Services. As more specifically set forth in the Scope of Services attached hereto and incorporated herein, some Services are not included in the base Service Fee. These Services will be invoiced when they are performed, and the Customer agrees to pay such invoices according. All approved ancillary services agreed to in the contract will incur a 10% penalty fee if those ancillary services are canceled during the contract term.

c. Payment Processing Fees. The Customer agrees to reimburse the Company for any processing fees incurred by the Company due to third-party utilization of A/R payment processes.

d. Payment. Any amounts not paid by the Customer when due to the Company shall be subject to interest charges, from the date due until paid, at the rate of one- and one-half percent (1.5%) per month, or the highest interest rate allowable by law (whichever is less), payable monthly. If any amounts due to the Company from the Customer become past due for any reason, the Company may at its option and without further notice withhold further Services until all invoices have been paid in full, and such withholding of Services shall not be considered a breach or default of any of the Company's obligations under this Agreement. The



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Customer shall have no right of offset or withholding under this Agreement.

4. Cooperation of Customer. The Customer agrees to comply with all reasonable requests of the Company and shall provide the Company's personnel with access to all documents and facilities as may be reasonably necessary for the performance of the Services under this Agreement.

5. Warranty.

a. **Limited Service Warranty.** The Services to be performed hereunder are landscape maintenance services and related advice. The Company does not warrant in any form the results or achievements of the Services provided under this Agreement. The Company only warrants that the Services will be performed by qualified personnel in a professional and workmanlike manner in accordance with generally accepted industry standards and practices. The Company shall comply with all statutes, ordinances, regulations and laws of all international, federal, state, county, municipal or local governments applicable to performing the Services hereunder.

b. **Limitation of Warranties.** The warranty set forth is exclusive and is in lieu of all other warranties, express, implied, statutory or otherwise, with respect to the services, work product or deliverables provided under this agreement, or as to the results which may be obtained therefrom. the company disclaims all implied warranties including, but not limited to, the warranties of merchantability, fitness for a particular purpose, or against infringement. buyer's exclusive remedy for breach of this warranty is reperformance of the services, or if reperformance is not possible or conforming, refund of amounts paid for such non-conforming services.

6. Insurance. The Company shall maintain during the Term and at its expense: (i) commercial general liability coverage with limits of not less than One Million Dollars (\$1,000,000) combined single limit for bodily injury, death, and property damage, including personal injury, contractual liability, independent contractors, broad-form property damage, and products and completed operations coverage; (ii) commercial automobile liability insurance with limits not less than One Million Dollars (\$1,000,000) each occurrence combined single limit for bodily injury, death, and property damage, including owned and non-owned and hired automobile coverages, as applicable; (iii) workers' compensation and employers' liability insurance with limits to conform with the greater of the amount required by applicable law or One Million Dollars (\$1,000,000) each accident, including occupational disease coverage; and (iv) any other coverage and/or endorsements specified in the Scope of Services.

7. Indemnification. The Company agrees to indemnify, defend and hold the Customer and its officers, directors, and employees harmless from and against all third-party claims, losses, liabilities, damages, expenses and costs, including attorney's fees and court costs, arising out



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of the Company's (i) negligence or willful misconduct or (ii) its material breach of any of the terms of this Agreement. The Company's liability under this Section shall be reduced proportionally to the extent that any act or omission of the Customer, or its employees or agents, contributed to such liability. The Customer shall provide the Company with prompt written notice of any claim and give complete control of the defense and settlement to the Company, and shall cooperate with the Company, its insurance company and its legal counsel in its defense of such claim(s). This indemnity shall not cover any claim in which there is a failure to give the Company prompt notice to the extent such lack of notice prejudices the defense of the claim.

8. Limitation of Liability; Actions.

a. Specific Limitations on Company Responsibility. Without limiting the generality below:

a.1. Plant Material. The Company shall have no responsibility for damage to or decline of plant material not caused by the Company, including due to improper selection, improper installation, inadequate prior maintenance, or inadequate irrigation.

a.2. Irrigation Equipment. The Company shall have no responsibility for damage to or failure of irrigation equipment not caused by the Company, including due to improper selection, improper installation or configuration, inadequate prior maintenance, unknown or unforeseen failures such as leaks and contamination, or improperly secured or mounted lines, wires or fencing.

a.3. Utility Locates. The Company shall have no responsibility for damage to underground irrigation lines, wiring, pipes, utility equipment, invisible fencing or lighting systems that are not properly marked in advance by or at the direction of the Customer.

a.4. Drainage. The Company shall have no responsibility for existing or new drainage issues such as (without limitation) standing water, puddling, saturated soils and washouts. Without limiting the generality below, standing water for up to 48 hours after a significant rainfall is typical and may cause service delays. Assessments, proposals, and remedies for such drainage issues are outside the scope of the Services under this Agreement.

b. General Limitation of Liability. except for the indemnification obligations under section 7 of this agreement, in no event shall either party be liable under this agreement to the other party for any incidental, consequential, indirect, statutory, special, exemplary or punitive damages, including, but not limited to, lost profits, loss of use, loss of time, inconvenience, lost business opportunities, damage to good will or reputation, and costs of cover, regardless of whether such liability is based on breach of contract, tort, strict liability or otherwise, and even if advised of the possibility of such damages or such damages could have been reasonably foreseen. subject to the customer's obligation to pay the fees to the company, each party's entire aggregate liability for any claims relating to the services or this agreement shall not exceed the greater of the fees paid or payable by the customer to the company under this



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agreement in the twelve (12)-month period immediately preceding the events giving rise to such liability, or the amount of recoverable insurance proceeds. this section shall survive the termination of the agreement. no action shall be brought for any claim relating to or arising out of this agreement more than one (1) year after the accrual of such cause of action, except for money due on an open account.

9. Dispute Resolution Procedures. Should a dispute, controversy, or claim (each, a “Dispute”) develop between the parties under this Agreement (including without limitation, one respecting the validity, material breach, suspension, or termination hereof), the procedures set forth shall be the exclusive mechanism available to the parties for resolving the Dispute.

a. **Negotiation.** The parties must first attempt to informally negotiate and resolve each Dispute at the operational level between each party’s representative(s) with decision-making authority. Once all reasonable good faith efforts to do so have been made, an unresolved Dispute must be submitted to each party’s upper management for another good faith effort to resolve the Dispute. If after thirty (30) days the Dispute remains unresolved, the parties may seek resolution by mediation as set forth in Section 9.b, below. All negotiations commence upon the provision of written notice from one party to the other party identifying the Dispute and requesting the opportunity to negotiate a resolution.

b. **Mediation.** Subject to Section 9.a above, the parties may submit a Dispute to confidential mediation for a good faith resolution. The mediation shall take place in the county and state where the Property is located. If after sixty (60) days the parties have not come to a resolution for any reason (including a failure to actually mediate), they shall seek to resolve the Dispute by binding arbitration or litigation as more fully set forth in Section 9.c, below. Until such time, neither binding arbitration nor litigation may be pursued by the parties.

c. **Arbitration or Litigation.** Subject to Sections 9.a and 9.b above, all controversies and claims arising out of or relating to this Agreement or the parties’ dealings shall be settled by arbitration in the county and state where the Property is located, in accordance with the then-governing rules of the American Arbitration Association. Judgment upon the award rendered may be entered and enforced in any court of competent jurisdiction.

10. Miscellaneous Provisions.

a. **Amendment.** This Agreement may be modified only by a written amendment signed by an authorized representative of each party. To the extent that the terms hereof contradict any of the terms of any attachment hereto, the terms hereof shall govern, unless specifically and prominently set forth to the contrary in any such attachment.

b. **Assignment.** This agreement shall inure to the benefit of, and be binding upon, the parties hereto and their successors and assigns.

c. **Attorney’s Fees.** If either party incurs any legal fees associated with the enforcement of this



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Agreement or any rights under this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees and any court, arbitration, mediation, or other litigation expenses from the other party.

d. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

e. **Entire Agreement.** This Agreement, along with its exhibits and any other attachments specifically incorporated herein by reference, sets forth the entire agreement between the parties with respect to its subject matter and supersedes any prior agreements or communications between the parties, whether written or oral, relating hereto. No representation, inducement, or promise has been made or relied upon by either party in entering into this arrangement other than as specifically set forth herein.

f. **Force Majeure.** Neither party shall be liable hereunder for any failure or delay in the performance of its obligations under this Agreement, except for the payment of money, if such failure or delay is on account of causes beyond its reasonable control, including civil commotion, war, fires, floods, accident, earthquakes, inclement weather, telecommunications line failures, electrical outages, network failures, governmental regulations or controls, casualty, strikes or labor disputes, terrorism, pandemics, epidemics, local disease outbreaks, public health emergencies, acts of God, or other similar or different occurrences beyond the reasonable control of the party so defaulting or delaying in the performance of this Agreement, for so long as such force majeure event is in effect.

g. **Governing Law.** This Agreement shall be governed by the laws of the state in which the Property is located without regard to its conflict of laws principles. The parties hereby agree that any action arising out of this Agreement will be brought solely in any state or federal court located in the county where the Property is located, and both parties hereby submit to the exclusive jurisdiction and venue of any such court. The parties further agree, to the extent permitted by applicable law, to waive any right to trial by jury with respect to any claim, counterclaim or action arising from the terms of this agreement.

h. **Headings.** The headings of the Sections hereof are for reference purposes only and shall not affect the interpretation of any of the terms and conditions set forth herein.

i. **Notices.** Any notice or communication required or permitted to be given hereunder may be delivered by hand or deposited with an overnight courier (signature required), sent by email or facsimile (provided delivery is confirmed), or U.S. Mail (registered or certified only), return receipt requested, addressed to the Company at P.O. Box 6569, Hilton Head, SC 29938 or to the Customer at the address identified above, or to either party at such other addresses as will be designated in writing by either party to the other in accordance with this Section.

j. **Relationship of Parties.** The relationship of the parties hereto is that of independent contractors. Nothing in this Agreement, and no course of dealing between the parties, shall be construed to create or imply an employment or agency relationship or a partnership or joint venture relationship between the parties or between one party and the other party's employees or agents.



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k. **Remedies Cumulative.** The rights and remedies provided to the parties in this Agreement are cumulative and are not exclusive of any other rights or remedies that may be available to the parties, whether in law, equity or otherwise.

l. **Severability.** In the event that any term of this Agreement is deemed to be invalid, illegal, or otherwise unenforceable (1) the parties shall use all reasonable efforts to negotiate in good faith to amend the term to eliminate any such invalidity, illegality, or unenforceability to the extent practically possible, taking into full account their original intent when entering into this Agreement in the first instance, and (2) the remaining provisions hereof shall continue in full force and effect.

m. **Signatory Authority.** Each party represents and warrants that it has the full legal right, power, and authority to enter into and perform this Agreement. Both parties represent and warrant that the individuals signing this Agreement on their behalf are authorized to execute this Agreement. No further proof of authorization shall be required.

n. **Survival.** The provisions of this Agreement relating to indemnification, exclusions and limitations of damages and liability, payment, warranty and representations, and exclusions of warranty, shall survive any termination or expiration of this Agreement for any reason.

o. **Third-party Beneficiaries.** This Agreement is being entered into for the sole benefit of the parties hereto, and nothing herein, express or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever.

p. **Waiver.** No waiver of any term or right in this Agreement shall be effective unless made in writing and signed by an authorized representative of the waiving party. The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or modification of such provision, or impairment of its right to enforce such provision or any other provision of this Agreement thereafter. Any written waiver authorized on one occasion is effective only in that instance and only for the specific purpose stated, and does not operate as a waiver on any future occasion.



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Landscape Services

The Greenery, Inc. agrees to perform the following conditions.

Scope of Services - Landscape Maintenance Program

A. TURF MANAGEMENT

A comprehensive program of turf management for all turf grass areas will be the responsibility of The Greenery.

Mowing - Turf grass shall be mowed regularly during the growing season and as needed during the remainder of the year to maintain a neat and finished appearance and complying with standard horticultural practices.

Line Trimming - All mowing obstacles shall be trimmed as needed. Obstacles such as fence lines and light poles may be treated with approved herbicides.

Edging - Streets drives and ornamental beds shall be edged as needed.

Blowing - All debris generated from mowing operation shall be blown from streets, drives, and walks to maintain a neat and finished appearance.

Debris - Common areas will be policed on the scheduled service day to maintain such areas free of litter and debris prior to mowing.

B. ORNAMENTAL BED MANAGEMENT

Ornamental plantings will be maintained by The Greenery in accordance with accepted horticultural practices.

Pruning - Ornamental plants shall be maintained to the natural character of the plant. All unwanted limbs, branches or outcroppings that are below 10' and are accessible without the use of ladders, bucket truck or other heavy equipment, will be managed as needed to achieve the desired visual results and to maintain the health of the plant.

Weeding - Weeds in ornamental bed areas will be controlled chemically and mechanically as to maintain a neat and orderly appearance of all bed areas.

Debris - All debris generated from bed management services shall be hauled away and disposed of in a legal manner.

C. TURF & ORNAMENTAL SHRUBS HEALTH SERVICES

Fertilization - The Greenery shall provide labor, materials and equipment for all fertilization applications customized for the turf type on the property. The turf shall be monitored for health and treated as needed; this includes fertilization in the Spring and Fall with a well-balanced, specially formulated, slow release turf fertilizer. All Ornamental beds shall be monitored for health and fertilized as needed to correct nutritional deficiencies.



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Weed Control - The Greenery will provide weed control in turf and beds through the application of pre-emergent and post emergent treatments. This will include spraying weeds and hand pulling weeds as necessary.

Pest Management - The Greenery shall provide labor, materials and equipment to treat outbreaks of insects and disease as needed on a curative basis as they appear in the turf and or ornamental beds. The client shall be advised of any additional cost to apply insecticides or fungicides to treat outbreaks that are not included in the scope of the base maintenance package. All pesticide/fungicide applications shall be done in accordance with all Federal, State, County or local laws and regulations governing the use of horticultural chemicals and shall be applied by properly trained and licensed operators.

D. IRRIGATION

The Greenery will monitor, adjust and reset irrigation on an ongoing basis to ensure adequate coverage and reduce wasteful usage. The Greenery will provide irrigation personnel for repair and maintenance of the irrigation system. Parts and labor for repairs will be proposed, approved and invoiced outside of the contract.

E. INCLEMENT WEATHER

Damage from typical weather conditions involving lightning or winds less than 40 MPH is included in the scope of the base maintenance package. Clean up of debris will be performed on the next scheduled service day.

In the event of major storm damage from flooding, hurricanes, tornadoes, named storms or other Acts of God, contractor will perform emergency services and cleanup at the direction of Client at pre-agreed labor and equipment rates. Damage and litter from extreme weather conditions involving any named storm, lightning or winds in excess of 40 MPH, is outside the scope of the base contract.

F. TREE MANAGEMENT

Low-lying hardwood tree limbs below 12' that are accessible without the use of ladders, bucket truck or other heavy equipment, will be pruned or managed as needed. All palm trees and any other trees above 10' are outside the scope of this base contract and can be performed for an additional fee.

G. MAINTENANCE PERSONNEL

All Greenery personnel will perform services in appropriate uniforms with high visibility apparel and personal protective equipment. Safety and professionalism are of utmost importance to The Greenery.



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Scope of Services- Additional Services (Upon Approval)

A. SEASONAL COLOR

The Greenery will design, prepare and install annuals and perennials in designated areas. Routine maintenance shall be performed and will include fertilization, disease and insect control applications, irrigation monitoring, weeding and dead heading to provide optimal appearance at all times of the year.

B. PINESTRAW / MULCH

The Greenery shall supply all labor and materials to install pinestraw and/or hardwood mulch in designated areas at specified frequency.

C. PALM TREE PRUNING

All palm trees shall be pruned according to standard horticultural practices and complying with local ordinances.

D. SWEEPER SERVICE

The Greenery shall provide all labor and equipment to perform sweeper truck service to clean roads, curbs and parking areas as designated.

E. SNOW AND ICE REMOVAL

The Greenery shall provide all labor and equipment to perform snow and ice removal services at current labor and equipment rates.

F. STORM RECOVERY/EMERGENCY CLEANUP

Damage and litter from extreme weather conditions involving lightning or winds in excess of 40 MPH, snow and ice removal or any named storm, is outside the scope of services in the base contract. With client pre-approval, crews and equipment will be made available as needed. In the event of major storm damage from flooding, hurricanes, tornadoes or other Acts of God, The Greenery shall perform emergency services and cleanup at current labor and equipment rates. If this option is selected at time of contract execution, preferred discount rates will be given to client.



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SPECIFIC CONDITIONS

Base Maintenance Includes: 52 visits: 10 Turf Applications, 2 Ornamental Applications , 2 PGR (Plant Growth Regulator) Applications (Trimtect), 12 Irrigation Audits. 5 pocket parks maintained weekly. 2 Oak Tree Fertilization Applications (137 small landscaped oak trees)

Options:

Hardwood Mulch: Amenity Center, Legacy Park, Entrance Monuments and First Median Island

Pine Straw: Amenity Center, Entrance Areas.

Palm Trimming (38 once per year)

Amenity Center Flower Pots: Perennial flowers will be proposed on an as needed basis

Weekly Pond / Water Bank Maintenance: during growing season and as needed in the non-growing season. Littoral shelf not included.

LANDSCAPE DETAILS

Irrigation Repairs NTE \$1000 per month. Irrigation Repairs over this amount will require client approval.

Perimeter wood lines and native buffers not included.

Ornamental grasses will be allowed to naturalize. No hard pruning. Ornamental grasses will be shaped and cleaned from dead growth as needed.

Turf care program is included for quality turf and irrigated areas only.

<i>Landscape Services</i>	<i>Monthly Fee</i>	<i>Annual Fee</i>
Landscape Management Program	\$18,172.00	\$218,064.00

<i>Services Included in Contract</i>	<i>Quantity</i>	<i>Occurences</i>	<i>Per Service Fee</i>	<i>Annual Fee</i>	<i>Payment Selection</i>		
					<i>Accept Bill per Service</i>	<i>Accept Bill Monthly</i>	<i>Decline</i>
61" Stand on Mower (WEEKLY ALL PONDS)	688,882	35	\$528.66	\$18,503.10	Inits:_____	Inits:_____	Inits:_____
Hardwood Mulching	358	1	\$26,581.50	\$26,581.50	Inits:_____	Inits:_____	Inits:_____
Pinestraw Install	1,022	2	\$8,071.25	\$16,142.50	Inits:_____	Inits:_____	Inits:_____
Palm Tree Pruning - 10' - 20'	38	1	\$3,334.50	\$3,334.50	Inits:_____	Inits:_____	Inits:_____
Please place your initials above to indicate your preferences.							



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The Greenery, Inc. and Grand Oaks CDD agree to the terms and conditions as of the date set forth in the agreement.

(Authorized Signature for Client)

The Greenery, Inc.

(Print Name, Date)

(Print Name, Date)

SIXTH ORDER OF BUSINESS

FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT

This Agreement (“Agreement”) is made and entered into this ____ day of _____ 2026, by and between:

Grand Oaks Community Development District, a local unit of special-purpose government established by the Florida Legislature and being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**”), and

Pulte Home Company, LLC, a Michigan limited liability company, an owner of lands within the District, and whose address is 12724 Gran Bay Parkway West, Suite 200, Jacksonville, Florida 32258 (“**Pulte**”).

Recitals

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District’s activities and services; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District has adopted the District’s operations and maintenance budget (“**O&M Budget**”) for the fiscal year ending September 30, 2026 (“**FY 2026**”) and levied special assessments (“**O&M Assessments**”) within the District (the “**O&M Revenues**”) to fund the O&M Budget; and

WHEREAS, it is anticipated that the O&M Revenues may be insufficient to fund the O&M Budget; and

WHEREAS, in light of the anticipated shortfall in O&M Revenues, Pulte has agreed to fund certain necessary capital repair and replacement projects as described on **Exhibit “A”** attached hereto and incorporated herein by reference (the “**Projects**”), on an as-needed basis, up to an aggregate total of \$47,270.00 (“**Project Funding**”).

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. FUNDING OBLIGATION. Pulte agrees that within thirty (30) days of receiving a written request for Project Funding from the District, it will either deny such request in writing

or make available to the District monies necessary for the requested Project Funding. Requests for Project Funding shall provide a description of the Project, the cost to complete the Project, and a copy of the Proposal to provide the work for the Project. The funds shall be placed in the District's general fund account and used to fund the costs of the Project. Pulte's payment of funds pursuant to this Agreement in no way affects Pulte's obligation to pay O&M Assessments levied on lands it owns within the District. If Pulte funds a Project Funding Request and it is subsequently it is determined that the cost of the Project was less than the amount funded by Pulte, the District will reimburse Pulte for such overpayment.

3. REIMBURSEMENT. The District shall reimburse Pulte for payments made for Project Funding. Reimbursement shall be paid, without interest, within ninety (90) days after the District receives funds from (i) uncollected Operation and Maintenance Assessments for Fiscal Year 2024-2026 and/or (ii) funds the District receives pursuant to that certain *Lease Agreement* between the District and National Stormwater Trust, Inc. dated March 2, 2026. Reimbursements shall be made to Pulte on a first priority basis from such funds and, further, may be made in installments if funds received under items (i) and/or (ii) at any particular time are insufficient to reimburse Pulte in full.

4. AMENDMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

5. AUTHORITY. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. ASSIGNMENT. This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

7. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

8. ATTORNEY'S FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

9. BENEFICIARIES. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit

of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

10. APPLICABLE LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action under this Agreement shall be in a state circuit court of competent jurisdiction in and for St. Johns County, Florida.

11. ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**GRAND OAKS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____
Print Name: _____
Its: _____

PULTE HOME COMPANY, LLC,
a Michigan limited liability company

Witness

By: _____
Print Name: _____
Its: _____

EXHIBIT "A"

Projects

SEVENTH ORDER OF BUSINESS

D.

Grand Oaks

Community Development District
Field Operations & Amenity Management Report

09/09/2026



Rich Gray

FIELD OPERATIONS MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Robin West

AMENITY MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Grand Oaks

Community Development District

Field Operations & Amenity Management Report

September 9, 2026

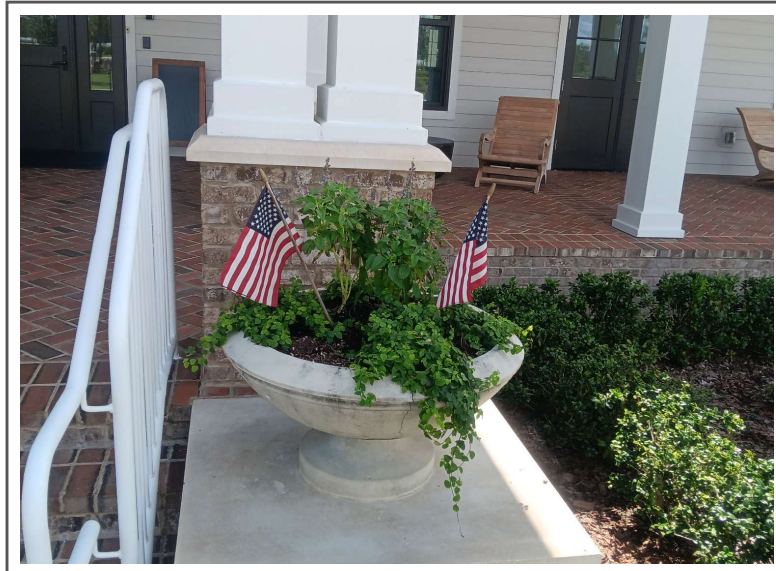
To: Board of Supervisors

From: Rich Gray
Field Operations Manager

Robin West
Amenity Manager

RE: Grand Oaks Field Operations & Amenity Management Report - September 9, 2026

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



Events & Community Information

Facility Rentals

There is still availability remaining for the rest of September. Rentals are expected to increase during the coming months due to fall parties, football season, and holiday gatherings.

Resident Vendor Fair - August 6

The recent Resident Vendor Fair was a wonderful success, with approximately 10-15 vendors participating. Residents supported local businesses and connected with neighbors. A food truck and dessert vendor were also on site.

New Club Alert

The first Wednesday morning Bible study group will begin September 16 at 10:00 a.m. and plans to meet weekly.

Ongoing Programs

Weekly and monthly programs continue to receive consistent participation: Mahjong, Hand & Foot, Samba, evening Bible study, Yoga, Book Club, and the new morning Bible study group.

Community Programming

As fall approaches, residents interested in organizing children's clubs or activities are encouraged to contact the amenity staff so additional programming for younger residents can be planned.

Events & Community Information

September Community Programming

BROKEN & BLESSED

♥

Romans

A JOURNEY FROM
BROKEN TO MADE NEW

Join us as we walk verse-by-verse through the book of Romans—discovering the life-changing message of the gospel and how we are called to live in response to God's amazing grace.

Come as you are. Leave encouraged. ♥

GRACE CHANGES everything

Wednesdays
STARTING SEPTEMBER 16

9:30 AM | FELLOWSHIP AND COFFEE

10:00 AM | BIBLE STUDY (ABOUT 1 HOUR)

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

MEN & WOMEN
ALL ARE WELCOME!

BROKEN & BLESSED MINISTRY
hello@broken-and-blessed.com
www.broken-and-blessed.com

GRAND OAKS

VENDOR MARKET

AUGUST 6
5PM – 8PM
AT THE AMENITY CENTER

1055 TURNBULL CREEK RD
ST. AUGUSTINE, FL 32092

RESIDENTS, THE FOLLOWING VENDORS
WILL BE IN THE EVENT:

Amara handmade jewelry	Old FL Trading Co
Mini Amara	Marton Art Studio
Good Karma coffee	Krystal Candy Cottage – chocolate lollipops and pretzels
Salty Siblings	Tiger satchel sisters
Eric 3D printing	Griffin worldwide travel
San Augustine Cigar	

+ FOOD TRUCKS!

COME SHOP • EAT • SUPPORT LOCAL

BACK TO SCHOOL!

Weekly Maintenance Responsibilities

Listed below are weekly maintenance responsibilities:

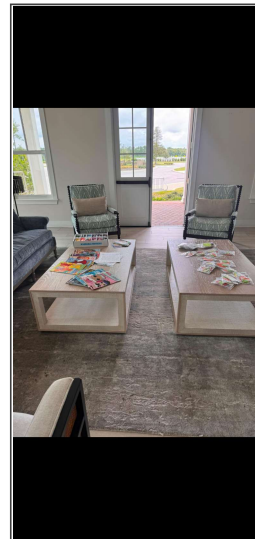
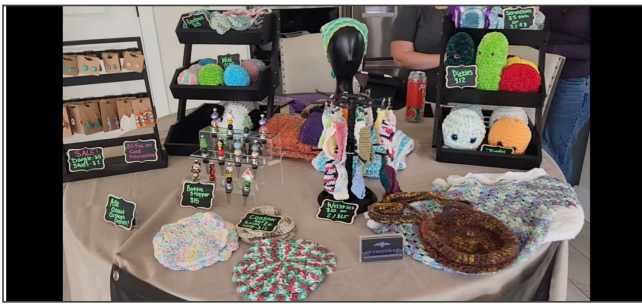
- Roadways, pickleball courts, playgrounds, pool areas, sports complexes, and parking lots are checked daily for debris.
- All trash receptacles are checked weekly and emptied as needed.
- Pool furniture is straightened and organized at the start of each day, and each chair is inspected for proper working order.
- Lighting inspections are conducted monthly, 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.
- Additional maintenance tasks are completed on an as-needed basis and documented in the following pages.

Completed Projects

- Lake Doctors replaced the failed capacitor at the Pond 15 fountain and restored the fountain to operation.
- Lake Doctors completed an airboat treatment at Pond 15 and completed inspections and treatments.
- M&M Pumps replaced the failed vacuum pump at the construction-entrance irrigation pump station.
- Heat Beaters repaired the amenity-center gym air-conditioning system and restored the unit to full operation on August 26.
- GMS maintenance staff repaired the fence concern reported near 91 Quailhurst Road.
- MHD repaired the camera connection at Legacy Park.
- The Greenery completed an irrigation valve repair. New perennials approved at the previous Board meeting were installed in the amenity-center planters.
- The new Trails advertisement sign was installed.
- GMS pressure washed the patio furniture and chairs on the pool deck.
- GMS removed the broken bathroom sink and cleaned the surrounding area. A replacement sink is scheduled to be installed.
- GMS pressure washed the front of the amenity building and removed cobwebs from the exterior.

Community Updates

The August 6 Resident Vendor Fair featured approximately 10-15 resident and local vendors, along with food and dessert options. The event encouraged neighbors to connect and support local businesses.



Community Updates

Additional photographs from the Resident Vendor Fair show vendor displays, handmade goods, and resident participation inside the amenity center.



Maintenance & Site Documentation



New perennials were installed in the amenity-center planters as approved at the previous Board meeting.



GMS pressure washed the front of the amenity building and removed cobwebs from the exterior.



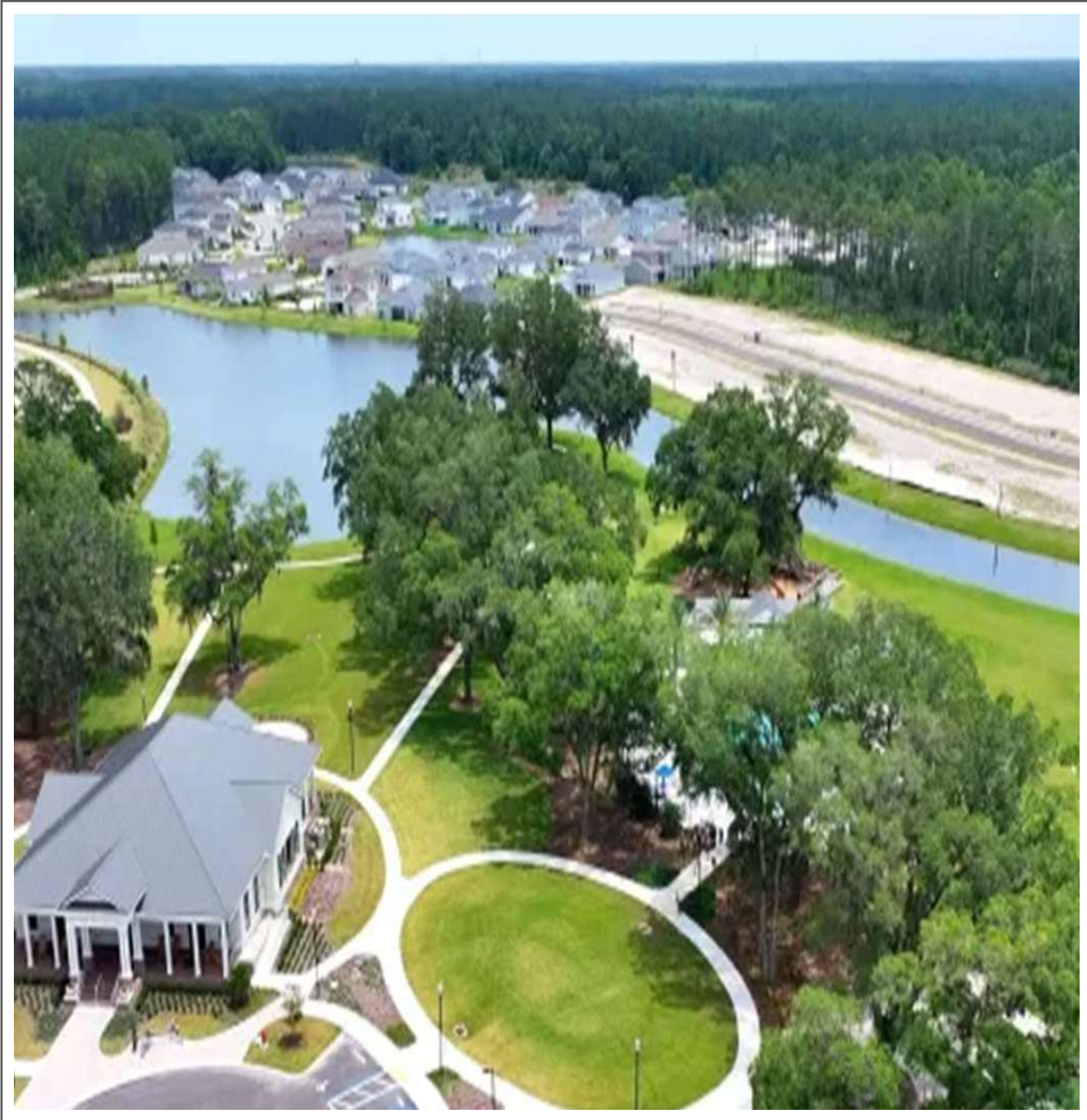
GMS removed the broken bathroom sink and cleaned the surrounding area. A new sink will be installed.



GMS pressure washed the patio furniture and chairs located on the pool deck.

Conclusion

For questions or comments regarding the above information, contact Robin West, Amenity Manager, at GrandOaksManager@gmsnf.com.



NINTH ORDER OF BUSINESS

A.

Grand Oaks
Community Development District

Unaudited Financial Reporting
July 31, 2026



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Grand Oaks
Community Development District
Combined Balance Sheet
July 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Operating Account - Truist	\$ 39,843	\$ -	\$ -	\$ 39,843
Operating Account - Valley National	\$ -	\$ -	\$ -	\$ -
Assessment Receivable	\$ 2,418	\$ 245,403	\$ -	\$ 247,821
Due from Developer	\$ 140,904	\$ -	\$ -	\$ 140,904
Due from Other(Litigation)	\$ 79,236	\$ -	\$ -	\$ 79,236
Due from Capital Projects	\$ -	\$ -	\$ -	\$ -
Investment - SBA	\$ 209,253	\$ -	\$ -	\$ 209,253
Prepaid Expense	\$ 2,593	\$ -	\$ -	\$ 2,593
Investments:				
<u>Series 2019</u>				
Reserve	\$ -	\$ 669,813	\$ -	\$ 669,813
Revenue	\$ -	\$ 365,529	\$ -	\$ 365,529
Prepayment	\$ -	\$ 256	\$ -	\$ 256
Interest	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ 51,825	\$ 51,825
Due from General Fund	\$ -	\$ 121,399	\$ -	\$ 121,399
<u>Series 2020</u>				
Reserve	\$ -	\$ 522,961	\$ -	\$ 522,961
Interest	\$ -	\$ (0)	\$ -	\$ (0)
Revenue	\$ -	\$ 1,077	\$ -	\$ 1,077
Prepayment	\$ -	\$ 37,383	\$ -	\$ 37,383
Construction	\$ -	\$ -	\$ 48,614	\$ 48,614
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Due from General Fund	\$ -	\$ 12,954	\$ -	\$ 12,954
<u>Series 2021</u>				
Reserve	\$ -	\$ 97,477	\$ -	\$ 97,477
Revenue	\$ -	\$ 12	\$ -	\$ 12
Construction	\$ -	\$ -	\$ 16,061	\$ 16,061
Construction - State Road 16	\$ -	\$ -	\$ 225	\$ 225
Due from General Fund	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 474,247	\$ 2,074,265	\$ 116,725	\$ 2,665,236
Liabilities:				
Accounts Payable	\$ 57,694	\$ -	\$ -	\$ 57,694
Due to Debt Service	\$ 99,936	\$ -	\$ -	\$ 99,936
Due to Capital Projects	\$ -	\$ -	\$ -	\$ -
Due to General Fund	\$ -	\$ -	\$ -	\$ -
Deposits	\$ -	\$ -	\$ -	\$ -
Unavailable Revenue	\$ 140,904	\$ 239,848	\$ -	\$ 380,752
Total Liabilites	\$ 298,534	\$ 239,848	\$ -	\$ 538,382
Fund Balance:				
Prepaid Items	\$ 2,593	\$ -	\$ -	\$ 2,593
Assigned For:				
Debt Service - Series 2019	\$ -	\$ 1,162,552	\$ -	\$ 1,162,552
Debt Service - Series 2020	\$ -	\$ 574,375	\$ -	\$ 574,375
Debt Service - Series 2021	\$ -	\$ 97,490	\$ -	\$ 97,490
Restricted For:				
Capital Projects - Series 2019	\$ -	\$ -	\$ 51,825	\$ 51,825
Capital Projects - Series 2020	\$ -	\$ -	\$ 48,614	\$ 48,614
Capital Projects - Series 2021	\$ -	\$ -	\$ 16,286	\$ 16,286
Unassigned	\$ 173,120	\$ -	\$ -	\$ 173,120
Total Fund Balances	\$ 175,713	\$ 1,834,417	\$ 116,725	\$ 2,126,854
Total Liabilities & Fund Balance	\$ 474,247	\$ 2,074,265	\$ 116,725	\$ 2,665,236

Grand Oaks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Assessments - On Roll	\$ 588,242	\$ 588,242	\$ 605,504	\$ 17,262
Assessments - Direct	\$ 649,186	\$ 649,186	\$ 332,543	\$ (316,643)
Interest Income	\$ 5,000	\$ 4,167	\$ 7,747	\$ 3,580
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ 2,000	\$ 1,667	\$ 14,365	\$ 12,698
Miscellaneous Income - NST Lease	\$ -	\$ -	\$ 13,227	\$ 13,227
Total Revenues	\$ 1,244,428	\$ 1,243,261	\$ 973,386	\$ (269,876)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 10,000	\$ 4,000	\$ 6,000
Arbitrage	\$ 1,350	\$ 1,125	\$ -	\$ 1,125
District Engineer	\$ 13,200	\$ 11,000	\$ 4,470	\$ 6,530
Dissemination Agent	\$ 3,150	\$ 2,625	\$ 2,825	\$ (200)
District Counsel	\$ 30,000	\$ 25,000	\$ 20,365	\$ 4,635
District Counsel - Litigation	\$ -	\$ -	\$ -	\$ -
Assessment Roll Administration	\$ -	\$ -	\$ 7,500	\$ (7,500)
Auditing Services	\$ 6,600	\$ 6,600	\$ 7,000	\$ (400)
Trustee Fees	\$ 12,000	\$ 12,000	\$ 12,079	\$ (79)
Management Fees	\$ 58,478	\$ 48,732	\$ 48,732	\$ (0)
Information Technology	\$ 1,890	\$ 1,575	\$ 1,575	\$ -
Website Administration	\$ 1,260	\$ 1,050	\$ 1,050	\$ -
Postage	\$ 1,200	\$ 1,000	\$ 565	\$ 435
Printing And Binding	\$ 350	\$ 292	\$ 1,027	\$ (735)
Insurance	\$ 7,029	\$ 7,029	\$ 7,029	\$ -
Legal Advertising	\$ 1,000	\$ 833	\$ 1,567	\$ (734)
Bank Fees	\$ 2,000	\$ 1,667	\$ 2,095	\$ (429)
Office Supplies	\$ 150	\$ 125	\$ 4	\$ 121
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 151,832	\$ 130,827	\$ 122,058	\$ 8,769

Grand Oaks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Field Management	\$ 46,943	\$ 39,119	\$ 39,119	\$ (0)
Electricity	\$ 110,000	\$ 91,667	\$ 31,880	\$ 59,787
Utility	\$ 12,000	\$ 10,000	\$ -	\$ 10,000
Landscape Maintenance	\$ 229,008	\$ 190,840	\$ 185,840	\$ 5,000
Irrigation Repairs	\$ 15,000	\$ 12,500	\$ 4,538	\$ 7,962
Landscape Replacement	\$ 18,000	\$ 15,000	\$ 742	\$ 14,258
Landscape - Mulch	\$ 40,000	\$ 33,333	\$ -	\$ 33,333
Landscape - Annuals	\$ 14,265	\$ 11,888	\$ -	\$ 11,888
Lake Maintenance	\$ 29,700	\$ 24,750	\$ 24,750	\$ -
Wetland Mitigation	\$ -	\$ -	\$ 10,500	\$ (10,500)
General Repairs & Maintenance	\$ 25,000	\$ 20,833	\$ 49,168	\$ (28,335)
Sidewalk & Pavement Repairs	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Capital Reserve	\$ 100,000	\$ 83,333	\$ -	\$ 83,333
Subtotal	\$ 644,916	\$ 537,430	\$ 346,536	\$ 190,894
Amenity Expenses				
Facility Management	\$ 85,000	\$ 70,833	\$ 70,833	\$ 0
Facility Attendants	\$ 15,000	\$ 12,500	\$ -	\$ 12,500
Security	\$ 15,000	\$ 12,500	\$ 375	\$ 12,125
Cable/Internet	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Property Insurance	\$ 79,646	\$ 79,646	\$ 54,784	\$ 24,862
Utility-Water	\$ 10,000	\$ 8,333	\$ 6,024	\$ 2,310
Gas	\$ 2,000	\$ 1,667	\$ 906	\$ 761
Pool Maintenance	\$ 21,600	\$ 18,000	\$ 18,000	\$ -
Pool Chemicals	\$ 15,000	\$ 12,500	\$ 12,202	\$ 298
Pool Permits	\$ 355	\$ 296	\$ 701	\$ (405)
Refuse	\$ 5,000	\$ 4,167	\$ 3,457	\$ 710
Janitorial Services	\$ 16,200	\$ 13,500	\$ 14,758	\$ (1,258)
Pest Control	\$ 1,620	\$ 1,350	\$ 1,165	\$ 185
Amenity Office Supplies	\$ 600	\$ 500	\$ 240	\$ 260
Recreation Facility Maintenance	\$ 25,000	\$ 20,833	\$ 3,344	\$ 17,489
Recreation Equipment Maintenance	\$ 17,928	\$ 14,940	\$ 14,940	\$ -
Special Events	\$ 7,000	\$ 5,833	\$ 2,368	\$ 3,465
Holiday Decorations	\$ 2,000	\$ 1,667	\$ 3,050	\$ (1,383)
Miscellaneous Maintenance	\$ 123,731	\$ 103,109	\$ 102,034	\$ 1,076
Subtotal	\$ 447,680	\$ 386,341	\$ 309,181	\$ 77,160
Total O&M Expenses:	\$ 1,092,596	\$ 923,771	\$ 655,717	\$ 268,054
Total Expenditures	\$ 1,244,428	\$ 1,054,598	\$ 777,775	\$ 276,824
Excess Revenues (Expenditures)	\$ -		\$ 195,611	
Fund Balance - Beginning	\$ -		\$ (19,898)	
Fund Balance - Ending	\$ -		\$ 175,713	

Grand Oaks

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Assessments - On Roll	\$ 537,242	\$ 537,242	\$ 533,694	\$ (3,548)
Assessments - Direct	\$ 142,678	\$ 99,936	\$ 99,936	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ -	\$ -
Interest	\$ 10,000	\$ 4,167	\$ 31,582	\$ 27,415
Total Revenues	\$ 689,920	\$ 641,345	\$665,212	\$ 23,867
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	\$ 230,134	\$ 229,316	\$ 818
Special Call 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Total Expenditures	\$ 664,394	\$ 664,393	\$ 672,881	\$ (8,488)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (20,271)	\$ (20,271)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (20,271)	\$ (20,271)
Excess Revenues (Expenditures)	\$ 25,526		(\$27,940)	
Fund Balance - Beginning	\$ 277,837		\$ 1,190,492	
Fund Balance - Ending	\$ 303,363		\$ 1,162,552	

Grand Oaks

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Assessments - On Roll	\$ 328,531	\$ 328,531	\$ 322,127	\$ (6,404)
Assessments - Direct	\$ 604,659	\$ 258,188	\$ 258,188	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 31,663	\$ 31,663
Interest	\$ 10,000	\$ 4,167	\$ 22,571	\$ 18,405
Total Revenues	\$ 943,190	\$ 590,886	\$634,550	\$ 43,664
Expenditures:				
Interest Expense 11/1	\$ 319,663	\$ 319,663	\$ 319,663	\$ -
Principal Expense 5/1	\$ 295,000	\$ 295,000	\$ 295,000	\$ -
Interest Expense 5/1	\$ 319,663	\$ 319,663	\$ 319,663	\$ -
Total Expenditures	\$ 934,327	\$ 934,325	\$ 934,325	\$ -
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (24,635)	\$ (24,635)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (24,635)	\$ (24,635)
Excess Revenues (Expenditures)	\$ 8,863		(\$324,410)	
Fund Balance - Beginning	\$ 277,837	\$ -	\$ 898,786	
Fund Balance - Ending	\$ 286,700	\$ -	\$ 574,375	

Grand Oaks

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -
Assessments - Direct	\$ 300,025	\$ 120,010	\$ -	\$ (120,010)
Interest	\$ 5,000	\$ 2,083	\$ 4,255	\$ 2,172
Total Revenues	\$ 305,025	\$ 122,094	\$ 4,255	\$ (117,838)
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	\$ 89,488	\$ -	\$ 89,488
Total Expenditures	\$ 295,486	\$ 295,485	\$ 205,997	\$ 89,488
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (4,232)	\$ (4,232)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (4,232)	\$ (4,232)
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 July 31, 2026

	Series	Series	Series
	2019	2020	2021
<u>Revenues:</u>			
Interest Income	\$ 1,203	\$ 691	\$ 416
Total Revenues	\$ 1,203	\$ 691	\$ 416
<u>Expenditures:</u>			
Capital Outlay - Construction	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -
<u>Other Financing Sources:</u>			
Transfer In/(Out)	\$ 20,271	\$ 24,635	\$ 4,232
Total Other Financing Sources (Uses)	\$ 20,271	\$ 24,635	\$ 4,232
Excess Revenues (Expenditures)	\$ 21,474	\$ 25,326	\$ 4,648
Fund Balance - Beginning	\$ 30,351	\$ 23,288	\$ 11,638
Fund Balance - Ending	\$ 51,825	\$ 48,614	\$ 16,286

Grand Oaks
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Assessments-On Roll	\$ 15,616	\$ 48,968	\$ 93,387	\$ 390,867	\$ 31,730	\$ 2,159	\$ 11,388	\$ -	\$ 1,498	\$ 9,892	\$ -	\$ -	\$ 605,504
Assessments-Direct	\$ 242,451	\$ -	\$ -	\$ 90,092	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 332,543
Interest Income	\$ 249	\$ 198	\$ 348	\$ 1,018	\$ 795	\$ 1,156	\$ 1,038	\$ 1,087	\$ 947	\$ 909	\$ -	\$ -	\$ 7,747
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ 1,225	\$ 695	\$ -	\$ 9,945	\$ 225	\$ 350	\$ 500	\$ 175	\$ 400	\$ 850	\$ -	\$ -	\$ 14,365
Miscellaneous Income - NST Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,227	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,227
Total Revenues	\$ 259,541	\$ 49,861	\$ 93,735	\$ 491,923	\$ 32,750	\$ 3,665	\$ 26,153	\$ 1,262	\$ 2,845	\$ 11,650	\$ -	\$ -	\$ 973,386
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ -	\$ -	\$ 4,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ 2,370	\$ 2,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,470
Dissemination Agent	\$ 363	\$ 263	\$ 263	\$ 263	\$ 263	\$ 263	\$ 363	\$ 263	\$ 263	\$ 263	\$ -	\$ -	\$ 2,825
Attorney	\$ 5,828	\$ 2,451	\$ 2,967	\$ 2,650	\$ 2,521	\$ 1,424	\$ 2,526	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,365
Assessment Roll Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ 7,000
Trustee Fees	\$ 10,227	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,852	\$ -	\$ -	\$ -	\$ -	\$ 12,079
Management Fees	\$ 4,873	\$ 4,873	\$ 4,873	\$ 4,873	\$ 4,873	\$ 4,873	\$ 4,873	\$ 4,873	\$ 4,873	\$ 4,873	\$ -	\$ -	\$ 48,732
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ 1,575
Website Administration	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ 1,050
Postage & Delivery	\$ 4	\$ 144	\$ 10	\$ 3	\$ 13	\$ 10	\$ 4	\$ 12	\$ 9	\$ 357	\$ -	\$ -	\$ 565
Printing & Binding	\$ 44	\$ 60	\$ 41	\$ 55	\$ 47	\$ 30	\$ 29	\$ 36	\$ 73	\$ 612	\$ -	\$ -	\$ 1,027
Insurance	\$ 7,029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,029
Legal Advertising	\$ -	\$ 70	\$ 70	\$ 70	\$ 70	\$ 141	\$ (137)	\$ 136	\$ 144	\$ 1,002	\$ -	\$ -	\$ 1,567
Bank Fees	\$ 118	\$ 178	\$ 245	\$ 250	\$ 280	\$ 252	\$ 159	\$ 193	\$ 231	\$ 190	\$ -	\$ -	\$ 2,095
Office Supplies	\$ 0	\$ 1	\$ 0	\$ 0	\$ 1	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ -	\$ -	\$ 4
Dues, Licenses & Subscriptions	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 39,017	\$ 10,976	\$ 9,131	\$ 8,825	\$ 8,730	\$ 7,656	\$ 11,479	\$ 12,028	\$ 6,255	\$ 7,961	\$ -	\$ -	\$ 122,058
<u>Operation and Maintenance</u>													
Field Expenses													
Field Management	\$ 3,912	\$ 3,912	\$ 3,912	\$ 3,912	\$ 3,912	\$ 3,912	\$ 3,912	\$ 3,912	\$ 3,912	\$ 3,912	\$ -	\$ -	\$ 39,119
Electricity	\$ 3,147	\$ 2,759	\$ 2,676	\$ 3,328	\$ 3,228	\$ 3,320	\$ 3,188	\$ 3,347	\$ 3,486	\$ 3,401	\$ -	\$ -	\$ 31,880
Utility - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 19,084	\$ 19,084	\$ 19,084	\$ 19,084	\$ 19,084	\$ 14,084	\$ 19,084	\$ 19,084	\$ 19,084	\$ 19,084	\$ -	\$ -	\$ 185,840
Irrigation Repairs	\$ 1,350	\$ -	\$ -	\$ 700	\$ 1,149	\$ -	\$ 152	\$ 497	\$ -	\$ 690	\$ -	\$ -	\$ 4,538
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 742	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 742
Landscape - Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape - Annuals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ -	\$ -	\$ 24,750
Wetland Mitigation	\$ -	\$ -	\$ -	\$ -	\$ 10,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,500
General Repairs & Maintenance	\$ 14,386	\$ 5,771	\$ 5,435	\$ 9,015	\$ 5,838	\$ 735	\$ 4,100	\$ 566	\$ 1,889	\$ 1,433	\$ -	\$ -	\$ 49,168
Sidewalk & Pavement Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 44,354	\$ 30,089	\$ 29,670	\$ 34,602	\$ 42,273	\$ 20,614	\$ 29,741	\$ 25,969	\$ 26,934	\$ 27,083	\$ -	\$ -	\$ 346,536

Grand Oaks
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenses													
Facility Management	\$ 7,083	\$ 7,083	\$ 7,083	\$ 7,083	\$ 7,083	\$ 7,083	\$ 7,083	\$ 7,083	\$ 7,083	\$ 7,083	- \$	- \$	70,833
Facility Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security	\$ 300	\$ -	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	375
Cable/Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Insurance	\$ 54,784	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	54,784
Utility	\$ 562	\$ 805	\$ 687	\$ 473	\$ 529	\$ 516	\$ 543	\$ 637	\$ 589	\$ 682	\$ -	\$ -	6,024
Gas	\$ 73	\$ -	\$ 155	\$ 94	\$ 11	\$ 189	\$ 105	\$ 93	\$ -	\$ 186	\$ -	\$ -	906
Pool Maintenance	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ -	\$ -	18,000
Pool Chemicals	\$ 1,728	\$ 1,792	\$ 1,416	\$ 124	\$ -	\$ 483	\$ 444	\$ 683	\$ 2,258	\$ 3,274	\$ -	\$ -	12,202
Pool Permits	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350	\$ -	\$ -	\$ -	701
Refuse	\$ 539	\$ 223	\$ 226	\$ 224	\$ 222	\$ 225	\$ 238	\$ 632	\$ 637	\$ 292	\$ -	\$ -	3,457
Janitorial Services	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,641	\$ 1,641	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 2,027	\$ -	\$ -	14,758
Pest Control	\$ 135	\$ 135	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ 760	\$ -	\$ -	\$ -	\$ -	1,165
Amenity Office Supplies	\$ -	\$ -	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	240
Recreation Facility Maintenance	\$ -	\$ 1,720	\$ -	\$ -	\$ 1,624	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,344
Recreation Equipment Maintenance	\$ 1,494	\$ 1,494	\$ 1,494	\$ 1,494	\$ 1,494	\$ 1,494	\$ 1,494	\$ 1,494	\$ 1,494	\$ 1,494	\$ -	\$ -	14,940
Special Events	\$ 395	\$ 1,373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	2,368
Holiday Decorations	\$ 1,613	\$ -	\$ 1,438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,050
Miscellaneous Maintenance	\$ -	\$ -	\$ -	\$ 26,369	\$ 16,933	\$ 24,252	\$ 5,853	\$ 22,111	\$ 5,951	\$ 565	\$ -	\$ -	102,034
Subtotal	\$ 72,206	\$ 17,775	\$ 16,099	\$ 39,301	\$ 31,337	\$ 37,393	\$ 18,910	\$ 37,244	\$ 21,512	\$ 17,403	\$ -	\$ -	309,181
Total O&M Expenses:	\$ 116,559	\$ 47,864	\$ 45,769	\$ 73,904	\$ 73,610	\$ 58,007	\$ 48,651	\$ 63,213	\$ 48,446	\$ 44,486	\$ -	\$ -	655,717
Total Expenditures	\$ 155,577	\$ 58,841	\$ 54,901	\$ 82,729	\$ 82,340	\$ 65,663	\$ 60,130	\$ 75,240	\$ 54,701	\$ 52,447	\$ -	\$ -	777,775
Excess Revenues (Expenditures)	\$ 103,965	\$ (8,979)	\$ 38,834	\$ 409,193	\$ (49,590)	\$ (61,998)	\$ (33,977)	\$ (73,978)	\$ (51,856)	\$ (40,797)	\$ -	\$ -	195,611

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	\$669,813
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)
Special Call - 5/1/26	(\$5,000)
Current Bonds Outstanding	\$9,475,000

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	\$522,961
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)
Principal Payment - 5/1/26	(\$295,000)
Current Bonds Outstanding	\$14,335,000

Series 2021, Special Assessment Bonds

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

Grand Oaks
Community Development District
Special Assessment Receipts
Fiscal Year 2026

ON ROLL ASSESSMENTS

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

ON ROLL ASSESSMENTS

						40.75%	36.95%	22.30%	0.00%	100.00%
Date	Dist.	Net Amount	Commissions	Interest	Net Receipts	O&M Portion	2019 Debt Service Portion	2020 Debt Service Portion	2021 Debt Service Portion	Total
10/10/25	ACH	\$ 113.32	\$ -	\$ -	\$ 113.32	\$ 113.32	\$ -	\$ -	\$ -	\$ 113.32
10/29/25	ACH	\$ 15,502.56	\$ -	\$ -	\$ 15,502.56	\$ 15,502.56	\$ -	\$ -	\$ -	\$ 15,502.56
11/4/25	ACH	\$ 10,195.65	\$ -	\$ -	\$ 10,195.65	\$ 4,154.81	\$ 3,767.09	\$ 2,273.74	\$ -	\$ 10,195.64
11/20/25	ACH	\$ 43,158.70	\$ -	\$ -	\$ 43,158.70	\$ 17,587.54	\$ 15,946.30	\$ 9,624.86	\$ -	\$ 43,158.70
11/24/25	ACH	\$ 66,809.70	\$ -	\$ -	\$ 66,809.70	\$ 27,225.52	\$ 24,684.88	\$ 14,899.30	\$ -	\$ 66,809.70
12/17/25	ACH	\$ 164,069.11	\$ -	\$ -	\$ 164,069.11	\$ 66,859.57	\$ 60,620.33	\$ 36,589.21	\$ -	\$ 164,069.11
12/24/25	ACH	\$ 65,095.91	\$ -	\$ -	\$ 65,095.91	\$ 26,527.14	\$ 24,051.67	\$ 14,517.10	\$ -	\$ 65,095.91
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
4/9/26	ACH	\$ 1,264.35	\$ -	\$ -	\$ 1,264.35	\$ 1,264.35	\$ -	\$ -	\$ -	\$ 1,264.35
4/24/26	ACH	\$ 24,842.69	\$ -	\$ -	\$ 24,842.69	\$ 10,123.61	\$ 9,178.89	\$ 5,540.19	\$ -	\$ 24,842.69
6/23/26	ACH	\$ 3,675.81	\$ -	\$ -	\$ 3,675.81	\$ 1,497.92	\$ 1,350.14	\$ 819.75	\$ -	\$ 3,675.81
7/2/26	ACH	\$ 24,273.25	\$ -	\$ -	\$ 24,273.25	\$ 9,891.56	\$ 8,968.49	\$ 5,413.20	\$ -	\$ 24,273.25
TOTAL		\$ 1,461,325.24	\$ -	\$ -	\$ 1,461,325.24	\$ 605,503.91	\$ 533,694.23	\$ 322,127.07	\$ -	\$ 1,461,325.21

102% 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
4/29/26	4/1/26	\$99,936.20	\$99,936.20	\$99,936.20
	09/30/26	\$42,829.80		
		\$ 142,766.00	\$ 99,936.20	\$ 99,936.20

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
4/20/26	04/01/26	\$258,188.11	\$258,188.11	\$258,188.11
	09/30/26	\$110,652.05		
		\$ 368,840.16	\$ 258,188.11	\$ 258,188.11

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

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

July 01, 2026 through July 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	7/1/26	2258-2268	\$ 21,727.86
	7/9/26	2269-2276	\$ 36,879.23
	7/14/26	2277-2279	\$ 1,094.42
	7/29/26	2280-2286	\$ 4,383.84
	7/30/26	2287-2288	\$ 34,417.12
Total Amount			\$ 98,502.47

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/01/26	00084	6/24/26 14202	202606 330-53800-60000	RPL EMERGENCY LIGHTS-EXT	*	870.00	
				ALLSTAR ELECTRICAL CONTRACTORS INC			870.00 002258
7/01/26	00004	5/25/26 6625	202605 330-53800-60000	INSTALL NEW GFCI	*	152.47	
				C BUSS ENTERPRISES, INC			152.47 002259
7/01/26	00004	5/25/26 6387	202606 330-53800-45507	JUN POOL CHEMICALS	*	2,258.21	
				C BUSS ENTERPRISES, INC			2,258.21 002260
7/01/26	00004	6/25/26 6485	202607 330-53800-45505	JUL26 POOL SERVICES	*	1,800.00	
				C BUSS ENTERPRISES, INC			1,800.00 002261
7/01/26	00004	6/25/26 6676	202607 330-53800-45507	JUL POOL CHEMICALS	*	3,274.25	
				C BUSS ENTERPRISES, INC			3,274.25 002262
7/01/26	00053	6/30/26 JAC-0465	202606 330-53800-60000	JUN PET STATIONS	*	52.00	
				DOODYCALLS OF JACKSONVILLE FL			52.00 002263
7/01/26	00021	6/17/26 58	202605 330-53800-60000	REPAIRS & MAINTENANCE-MAY	*	2,495.93	
				GOVERNMENTAL MANAGEMENT SERVICES			2,495.93 002264
7/01/26	00006	4/02/26 29035	202604 310-51300-32200	AUDIT FYE 09/30/2025	*	3,000.00	
				GRAU AND ASSOCIATES			3,000.00 002265
7/01/26	00006	5/04/26 29324	202605 310-51300-32200	AUDIT FYE 09/30/2025	*	4,000.00	
				GRAU AND ASSOCIATES			4,000.00 002266
7/01/26	00003	7/01/26 386001B	202607 320-53800-46300	JUL26 LAKE MAINTENANCE	*	2,475.00	
				THE LAKE DOCTORS INC			2,475.00 002267
7/01/26	00025	7/01/26 41696	202607 330-53800-48300	JUL CLEANING 3X PER WEEK	*	1,350.00	
				NORTHEAST QUALITY SERVICES LLC			1,350.00 002268
7/09/26	00011	7/02/26 42746011	202607 330-53800-48300	JUL CLUBHOUSE SUPPLIES	*	338.25	
				CINTAS CORPORATION			338.25 002269

GOCD GRAND OAKS CDD SRICE

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
7/09/26	00030	7/08/26	07082026	202607	310-51300	-11000				*	200.00		
			BOS MEETING 07.08.26						LINDA M CRUZ			200.00	002270
7/09/26	00078	5/27/26	12506274	202605	330-53800	-60000				*	277.50		
			POOL SHOWER EVALUATION						DUCK DUCK ROOTER			277.50	002271
7/09/26	00021	7/01/26	59	202607	310-51300	-34000				*	4,873.17		
			JUL MANAGEMENT FEES										
		7/01/26	59	202607	310-51300	-35200				*	105.00		
			JUL WEBSITE ADMIN										
		7/01/26	59	202607	310-51300	-35100				*	157.50		
			JUL INFORMATION TECH										
		7/01/26	59	202607	310-51300	-31300				*	262.50		
			JUL DISSEMINATION SVCS										
		7/01/26	59	202607	310-51300	-51000				*	.51		
			OFFICE SUPPLIES										
		7/01/26	59	202607	310-51300	-42000				*	12.58		
			POSTAGE										
		7/01/26	59	202607	310-51300	-42500				*	157.80		
			COPIES										
		7/01/26	59	202607	310-51300	-49000				*	71.09		
			TELEPHONE										
									GOVERNMENTAL MANAGEMENT SERVICES			5,640.15	002272
7/09/26	00021	7/01/26	60	202607	320-53800	-12000				*	3,911.92		
			JUL FIELD OPS/ADMIN										
		7/01/26	60	202607	330-53800	-12000				*	7,083.33		
			JUL FACILITY MANAGEMENT										
									GOVERNMENTAL MANAGEMENT SERVICES			10,995.25	002273
7/09/26	00018	7/01/26	814037	202607	320-53800	-46000				*	19,084.00		
			JUL LANDSCAPE MAINTENANCE										
									THE GREENERY INC.			19,084.00	002274
7/09/26	00089	7/08/26	07082026	202607	310-51300	-11000				*	200.00		
			BOS MEETING 07.08.26						JAY R TROWBRIDGE			200.00	002275
7/09/26	00095	6/30/26	7778736	202606	310-51300	-48000				*	71.36		
			NOTICE OF MEETING-6/10/26										
		6/30/26	7778736	202606	310-51300	-48000				*	72.72		
			NOTICE OF MEETING-7/08/26						USA TODAY MEDIA CORP			144.08	002276
									GOCD GRAND OAKS CDD SRICE				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/14/26	00108	7/08/26 68367	202607 310-51300-42500		*	454.34	
		7/08/26 68367	202607 310-51300-42000		*	344.76	
		POSTAGE		CHEROKEE PRINTING INC			799.10 002277
7/14/26	00018	7/09/26 815673	202607 320-53800-46200		*	85.00	
		IRRIGATION SERVICE CALL		THE GREENERY INC.			85.00 002278
7/14/26	00018	7/09/26 815674	202607 320-53800-46200		*	210.32	
		REPAIR IRRIGATION BREAK		THE GREENERY INC.			210.32 002279
7/29/26	00057	7/16/26 0F616932	202607 320-53800-60000		*	550.00	
		INSPECTION-SEMI ANN ALARM		CINTAS FIRE 636525			550.00 002280
7/29/26	00057	7/16/26 0F616932	202607 320-53800-60000		*	537.80	
		INSPECTON QRTLY SPRINKLER		CINTAS FIRE 636525			537.80 002281
7/29/26	00077	7/15/26 BC07118	202607 320-53800-60000		*	345.00	
		PREVENTATIVE MAINT VISIT		COMMERCIAL FITNESS PRODUCTS, INC			345.00 002282
7/29/26	00021	7/17/26 61	202606 330-53800-60000		*	2,158.05	
		REPAIRS & MAINTENANCE-JUN		GOVERNMENTAL MANAGEMENT SERVICES			2,158.05 002283
7/29/26	00100	7/15/26 2	202607 330-53800-60000		*	133.00	
		PRESSURE WASHING SVCS-JUL		RIVERSIDE MANAGEMENT SERVICES INC			133.00 002284
7/29/26	00018	7/17/26 816120	202607 320-53800-46200		*	293.42	
		IRRIGATION REPAIRS-JUL26		THE GREENERY INC.			293.42 002285
7/29/26	00018	7/28/26 816577	202607 330-53800-60000		*	366.57	
		DEAD PALM TREE REMOVAL		THE GREENERY INC.			366.57 002286
7/30/26	00028	7/02/26 07022026	202607 300-20700-10000		*	1,957.16	
		03.16 FY26 ASSESSMENTS					
		7/02/26 07022026	202607 300-20700-10000		*	9,178.89	
		04.24 FY26 ASSESSMENTS					

GOCD GRAND OAKS CDD SRICE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		7/02/26	07022026 202607 300-20700-10000 06.23 FY26 ASSESSMENTS		*	1,358.14	
		7/02/26	07022026 202607 300-20700-10000 07.02 FY26 ASSESSMENTS		*	8,968.49	
			GRAND OAKS CDD				21,462.68 002287
7/30/26	00029	7/02/26	07022026 202607 300-20700-10000 03.16 FY26 ASSESSMENTS		*	1,181.30	
		7/02/26	07022026 202607 300-20700-10000 04.24 FY26 ASSESSMENTS		*	5,540.19	
		7/02/26	07022026 202607 300-20700-10000 06.26 FY26 ASSESSMENTS		*	819.75	
		7/02/26	07022026 202607 300-20700-10000 07.02 FY26 ASSESSMENTS		*	5,413.20	
			GRAND OAKS CDD				12,954.44 002288
TOTAL FOR BANK A						98,502.47	
TOTAL FOR REGISTER						98,502.47	

GOCD GRAND OAKS CDD SRICE



Allstar Electric

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

☎ (904) 759-8890
✉ Rgray@rmsnf.com

Approved
Miscellaneous Maintenance
001.330.53800.60000
Rich Gray

JOB	#8707
INVOICE	#14202
SERVICE DATE	Jun 24, 2026
INVOICE DATE	Jun 24, 2026
PAYMENT TERMS	Upon completion
DUE DATE	Jun 24, 2026
AMOUNT DUE	\$870.00

CONTACT US
135 JENKINS STREET SUITE 105B #107
Saint Augustine, FL 32086

☎ (904) 460-1001
✉ allstar@allstar-electric.org

Service completed by: Tristan Maure, Brantley Kenny

RECEIVED
By Tara Lee at 8:52 am, Jun 29, 2026

INVOICE

Services	qty	unit price	amount
Emergency Lights	6.0	\$145.00	\$870.00
Replace Broken or Dim Emergency lights on exterior of building. Exterior rated Water Resistant lights			
3 on Mailbox area			
3 on Restroom			
Labor Included with Materials			

Subtotal	\$870.00
Job Total	\$870.00
Invoice Amount	\$870.00

Our Family Company appreciates your Business!
Please do not hesitate to contact us for any reason.

See our Terms & Conditions

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

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

Invoice details

Invoice no.: 6625
Terms: Net 30
Invoice date: 05/25/2026
Due date: 06/24/2026

#	Product or service	Description	Qty	Rate	Amount
1.	GFCI	INSTALL NEW GFCI	1	\$89.97	\$89.97
2.	LABOR	INSTALLATION/REPAIR LABOR, PER HOUR	0.5	\$125.00	\$62.50

Total \$152.47

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](#)

Approved
Miscellaneous Maintenance
001.330.53800.60000
Rich Gray

RECEIVED

By Tara Lee at 8:55 am, Jun 29, 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

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

Invoice details

Invoice no.: 6387
Terms: Net 30
Invoice date: 05/25/2026
Due date: 06/24/2026

RECEIVED
By Tara Lee at 8:54 am, Jun 29, 2026

Approved
Pool Chemicals
001.330.53800.45507
Rich Gray

#	Product or service	Description	Qty	Rate	Amount
1.	LIQUID BLEACH	PER GAL	300	\$4.98	\$1,494.00
2.	SULFURIC ACID	PER GAL	45	\$9.98	\$449.10
3.	TRICHLOR	PER LB	12	\$8.35	\$100.20
4.	MURIATIC ACID	PER GAL	3	\$11.12	\$33.36
5.	CAL HYPO	PER LB	12	\$6.95	\$83.40
6.	GRANULAR 90 TRICHLOR	PER LB	2	\$10.85	\$21.70
7.	TILE SOAP	PER GAL	1	\$76.45	\$76.45

Total **\$2,258.21**

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

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

Invoice details
Invoice no.: 6485
Terms: Net 30
Invoice date: 06/25/2026
Due date: 07/25/2026

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE: JULY	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

Approved
Pool Maintenance
001.330.53800.45505
Rich Gray

RECEIVED
By Tara Lee at 9:53 am, Jun 29, 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

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

Invoice details

Invoice no.: 6676
Terms: Net 30
Invoice date: 06/25/2026
Due date: 07/25/2026

#	Product or service	Description	Qty	Rate	Amount
1.	TRICHLOR	PER LB	43	\$8.35	\$359.05
2.	LIQUID BLEACH	PER GAL	500	\$4.98	\$2,490.00
3.	SULFURIC ACID	PER GAL	30	\$9.98	\$299.40
4.	MURIATIC ACID	PER GAL	1	\$11.12	\$11.12
5.	TILE SOAP	PER GAL	1.5	\$76.45	\$114.68

Total **\$3,274.25**

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](#)

Approved
Pool Chemicals
001.330.53800.45507
Rich Gray

RECEIVED

By Tara Lee at 9:53 am, Jun 29, 2026

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

INVOICE# JAC-0465789

06/30/2026

Please remit payment to: DoodyCalls 3948 3rd St S #442, Jacksonville Beach FL, 32250	
Invoice Balance	\$ 52.00
Total Due Includes All Unpaid Invoices	\$ 169.00

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

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

		CUSTOMER CARE CENTER HOURS OF OPERATION: 800 366-3922 Monday - Friday: 8:30 AM to 9 PM Saturday: 9 AM to 5 PM Sunday: 12:30 PM to 3:30 PM			Invoice #	Invoice Date
					JAC-0465789	June 30, 2026
Description	Date	Qty	U/M	Rate	Discount	Amount
SO-01007 Service : Pet waste station service	June 4, 2026	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	June 11, 2026	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	June 18, 2026	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	June 25, 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.						

Approved
Miscellaneous Maintenance
001.330.53800.60000
Rich Gray

RECEIVED

By Tara Lee at 8:03 am, Jul 01, 2026

Governmental Management Services, LLC

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

Invoice

Invoice #: 58

Invoice Date: 6/17/26

Due Date: 6/17/26

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 May 1 - May 31, 2026	51.7	40.00	2,068.00
Maintenance Supplies		427.93	427.93
Approved Miscellaneous Maintenance 001.330.53800.60000 Rich Gray			
Alison Moring 6-24-26			

Total \$2,495.93**Payments/Credits** \$0.00**Balance Due** \$2,495.93**RECEIVED****By Tara Lee at 12:55 pm, Jun 24, 2026**

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/5/26	7.37	M.B.	Pressure washed the picnic area and pickleball court, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, courts and walkways, removed debris around amenity center, pool deck, roadways, mailbox areas and ponds, checked and changed trash receptacles
5/7/26	7.8	M.B.	Pressure washed the pickleball courts and picnic area, removed debris around amenity center, pool deck, common areas, roadways and ponds, checked and changed trash receptacles
5/12/26	7.82	M.B.	Painted walls in the amenity center, removed debris around amenity center, pickleball courts and mailbox area, checked and changed trash receptacles
5/14/26	7.62	M.B.	Pressure washed pool deck, cleaned front and back hanging light fixtures at the amenity center, straightened and organized pool deck and patio furniture, removed debris around amenity center, pool, walkways, courts and common areas, checked and changed all trash receptacles
5/19/26	5.83	M.B.	Men's bathroom at mailbox area was backed up and unclogged it, removed debris around amenity center, pool, walkways, courts and common areas, checked and changed all trash receptacles, straightened and organized pool deck and patio furniture
5/21/26	7.68	M.B.	Cleaned windows outside the front and back glass windows at the amenity center, blew leaves and debris off ball courts, pickleball court, pool deck, front and back entrances of the community, straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, roadways, mailbox areas and ponds, checked and changed trash receptacles
5/26/26	7.58	M.B.	Cleaned all patio furniture, cleaned all front and back entrance windows on amenity center, started pulling weeds out of the pool pack area, straightened and organized pool deck and patio furniture, removed debris around amenity center, pool, walkways, courts and common areas, checked and changed all trash receptacles

TOTAL	<u>51.7</u>
--------------	-------------

MILES	<u>0</u>
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*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

Period Ending 6/05/26

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
GRAND OAKS				
	5/7/26	Extension Cord	33.04	J.J.
	5/12/26	42 Gallon Trash Bags 50ct (2)	73.42	J.J.
	5/12/26	No Fishing Signs (2)	63.66	R.N.
	5/15/26	Link Retro Gaming Station	48.98	R.N.
	5/19/26	Deadbolts	35.44	J.J.
	6/2/26	Concrete	8.23	J.J.
	6/2/26	4x4 Post	23.22	J.J.
	6/4/26	52 Gallon Trash Bags 50ct (2)	73.42	J.J.
	6/4/26	Cleaner	6.08	J.J.
	6/4/26	Paint	62.43	J.J.
		TOTAL	\$427.93	

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Grand Oaks Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092*

Invoice No. 29035
Date 04/02/2026

SERVICE

AMOUNT

Audit FYE 09/30/2025

\$ 3,000.00

Current Amount Due

\$ 3,000.00

RECEIVED

By Tara Lee at 10:49 am, Jul 01, 2026

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
3,000.00	0.00	0.00	0.00	0.00	3,000.00

Payment due upon receipt.

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Grand Oaks Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092*

Invoice No. 29324
Date 05/04/2026

SERVICE

AMOUNT

Audit FYE 09/30/2025

\$ 4,000.00

Current Amount Due

\$ 4,000.00

RECEIVED

By Tara Lee at 10:51 am, Jul 01, 2026

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,000.00	3,000.00	0.00	0.00	0.00	7,000.00

Payment due upon receipt.

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
729170	7/1/2026	\$2,475.00

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

00000000172171001000000038600100000024750054

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 7/11/2026

Invoice 386001B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
7/1/2026	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 10:34 am, Jul 01, 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

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

Approved (06/30/2026)
 Janitorial Services
 001:330:53800:48300
 Robin West/ Amenity Manager
 Grand Oaks

Date	Invoice #
7/1/2026	41696

Bill To:

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

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

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

P.O. No.	Terms	Due Date	Project
	Net 30	7/31/2026	

Description	Qty	Rate	Amount
July (7/1/2026 - 7/31/2026) Monthly Service - Cleaning 3x per week (Mon./Wed/Fri.)	1	1,350.00	1,350.00T

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

RECEIVED

By Tara Lee at 1:32 pm, Jun 30, 2026



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

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

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

INVOICE

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

Approved (7/6/2026)
Janitorial Services
001:330:53800:48300
Robin West/ Amenity Manager
Grand Oaks

INVOICE # 4274601143
INVOICE DATE 07/02/2026
SERVICE TICKET # 4274601143

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

SOLD TO # 21633153
PAYER # 24145555
PAYMENT TERMS NET 10 EOM
SORT # 02800002944
CINTAS ROUTE 22 / DAY 5 / STOP 025

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10186	4X6 ACTIVE SCRAPER	04	F	2	22.187	44.37	N
	X10189	3X5 XTRAC MAT ONYX	04	F	2	30.727	61.45	N
	X10192	4X6 XTRAC MAT ONYX	04	F	3	35.074	105.22	N
	X45690	B&V AIR CARE COUNTER DISP GRY-	04	F	2	27.337	54.67	N
	X45698	B&V AIR CARE CITRUS RFL-	04	F	2	0.000	0.00	N
	X62295	WET WIPES PLUS/800 COUNT-	04	F	1	35.583	35.58	N
	X9210	URINAL SCREEN SVC	04	F	3	8.163	24.49	N
	X9215	URINAL SCREEN RFL-	04	F	3	0.000	0.00	N
SUBTOTAL							325.78	
SERVICE CHARGE							12.47	N
SUBTOTAL							338.25	
TAX							0.00	
TOTAL USD							338.25	

Signature :

Cust. Name: GRAND OAKS
ROBIN WEST 12:28 PM 07/02/26
SoldTo# 0021633153 SO# 4274601143
Invoice Total Payment on Account
\$338.25 \$0.00

RECEIVED

By Tara Lee at 12:24 pm, Jul 07, 2026

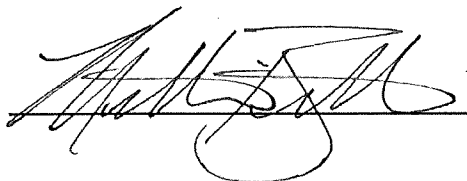
ATTENDANCE SHEET

District: Grand Oaks

Meeting Date: 07.08.26

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

District Manager:



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
Miscellaneous Maintenance
001.330.53800.60000
Rich Gray

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 7:56 am, Jul 08, 2026

INVOICE
125062741

INVOICE DATE
May 27, 2026

JOB ADDRESS

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

Completed Date: 5/27/2026

Payment Term: Net 30

Due Date: 6/26/2026

DESCRIPTION OF WORK

Arrived onsite for a site evaluation of the pool shower. Left proposal of work to be done.

SUB-TOTAL \$277.50

TAX \$0.00

TOTAL DUE \$277.50

BALANCE DUE \$277.50

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 5/27/2026

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 5/27/2026

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

Invoice

Invoice #: 59

Invoice Date: 7/1/26

Due Date: 7/1/26

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 - July 2026		4,873.17	4,873.17
Website Administration - July 2026		105.00	105.00
Information Technology - July 2026		157.50	157.50
Dissemination Agent Services - July 2026		262.50	262.50
Office Supplies		0.51	0.51
Postage		12.58	12.58
Copies		157.80	157.80
Telephone		71.09	71.09

Total	\$5,640.15
-------	------------

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

Balance Due	\$5,640.15
-------------	------------

RECEIVED

By Tara Lee at 12:29 pm, Jul 07, 2026

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

Invoice

Invoice #: 60
Invoice Date: 7/1/26
Due Date: 7/1/26
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 - July 2026		3,911.92	3,911.92
Facility Management - July 2026		7,083.33	7,083.33
Alison Moxing 7-6-26			

Total \$10,995.25

Payments/Credits \$0.00

Balance Due \$10,995.25

RECEIVED

By Tara Lee at 12:56 pm, Jul 07, 2026



PO Box 6569
Hilton Head Island, SC 29938

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

Invoice 814037	
Date	PO/Contract#
07/01/26	
Account Manager	Terms
ALLEN FLANNERY	Net 30
Total Amount	\$19,084.00
Property Address	
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092	

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

Description	Amount
#85166 - Maintenance Contract Services - Grand Oaks CDD July 2026	\$19,084.00
Total	\$19,084.00

RECEIVED
By Tara Lee at 8:23 am, Jul 02, 2026

Approved
Landscape Maintenance
001.320.53800.46000
Rich Gray

Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$19,084.00	\$0.00	\$0.00	\$0.00	\$0.00

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

ATTENDANCE SHEET

District:

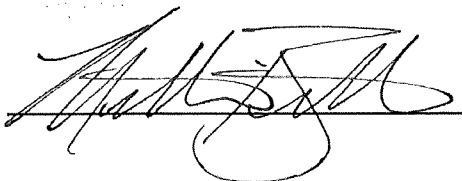
Grand Oaks

Meeting Date:

07.08.26

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

District Manager:



PLEASE RETURN COMPLETED FORM TO ALISON MOSSING

USA TODAY CO.



ACCOUNT NAME Grand Oaks CDD		ACCOUNT # 803757	INV DATE 06/30/26
INVOICE # 0007778736	INVOICE PERIOD Jun 1- Jun 30, 2026	CURRENT INVOICE TOTAL \$144.08	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$144.08	

BILLING ACCOUNT NAME AND ADDRESS Grand Oaks CDD Alison Mossing Suite 114 475 W Town PL St Augustine, FL 32092-3648	PAYMENT DUE DATE: JULY 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
Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing .	

Date	Description	Amount
6/1/26	Balance Forward	\$135.92
6/15/26	PAYMENT - THANK YOU	-\$135.92

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
6/3/26	12381702	SAG St Augustine Record	Notice of Meeting		\$71.36
6/30/26	12429239	SAG St Augustine Record	July Meeting		\$72.72

RECEIVED

By Tara Lee at 12:26 pm, Jul 07, 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	\$144.08
Service Fee 3.99%	\$5.75
*Cash/Check/ACH Discount	-\$5.75
*Payment Amount by Cash/Check/ACH	\$144.08
Payment Amount by Credit Card	\$149.83

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Grand Oaks CDD		ACCOUNT NUMBER 803757		INVOICE NUMBER 0007778736		AMOUNT PAID
CURRENT DUE \$144.08	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 \$0.00	TOTAL CASH AMT DUE* \$144.08
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 \$149.83
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00008037570000000000000077787360001440867177

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

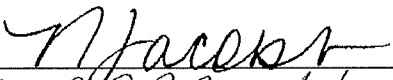
STATE OF WISCONSIN, COUNTY OF BROWN

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:

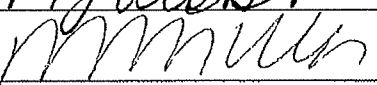
SAG St Augustine Record 06/03/2026
SAG staugustine.com 06/03/2026

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 06/03/2026



Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$71.36	
Tax Amount:	\$0.00	
Payment Cost:	\$71.36	
Order No:	12381702	# 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, June 10, 2026 at 10:00 a.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
Pub: June 3, 2026; #12381702

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 Govt Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

SAG St Augustine Record 06/30/2026
SAG staugustine.com 06/30/2026

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 06/30/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$72.72

Tax Amount: \$0.00

Payment Cost: \$72.72

Order No: 12429239

Customer No: 803757

PO #:

of Copies:

1

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, July 8, 2026 at 10:00 a.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
June 30, 2026 (12429239)

CHEROKEE

PRINTING, INC.



3733 Adirolf Rd
Jacksonville, FL 32207
(904)398-2852

Invoice

Date	Invoice #
7/8/2026	68367

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

Ship To

Job No	P.O. Number	Terms	Ship	Via
		Due on receipt	7/8/2026	

Quantity	Item Code	Description	Amount
442	CASS Certify	Grand Oaks CDD Load, read, convert files, CASS Certify addresses to enable automation based postage rates: Create automation based sack/tray tags & postal documents: format for inkjet addressing	75.00
1	Form Layout	Form layout & preparation	37.50
442	Printing	Laser 1 sheet front & back	154.70
442	Fold	Fold Materials	28.48
442	Insert	Insert one piece into #10 envelope, seal, sort and mail, Standard Rate	39.87
462	Printing	#10 Window envelope printed one color black ink	118.79
442	Postage	Postage	344.76
Total			\$799.10

RECEIVED

By Tara Lee at 2:06 pm, Jul 10, 2026



PO Box 6569
Hilton Head Island, SC 29938

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

Invoice 815673	
Date	PO/Contract#
07/09/26	
Account Manager	Terms
ALLEN FLANNERY	Net 30
Total Amount	\$85.00

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

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

Description	Amount
#93030 - Irrigation Service Call- JAX	
NTE \$1000.00	
Irrigation REPAIR - 06/23/2026	\$85.00
T&M Minimum Hours * Max T&M Labor Price	
Total	\$85.00

RECEIVED

By Tara Lee at 11:01 am, Jul 10, 2026

Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$19,379.32	\$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

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

Invoice 815674	
Date	PO/Contract#
07/09/26	
Account Manager	Terms
ALLEN FLANNERY	Net 30
Total Amount	\$210.32

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

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

Description	Amount
-------------	--------

#93165 - Irrigation Service Call- JAX

Repair for reported irrigation break located near lift station inside Summer Bay



Approved
Irrigation Repairs
001.320.53800.46200
Rich Gray

RECEIVED

By Tara Lee at 8:07 am, Jul 10, 2026

Repair for reported irrigation break
located near lift station inside Summer Bay

Irrigation REPAIR - 06/26/2026
Labor - 06/26/26

\$210.32

Total \$210.32

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

Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$19,379.32	\$0.00	\$0.00	\$0.00	\$0.00

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



Location : CINTAS FIRE PROTECTION

*** INVOICE CUSTOMER COPY ***

Invoice # : 0F61693216 Inv Date : 7/16/2026
Customer : 35651 Loc : F61
Type : CHG-S Route : 72
PO Number : Acct # : 35651
WO Number : Acct Zip : 32092
Service Visit : 12375809

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

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

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

Approved (07/21/2026)
Repairs & Maintenance
001:320:53800:6000
Robin West / Amenity Manager
Grand Oaks

Item	Qty	Description	Unit Price	Net Amount	Tx
REPT112	1	CITY INSPECTION SUBMITTAL FEE ALARM TEST & INSPECTION REPORT FEE	10.00	10.00	N
INFAS	1	INSPECTION, SEMI ANNUAL ALARM SYSTEM	540.00	540.00	N
SC	1	Service Charge	.00	.00	N
SUB-TOTAL :				550.00	
TAX :				.00	
TOTAL :				550.00	

CINTAS FIRE PROTECTION
#98454000012007
#98452300012007
#502087000199
EF20000872

TO MAKE A PAYMENT:
570.891.0421 OPTION 1
CUSTOMER SERVICE OR BILLING ISSUES:
904.562.7000

RECEIVED

By Tara Lee at 2:38 pm, Jul 26, 2026



Location : CINTAS FIRE PROTECTION

*** INVOICE CUSTOMER COPY ***

Invoice # : 0F61693216 Inv Date : 7/16/2026
Customer : 35651 Loc : F61
Type . . : CHG-S Route . : 72
PO Number : Acct # : 35651
WO Number : Acct Zip : 32092
Service Visit : 12375809

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

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

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

Item	Qty	Description	Unit Price	Net Amount Tx
------	-----	-------------	------------	---------------

QUESTIONS OR FURTHER ASSISTANCE:
GabrielleMiller@cintas.com



Customer: GRAND OAKS 35651
Collected: \$0.0

PO#:
Signer:

Invoice: 693216
Authorizer: Christin Buganski

CWATS



*** INVOICE CUSTOMER COPY ***

Location : CINTAS FIRE PROTECTION

Invoice # : 0F61693217 Inv Date : 7/16/2026
Customer : 35651 Loc : F61
Type : CHG-S Route : 72
PO Number : Acct # : 35651
WO Number : Acct Zip : 32092
Service Visit : 12375810

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

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

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

Approved (07/21/2026)
Repairs & Maintenance
001:320:53800:6000
Robin West/ Amenity Manager
Grand Oaks

Item	Qty	Description	Unit Price	Net Amount	Tx
REPT118	1	CITY INSPECTION SUBMITTAL FEE SPRINKLER TEST & INSPECTION REPORT FEE	10.00	10.00	N
INSPWQ	2	INSPECTION, QUARTERLY, SPRINKLER SYSTEM WET TYPE	176.40	352.80	N
SC	1	Service Charge	175.00	175.00	N
SUB-TOTAL :				537.80	
TAX :				.00	
TOTAL :				537.80	

CINTAS FIRE PROTECTION
#98454000012007
#98452300012007
#502087000199
EF20000872

TO MAKE A PAYMENT:
570.891.0421 OPTION 1
CUSTOMER SERVICE OR BILLING ISSUES:

RECEIVED
By Tara Lee at 2:40 pm, Jul 26, 2026



*** INVOICE CUSTOMER COPY ***

Location : CINTAS FIRE PROTECTION

Invoice # : 0F61693217 Inv Date : 7/16/2026
Customer : 35651 Loc : F61
Type : CHG-S Route : 72
PO Number : Acct # : 35651
WO Number : Acct Zip : 32092
Service Visit : 12375810

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

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

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

Item	Qty	Description	Unit Price	Net Amount Tx
			904.562.7000	
QUESTIONS OR FURTHER ASSISTANCE:				
GabrielleMiller@cintas.com				



Customer: GRAND OAKS 35651
Collected: \$0.0

PO#:
Signer:

Invoice: 693217
Authorizer: Christin Buganski

CNATIS

CommercialFitnessProducts

Invoice

Commercial Fitness Products, Inc

5034 N Hiatus Road 954-747-5128 Phone
Sunrise, FL 33351 954-747-5131 Fax

Date	Invoice #
7/15/2026	BC07118

Sold To	Ship To
---------	---------

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

Approved (07/21/2026)
Repairs and Maintenance
001:320:53800:6000
Robin West/ Amenity Manager
Grand Oaks

Grand Oaks CDD
Attn: Manager A/P
1055 Turnbull Creek Road
ST. Augustine, FL 32092

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
JL	GO1055	WO#6771	7/15/2026	Verbal	Net 30	8/14/2026
Qty	Item Code	Description			Price Each	Amount
1	Preventative Maintenance	Preventative Maintenance Visit Inspect for safety, thoroughly clean on interior as well as exterior, lubricate and adjust in accordance to manufacturers' specifications.			345.00	345.00

Thank you for your business!

Total	\$345.00
Payments/Credits	\$0.00
Balance Due	\$345.00

www.commfitnessproducts.com

RECEIVED

By Tara Lee at 2:43 pm, Jul 26, 2026

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

Invoice

Invoice #: 61
Invoice Date: 7/17/26
Due Date: 7/17/26
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 June 1 - June 30, 2026	31.25	40.00	1,250.00
Maintenance Supplies		908.05	908.05
Approved Miscellaneous Maintenance 001.330.53800.60000 Rich Gray			
Alison Moring 7-20-26			

RECEIVED

By Tara Lee at 2:36 pm, Jul 26, 2026

Total \$2,158.05

Payments/Credits \$0.00

Balance Due \$2,158.05

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/2/26	7.63	M.B.	Installed two no fishing in ponds signs, continued painting inside amenity center, moved and organized maintenance supplies, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, courts and walkways, removed debris around amenity center, pool deck, roadways, mailbox areas and ponds, checked and changed trash receptacles
6/4/26	7.87	M.B.	Paint the front handrails at the amenity center, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, courts and walkways, removed debris around amenity center, pool deck, roadways, mailbox areas and ponds, checked and changed trash receptacles
6/9/26	7.87	M.B.	Pressure washed walkways with chalk behind the maintenance pool, cleaned both bathrooms follows, put men's lock on both bathrooms by mailbox areas, finished painting the front walk rails around amenity center, removed debris around amenity center, pool deck, roadways, mailbox area and ponds, checked and changed trash receptacles
6/11/26	7.88	M.B.	Moved two no fishing signs on the pond, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, courts and walkways, removed debris around amenity center, pool deck, roadways, mailbox areas and ponds, checked and changed trash receptacles

TOTAL	<u>31.25</u>
--------------	--------------

MILES	<u>0</u>
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*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 7/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
GRAND OAKS	6/2/26	150 Hot Dogs for Event	275.57	R.N.
	6/4/26	Black, Cyan, Magenta, Yellow Ink	189.70	R.N.
	6/7/26	Door Handle (2)	178.11	R.G.
	6/8/26	Locks	46.40	J.J.
	6/16/26	Pet Water Container (2)	110.20	R.N.
	6/18/26	Insect Killer	25.62	J.J.
	6/18/26	Glass Cleaner	9.02	J.J.
	6/18/26	42 Gallon trash Bags 50ct (2)	73.42	J.J.
		TOTAL	<u><u>\$908.05</u></u>	

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 2
Invoice Date: 7/15/2026
Due Date: 7/15/2026
Case:
P.O. Number:

Bill To:
Grand Oaks CDD

Description	Hours/Qty	Rate	Amount
Pressure Washing Services- July 2026		133.00	133.00
Pressure washed tire marks at entrance			
Approved Miscellaneous Maintenance 001.330.53800.60000 Rich Gray			
Alison Moring 7-17-26			

Total \$133.00

Payments/Credits \$0.00

Balance Due \$133.00

RECEIVED

By Tara Lee at 2:35 pm, Jul 26, 2026

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

Service Detail

Bill To: Grand Oaks CDD

Invoice Date: 7/1/26

Due Date: Upon Receipt

Amount Due: \$ 133.00

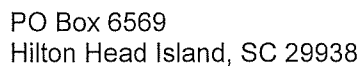
<u>Description</u>	<u>Amount</u>
Pressure washed tire marks at entrance	\$133.00

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

TOTAL AMOUNT DUE: \$133.00

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

Remit Payment



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

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

Approved
Irrigation Repairs
001.320.53800.46200
Rich Gray

RECEIVED
By Tara Lee at 7:08 pm, Jul 17, 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.

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



PO Box 6569
Hilton Head Island, SC 29938

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

Invoice 816577	
Date	PO/Contract#
07/28/26	
Account Manager	Terms
ALLEN FLANNERY	Net 30
Total Amount	\$366.57

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

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

Description	Amount
#93549 - Dead Palm Tree Removal	
This proposal is to flush cut, remove and dispose of a dead palm tree at Legacy Park	
Landscape Enhancement Work - 07/20/2026	\$366.57
Total	\$366.57

Approved
Miscellaneous Maintenance
001.330.53800.60000
Rich Gray

RECEIVED
By Tara Lee at 3:33 pm, Jul 28, 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
\$659.99	\$0.00	\$0.00	\$0.00	\$0.00

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

Grand Oaks
Community Development District
Special Assessment Receipts
Fiscal Year 2026

ON ROLL ASSESSMENTS

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

ON ROLL ASSESSMENTS

						40.75%	36.95%	22.30%	0.00%	100.00%
Date	Dist.	Net Amount	Commissions	Interest	Net Receipts	O&M Portion	2019 Debt Service Portion	2020 Debt Service Portion	2021 Debt Service Portion	Total
10/10/25	ACH	\$ 113.32	\$ -	\$ -	\$ 113.32	\$ 113.32	\$ -	\$ -	\$ -	\$ 113.32
10/19/25	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	\$ 389,589.08	\$ 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
4/9/26	ACH	\$ 1,264.35	\$ -	\$ -	\$ 1,264.35	\$ 1,264.35	\$ -	\$ -	\$ -	\$ 1,264.35
4/24/26	ACH	\$ 24,842.69	\$ -	\$ -	\$ 24,842.69	\$ 10,123.61	\$ 9,178.89	\$ 5,540.19	\$ -	\$ 24,842.69
6/23/26	ACH	\$ 3,675.81	\$ -	\$ -	\$ 3,675.81	\$ 1,497.92	\$ 1,358.14	\$ 819.75	\$ -	\$ 3,675.81
7/2/26	ACH	\$ 24,273.25	\$ -	\$ -	\$ 24,273.25	\$ 9,891.56	\$ 8,968.49	\$ 5,413.20	\$ -	\$ 24,273.25
TOTAL						\$ 605,503.91	\$ 533,694.23	\$ 322,127.07	\$ -	\$ 1,437,051.96

102% 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
4/29/26	4/1/26	\$99,936.20	\$99,936.20	\$99,936.20
	09/30/26	\$42,829.80		
		\$ 142,766.00	\$ 99,936.20	\$ 99,936.20

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
4/20/26	04/01/26	\$258,188.11	\$258,188.11	\$258,188.11
	09/30/26	\$110,652.05		
		\$ 368,840.16	\$ 258,188.11	\$ 258,188.11

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

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