

Grand Oaks Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2019



District Management Services, LLC
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Grand Oaks CDD
Balance Sheet
As of 4/30/2019
(In Whole Numbers)

	General Fund	Debt Service Fund 2018	Debt Service Fund 2019A	Capital Projects Fund 2019A	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets							
Operating Account	10,148	0	0	0	0	0	10,148
Investments - BAN Revenue 2018 #0000	0	18	0	0	0	0	18
Investments - BAN Principal & Interest 2018 #0001	0	0	0	0	0	0	0
Investments - BAN Reserve 2018 #0002	0	0	0	0	0	0	0
Investments - BAN Acq & Const 2018 #0004	0	0	0	0	0	0	0
Investments - BAN COI 2018 # 0005	0	0	0	0	0	0	0
Investments - BAN Note General - Optional 2018 #0006	0	0	0	0	0	0	0
Investments - Reserve S2019A 5003	0	0	736,925	0	0	0	736,925
Investments - Cap Interest S2019A 5005	0	0	819,098	0	0	0	819,098
Investments - Acq & Const S2019A 5006	0	0	0	7,205,973	0	0	7,205,973
Investments - COI S2019A 5007	0	0	0	23,525	0	0	23,525
Prepaid General Liability Insurance	1,146	0	0	0	0	0	1,146
Prepaid Public Officials Insurance	938	0	0	0	0	0	938
Construction Work In Progress	0	0	0	0	2,069,772	0	2,069,772
Amount To Be Provided - Debt Service	0	0	0	0	0	11,460,000	11,460,000
Total Assets	<u>12,231</u>	<u>18</u>	<u>1,556,023</u>	<u>7,229,498</u>	<u>2,069,772</u>	<u>11,460,000</u>	<u>22,327,542</u>
Liabilities							
Accounts Payable	27,384	0	0	0	0	0	27,384
Revenue Bond Payable Series 2018	0	0	0	0	0	0	0
Revenue Bond Payable Series 2019A	0	0	0	0	0	11,460,000	11,460,000
Total Liabilities	<u>27,384</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>11,460,000</u>	<u>11,487,384</u>
Fund Equity & Other Credits							
Fund Balance - Unreserved	(11,511)	0	0	0	0	0	(11,511)
Investment In General Fixed Assets	0	0	0	0	2,069,772	0	2,069,772

Grand Oaks CDD
 Balance Sheet
 As of 4/30/2019
 (In Whole Numbers)

	General Fund	Debt Service Fund 2018	Debt Service Fund 2019A	Capital Projects Fund 2019A	General Fixed Assets Account Group	General Long-Term Debt	Total
Other	(3,642)	18	1,556,023	7,229,498	0	0	8,781,897
Total Fund Equity & Other Credits	(15,153)	18	1,556,023	7,229,498	2,069,772	0	10,840,157
Total Liabilities & Fund Equity	<u>12,231</u>	<u>18</u>	<u>1,556,023</u>	<u>7,229,498</u>	<u>2,069,772</u>	<u>11,460,000</u>	<u>22,327,542</u>

Grand Oaks CDD
 Statements of Revenues and Expenditures
 001 - General Fund
 From 10/1/2018 Through 4/30/2019
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Contributions & Donations From Private Sources				
Developer Contributions	746,025	34,589	(711,436)	(95)%
Total Revenues	<u>746,025</u>	<u>34,589</u>	<u>(711,436)</u>	<u>(95)%</u>
Expenditures				
Legislative				
Supervisor Fees	0	600	(600)	0 %
Financial & Administrative				
District Manager	52,500	7,000	45,500	87 %
District Engineer	5,000	0	5,000	100 %
Disclosure Report	5,000	0	5,000	100 %
Trustee Fees	6,000	0	6,000	100 %
Auditing Services	5,500	0	5,500	100 %
Postage, Phone, Faxes, Copies	150	134	16	11 %
Public Officials Insurance	2,500	1,313	1,188	48 %
Legal Advertising	750	2,387	(1,637)	(218)%
Bank Fees	400	75	325	81 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	150	100	50	33 %
Website Administration	1,200	0	1,200	100 %
Legal Counsel				
District Council	5,000	24,443	(19,443)	(389)%
Electric Utility Services				
Electric Utility Services	168,000	0	168,000	100 %
Water - Sewer Combinaiton Services				
Water Utility Services	7,500	0	7,500	100 %
Other Physical Environment				
Waterway Management System	35,000	0	35,000	100 %
General Liability & Property Casualty Insurance	7,500	1,604	5,896	79 %
Landscape Maintenance	325,000	0	325,000	100 %

Grand Oaks CDD
 Statements of Revenues and Expenditures
 001 - General Fund
 From 10/1/2018 Through 4/30/2019
 (In Whole Numbers)

	Annual Budget	Year to Date Actual	Budget to Actual Variance	Budget Percent Remaining
Miscellaneous Repairs & Maintenance	15,000	0	15,000	100 %
Hardscape Maintenance	12,000	0	12,000	100 %
Plant Replacement Program	15,000	0	15,000	100 %
Irrigation Maintenance	10,000	0	10,000	100 %
Road & Street Facilities				
Pavement & Drainage Repairs & Maintenance	2,500	0	2,500	100 %
Parks & Recreation				
Cabana Maintenance	6,000	0	6,000	100 %
Pool Operations & Maintenance	42,000	0	42,000	100 %
Recreation Facility Maintenance	10,000	0	10,000	100 %
Recreation Equipment Maintenance	5,000	0	5,000	100 %
Security System	1,200	0	1,200	100 %
Total Expenditures	<u>746,025</u>	<u>37,831</u>	<u>708,194</u>	<u>95 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>(3,242)</u>	<u>(3,242)</u>	<u>0 %</u>

Grand Oaks CDD
 Statements of Revenues and Expenditures
 200 - Debt Service Fund 2018
 From 10/1/2018 Through 4/30/2019
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	93	93	0 %
Debt Proceeds				
Bond Proceeds	<u>0</u>	<u>70,000</u>	<u>70,000</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>70,093</u>	<u>70,093</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	2,510,891	2,510,891	0 %
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(70,075)</u>	<u>(70,075)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>2,440,816</u>	<u>2,440,816</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>2,510,909</u>	<u>2,510,909</u>	<u>0 %</u>

Grand Oaks CDD
 Statements of Revenues and Expenditures
 201 - Debt Service Fund 2019A
 From 10/1/2018 Through 4/30/2019
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Debt Proceeds				
Bond Proceeds	<u>0</u>	<u>1,556,023</u>	<u>1,556,023</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>1,556,023</u>	<u>1,556,023</u>	<u>0 %</u>
Excess Revenues Over (Under)	0	1,556,023	1,556,023	0 %
Expenses				

Grand Oaks CDD
 Statements of Revenues and Expenditures
 300 - Capital Projects Fund 2018
 From 10/1/2018 Through 4/30/2019
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	1,218	1,218	0 %
Debt Proceeds				
Bond Proceeds	0	4,805,816	4,805,816	0 %
Total Revenues	<u>0</u>	<u>4,807,033</u>	<u>4,807,033</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
District Manager	0	7,500	(7,500)	0 %
Trustee Fees	0	3,500	(3,500)	0 %
Underwriter	0	7,500	(7,500)	0 %
Trustee Counsel	0	4,000	(4,000)	0 %
Bank Fees	0	20,000	(20,000)	0 %
Legal Counsel				
Disclosure Report	0	10,000	(10,000)	0 %
District Council	0	10,000	(10,000)	0 %
Other Physical Environment				
Improvements Other Than Building	0	2,044,772	(2,044,772)	0 %
Total Expenditures	<u>0</u>	<u>2,107,272</u>	<u>(2,107,272)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	70,075	70,075	0 %
Interfund Transfer				
Interfund Transfer	0	(2,769,837)	(2,769,837)	0 %
Total Other Financing Sources	<u>0</u>	<u>(2,699,761)</u>	<u>(2,699,761)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>

Grand Oaks CDD
 Statements of Revenues and Expenditures
 301 - Capital Projects Fund 2019A
 From 10/1/2018 Through 4/30/2019
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Debt Proceeds				
Bond Proceeds	0	7,164,303	7,164,303	0 %
Total Revenues	<u>0</u>	<u>7,164,303</u>	<u>7,164,303</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
District Manager	0	35,000	(35,000)	0 %
District Engineer	0	7,500	(7,500)	0 %
Legal Counsel	0	40,000	(40,000)	0 %
Underwriter	0	40,000	(40,000)	0 %
Trustee Counsel	0	5,000	(5,000)	0 %
Postage, Phone, Faxes, Copies	0	1,250	(1,250)	0 %
Legal Counsel				
District Council	0	40,000	(40,000)	0 %
Other Physical Environment				
Improvements Other Than Building	0	25,000	(25,000)	0 %
Total Expenditures	<u>0</u>	<u>193,750</u>	<u>(193,750)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	258,945	258,945	0 %
Total Other Financing Sources	<u>0</u>	<u>258,945</u>	<u>258,945</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>7,229,498</u>	<u>7,229,498</u>	<u>0 %</u>

Grand Oaks CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Operating Account
Reconciliation ID: 04/30/2019
Reconciliation Date: 4/30/2019
Status: Locked

Bank Balance	10,148.15
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	10,148.15
Balance Per Books	<u>10,148.15</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Grand Oaks CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Operating Account
Reconciliation ID: 04/30/2019
Reconciliation Date: 4/30/2019
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1010	1/30/2019	System Generated Check/Voucher	175.00	Florida Department of Economic Opportunity
Cleared Checks/Vouchers			175.00	

Grand Oaks CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Operating Account
Reconciliation ID: 04/30/2019
Reconciliation Date: 4/30/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR0014	4/24/2019	Southeast Development WTCR190424009192	10,000.00
	CR015	4/26/2019	Lennar Homes CK 1208204	0.00
	CR017	4/30/2019	April Bank Activity	<u>(15.00)</u>
Cleared Deposits				9,985.00



Account Statement

GRAND OAKS COMMUNITY DEVELOPMENT DIS
 2005 PAN AM CIR STE 120
 TAMPA FL 33607-2529

Questions? Please call
 1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		04/01/2019 - 04/30/2019

Description	Amount	Description	Amount
Beginning Balance	\$338.15	Average Balance	\$2,501.81
Deposits/Credits	\$10,000.00	Average Collected Balance	\$2,501.81
Checks	\$175.00	Number of Days in Statement Period	30
Withdrawals/Debits	\$15.00		
Ending Balance	\$10,148.15		

Overdraft Protection
 Account Number: [Redacted] Protected By: Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description
	04/24	10,000.00		INCOMING FEDWIRE CR TRN #009192
Deposits/Credits: 1		Total Items Deposited: 0		

Checks	Check Number	Amount	Date Paid
	1010	175.00	04/02
Checks: 1			

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	04/30	15.00		MAINTENANCE FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	04/01	338.15	338.15	04/24	10,163.15	10,163.15
	04/02	163.15	163.15	04/30	10,148.15	10,148.15

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.