

# Grand Oaks Community Development District

Financial Statements  
(Unaudited)

Period Ending  
December 31, 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 12/31/2019  
(In Whole Numbers)

	General Fund	Debt Service Fund 2019A	Capital Projects Fund 2019A	General Fixed Assets Account Group	General Long-Term Debt	Total
<b>Assets</b>						
Operating Account	86,390	0	0	0	0	86,390
Investments - BAN Revenue 2018 #0000	0	0	0	0	0	0
Investments - BAN Principal & Interest 2018 #0001	0	0	0	0	0	0
Investments - BAN Reserve 2018 #0002	0	0	0	0	0	0
Investments - BAN Acq & Const 2018 #0004	0	0	0	0	0	0
Investments - BAN COI 2018 # 0005	0	0	0	0	0	0
Investments - BAN Note General - Optional 2018 #0006	0	0	0	0	0	0
Investments - Revenue S2019A 5000	0	380,034	0	0	0	380,034
Investments - Interest S2019A 5001	0	0	0	0	0	0
Investments - Reserve S2019A 5003	0	736,925	0	0	0	736,925
Investments - Prepayment S2019A 5004	0	0	0	0	0	0
Investments - Cap Interest S2019A 5005	0	546,038	0	0	0	546,038
Investments - Acq & Const S2019A 5006	0	0	158,377	0	0	158,377
Investments - COI S2019A 5007	0	(0)	0	0	0	(0)
Due From Developer	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Public Officials Insurance	0	0	0	0	0	0
Construction Work In Progress	0	0	0	9,141,320	0	9,141,320
Amount Available - Debt Service	0	0	0	0	1,557,457	1,557,457
Amount To Be Provided - Debt Service	0	0	0	0	9,902,543	9,902,543
<b>Total Assets</b>	<u>86,390</u>	<u>1,662,997</u>	<u>158,377</u>	<u>9,141,320</u>	<u>11,460,000</u>	<u>22,509,083</u>
<b>Liabilities</b>						
Accounts Payable	44	0	0	0	0	44
Accrued Expenses Payable	0	0	0	0	0	0
Due To Developer	0	0	0	0	0	0
Revenue Bond Payable Series 2018	0	0	0	0	0	0
Revenue Bond Payable Series 2019A	0	0	0	0	11,460,000	11,460,000
<b>Total Liabilities</b>	<u>44</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>11,460,000</u>	<u>11,460,044</u>
<b>Fund Equity &amp; Other Credits</b>						
Fund Balance - All Other Reserves	0	1,557,457	2,862,511	0	0	4,419,969

**Grand Oaks CDD**  
 Balance Sheet  
 As of 12/31/2019  
 (In Whole Numbers)

	General Fund	Debt Service Fund 2019A	Capital Projects Fund 2019A	General Fixed Assets Account Group	General Long-Term Debt	Total
Fund Balance - Unreserved	(1,057)	0	0	0	0	(1,057)
Investment In General Fixed Assets	0	0	0	9,141,320	0	9,141,320
Other	87,402	105,539	(2,704,135)	0	0	(2,511,193)
<b>Total Fund Equity &amp; Other Credits</b>	<u>86,345</u>	<u>1,662,997</u>	<u>158,377</u>	<u>9,141,320</u>	<u>0</u>	<u>11,049,039</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u><u>86,390</u></u>	<u><u>1,662,997</u></u>	<u><u>158,377</u></u>	<u><u>9,141,320</u></u>	<u><u>11,460,000</u></u>	<u><u>22,509,083</u></u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 001 - General Fund  
 From 10/1/2019 Through 12/31/2019  
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Special Assessments - Service Charges				
Operations & Maintenance Assessments - Off Roll	101,625	101,624	(0)	(0)%
Contributions & Donations From Private Sources				
Developer Contributions	746,160	1,751	(744,409)	(100)%
<b>Total Revenues</b>	<u>847,785</u>	<u>103,376</u>	<u>(744,409)</u>	<u>(88)%</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	52,500	3,000	49,500	94 %
District Engineer	5,000	3,266	1,734	35 %
Disclosure Report	5,000	0	5,000	100 %
Trustee Fees	6,000	0	6,000	100 %
Auditing Services	5,500	523	4,977	90 %
Postage, Phone, Faxes, Copies	150	63	87	58 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	750	0	750	100 %
Bank Fees	400	15	385	96 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	150	0	150	100 %
Website Administration	1,200	0	1,200	100 %
Legal Counsel				
District Council	5,000	3,807	1,193	24 %
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	2,819	4,681	62 %
General Operating	1,760	0	1,760	100 %
Landscape Maintenance	325,000	0	325,000	100 %
Miscellaneous Repairs & Maintenance	15,000	0	15,000	100 %
Hardscape Maintenance	12,000	0	12,000	100 %
Plant Replacement Program	45,000	0	45,000	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 & Mainteiance	42,000	0	42,000	100 %
Recreation Facility Maintenance	35,000	0	35,000	100 %
Recreation Equipment Maintenance	5,000	0	5,000	100 %
Security System	1,200	0	1,200	100 %
Reserves				
Capital Reserves	45,000	0	45,000	100 %
<b>Total Expenditures</b>	<u>847,785</u>	<u>15,973</u>	<u>831,811</u>	<u>98 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 001 - General Fund  
 From 10/1/2019 Through 12/31/2019  
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess Revenues Over (Under) Expenses	0	87,402	87,402	0 %

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 201 - Debt Service Fund 2019A  
 From 10/1/2019 Through 12/31/2019  
 (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				
Special Assessments - Capital Improvements				
Debt Service Prepayments	0	380,000	380,000	0 %
Debt Service Assessments - Off Roll	544,050	0	(544,050)	(100)%
Interest Earnings				
Interest Earnings	0	591	591	0 %
Total Revenues	<u>544,050</u>	<u>380,591</u>	<u>(163,459)</u>	<u>(30)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	544,050	275,048	269,003	49 %
Total Expenditures	<u>544,050</u>	<u>275,048</u>	<u>269,003</u>	<u>49 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(17,773)	(17,773)	0 %
Total Other Financing Sources	<u>0</u>	<u>(17,773)</u>	<u>(17,773)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>87,771</u>	<u>87,771</u>	<u>0 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 301 - Capital Projects Fund 2019A  
 From 10/1/2019 Through 12/31/2019  
 (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	<u>0</u>	<u>985</u>	<u>985</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>985</u>	<u>985</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Building	<u>0</u>	<u>2,705,125</u>	<u>(2,705,125)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>2,705,125</u>	<u>(2,705,125)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>17,773</u>	<u>17,773</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>17,773</u>	<u>17,773</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>(2,686,366)</u>	<u>(2,686,366)</u>	<u>0 %</u>

Grand Oaks CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Operating Account  
Reconciliation ID: 12/31/2019  
Reconciliation Date: 12/31/2019  
Status: Locked

Bank Balance	87,649.58
Less Outstanding Checks/Vouchers	1,260.00
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	86,389.58
Balance Per Books	<u>86,389.58</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: 12/31/2019  
Reconciliation Date: 12/31/2019  
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1028	11/21/2019	System Generated Check/Voucher	180.00	Dominion Engineering Group, Inc.
1030	12/5/2019	System Generated Check/Voucher	1,080.00	Dominion Engineering Group, Inc.
Outstanding Checks/Vouchers			1,260.00	

Grand Oaks CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Operating Account  
Reconciliation ID: 12/31/2019  
Reconciliation Date: 12/31/2019  
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1029	12/2/2019	System Generated Check/Voucher	1,005.00	Meritus Districts
1031	12/5/2019	System Generated Check/Voucher	3,806.96	Hopping Green & Sams
1032	12/19/2019	System Generated Check/Voucher	3,265.70	Environmental Services, Inc.
Cleared Checks/Vouchers			<u>8,077.66</u>	