

Grand Oaks Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 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 2/28/2019
(In Whole Numbers)

	General Fund	Debt Service Fund 2018	Capital Projects Fund 2018	General Fixed Assets Account Group	Total
Assets					
Operating Account	353	0	0	0	353
Investments - BAN Revenue 2018 #0000	0	59	0	0	59
Investments - BAN Principal & Interest 2018 #0001	0	0	0	0	0
Investments - BAN Reserve 2018 #0002	0	70,000	0	0	70,000
Investments - BAN Acq & Const 2018 #0004	0	0	852,723	0	852,723
Investments - BAN COI 2018 # 0005	0	0	0	0	0
Prepaid General Liability Insurance	1,604	0	0	0	1,604
Prepaid Public Officials Insurance	1,313	0	0	0	1,313
Construction Work In Progress	0	0	0	1,450,619	1,450,619
Total Assets	<u>3,270</u>	<u>70,059</u>	<u>852,723</u>	<u>1,450,619</u>	<u>2,376,670</u>
Liabilities					
Accounts Payable	15,572	0	0	0	15,572
Total Liabilities	<u>15,572</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,572</u>
Fund Equity & Other Credits					
Fund Balance - Unreserved	(11,511)	0	0	0	(11,511)
Other	(792)	59	(1,512,277)	0	(1,513,010)
Total Fund Equity & Other Credits	<u>(12,303)</u>	<u>59</u>	<u>(1,512,277)</u>	<u>0</u>	<u>(1,524,521)</u>
Total Liabilities & Fund Equity	<u>3,270</u>	<u>59</u>	<u>(1,512,277)</u>	<u>0</u>	<u>(1,508,948)</u>

Grand Oaks CDD
 Statements of Revenues and Expenditures
 001 - General Fund
 From 10/1/2018 Through 2/28/2019
 (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	24,589	(721,436)	(97)%
Total Revenues	746,025	24,589	(721,436)	(97)%
Expenditures				
Legislative				
Supervisor Fees	0	600	(600)	0 %
Financial & Administrative				
District Manager	52,500	0	52,500	100 %
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	39	111	74 %
Public Officials Insurance	2,500	938	1,563	63 %
Legal Advertising	750	2,293	(1,543)	(206)%
Bank Fees	400	45	355	89 %
Dues, Licenses, & Fees	175	0	175	100 %
Office Supplies	150	100	50	33 %
Website Administration	1,200	0	1,200	100 %
Legal Counsel				
District Council	5,000	20,220	(15,220)	(304)%
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	1,146	6,354	85 %
Landscape Maintenance	325,000	0	325,000	100 %

Grand Oaks CDD
 Statements of Revenues and Expenditures
 001 - General Fund
 From 10/1/2018 Through 2/28/2019
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percent Remaining</u>
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>25,381</u>	<u>720,644</u>	<u>97 %</u>
Excess Revenues Over (Under) Expenses	0	(792)	(792)	0 %

Grand Oaks CDD
 Statements of Revenues and Expenditures
 200 - Debt Service Fund 2018
 From 10/1/2018 Through 2/28/2019
 (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	59	59	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>70,059</u>	<u>70,059</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>70,059</u>	<u>70,059</u>	<u>0 %</u>

Grand Oaks CDD
 Statements of Revenues and Expenditures
 300 - Capital Projects Fund 2018
 From 10/1/2018 Through 2/28/2019
 (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	842	842	0 %
Debt Proceeds				
Bond Proceeds	0	2,365,000	2,365,000	0 %
Total Revenues	<u>0</u>	<u>2,365,842</u>	<u>2,365,842</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	1,450,619	(1,450,619)	0 %
Total Expenditures	<u>0</u>	<u>1,513,119</u>	<u>(1,513,119)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(0)	(0)	0 %
Total Other Financing Sources	<u>0</u>	<u>(0)</u>	<u>(0)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>852,723</u>	<u>852,723</u>	<u>0 %</u>

**Grand Oaks CDD
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Operating Account
Reconciliation ID: 02/28/2019
Reconciliation Date: 2/28/2019
Status: Locked

Bank Balance	353.15
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	353.15
Balance Per Books	<u>353.15</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: 02/28/2019
Reconciliation Date: 2/28/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR010	2/28/2019	February Bank Activity	<u>(15.00)</u>
Cleared Deposits				<u>(15.00)</u>
				<u><u>(15.00)</u></u>



Account Statement

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

Questions? Please call
 1-800-786-8787

Reminder:

Clients using any non-SunTrust ATM located in the U.S. are charged a \$3 fee, and are charged a \$5 fee for using ATMs located outside the U.S. The ATM owner may also charge an additional fee. For clients who use their debit card for transactions in a currency other than U.S. dollars, the exchange rate will be increased by 3%. See the Business Accounts Fee Schedule at www.suntrust.com/businessfeeschedule for more information.

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		02/01/2019 - 02/28/2019

Description	Amount	Description	Amount
Beginning Balance	\$368.15	Average Balance	\$367.61
Deposits/Credits	\$0.00	Average Collected Balance	\$367.61
Checks	\$0.00	Number of Days in Statement Period	28
Withdrawals/Debits	\$15.00		
Ending Balance	\$353.15		

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

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	02/28	15.00		MAINTENANCE FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	02/01	368.15	368.15	02/28	353.15	353.15

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.