

# Grand Oaks Community Development District

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2020



District Management Services, LLC  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
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**Grand Oaks CDD**  
Balance Sheet  
As of 1/31/2020  
(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	157,868	0	0	0	0	157,868
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	380,070	0	0	0	380,070
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	546,201	0	0	0	546,201
Investments - Acq & Const S2019A 5006	0	0	0	0	0	0
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	9,299,742	0	9,299,742
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>157,868</u>	<u>1,663,196</u>	<u>0</u>	<u>9,299,742</u>	<u>11,460,000</u>	<u>22,580,806</u>
<b>Liabilities</b>						
Accounts Payable	8,048	0	0	0	0	8,048
Accounts Payable Other	0	0	1,016,210	0	0	1,016,210
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>8,048</u>	<u>0</u>	<u>1,016,210</u>	<u>0</u>	<u>11,460,000</u>	<u>12,484,258</u>

Fund Equity & Other Credits

**Grand Oaks CDD**  
 Balance Sheet  
 As of 1/31/2020  
 (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 - All Other Reserves	0	1,557,457	1,846,301	0	0	3,403,759
Fund Balance - Unreserved	0	0	0	0	0	0
Investment In General Fixed Assets	0	0	0	9,299,742	0	9,299,742
Other	149,821	105,739	(2,862,511)	0	0	(2,606,952)
Total Fund Equity & Other Credits	<u>149,821</u>	<u>1,663,196</u>	<u>(1,016,210)</u>	<u>9,299,742</u>	<u>0</u>	<u>10,096,549</u>
Total Liabilities & Fund Equity	<u><u>157,868</u></u>	<u><u>1,663,196</u></u>	<u><u>0</u></u>	<u><u>9,299,742</u></u>	<u><u>11,460,000</u></u>	<u><u>22,580,806</u></u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 001 - General Fund  
 From 10/1/2019 Through 1/31/2020  
 (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	177,843	76,218	76 %
Contributions & Donations From Private Sources				
Developer Contributions	746,160	510,122	(236,038)	(32)%
<b>Total Revenues</b>	<u>847,785</u>	<u>687,965</u>	<u>(159,820)</u>	<u>(19)%</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	52,500	4,000	48,500	92 %
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	113	37	25 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	750	85	665	89 %
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	15,414	(10,414)	(208)%
Electric Utility Services				
Electric Utility Services	168,000	0	168,000	100 %
Water - Sewer Combination 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 %
Capital Reserves	0	509,428	(509,428)	0 %
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	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>538,144</u>	<u>309,640</u>	<u>37 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 001 - General Fund  
 From 10/1/2019 Through 1/31/2020  
 (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	149,821	149,821	0 %

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 201 - Debt Service Fund 2019A  
 From 10/1/2019 Through 1/31/2020  
 (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	<u>0</u>	<u>786</u>	<u>786</u>	<u>0 %</u>
Total Revenues	<u>544,050</u>	<u>380,786</u>	<u>(163,264)</u>	<u>(30)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	<u>544,050</u>	<u>275,048</u>	<u>269,003</u>	<u>49 %</u>
Total Expenditures	<u>544,050</u>	<u>275,048</u>	<u>269,003</u>	<u>49 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>105,739</u>	<u>105,739</u>	<u>0 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 301 - Capital Projects Fund 2019A  
 From 10/1/2019 Through 1/31/2020  
 (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>1,035</u>	<u>1,035</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>1,035</u>	<u>1,035</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Building	<u>0</u>	<u>2,863,547</u>	<u>(2,863,547)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>2,863,547</u>	<u>(2,863,547)</u>	<u>0 %</u>
Excess Revenues Over (Under)	<u>0</u>	<u>(2,862,511)</u>	<u>(2,862,511)</u>	<u>0 %</u>
Expenses				

Grand Oaks CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Operating Account  
Reconciliation ID: 01/31/2020  
Reconciliation Date: 1/31/2020  
Status: Locked

Bank Balance	157,868.36
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	157,868.36
Balance Per Books	<u>157,868.36</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: 01/31/2020

Reconciliation Date: 1/31/2020

Status: Locked

Cleared 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.
1033	1/2/2020	System Generated Check/Voucher	1,049.25	Meritus Districts
1034	1/16/2020	System Generated Check/Voucher	3,605.00	Hopping Green & Sams
1035	1/16/2020	System Generated Check/Voucher	85.27	Meritus Districts
1036	1/16/2020	System Generated Check/Voucher	509,427.93	W. Cardner LLC
Cleared Checks/Vouchers			<u>515,427.45</u>	

Grand Oaks CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Operating Account  
Reconciliation ID: 01/31/2020  
Reconciliation Date: 1/31/2020  
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR044	1/2/2020	Off Roll O&M Assessments	76,218.30
	001	1/13/2020	Developer Funding 01.13.20	<u>509,427.93</u>
Cleared Deposits				<u><u>585,646.23</u></u>