

# Grand Oaks Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 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 7/31/2019  
(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	193	0	0	0	0	193
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	34	0	0	0	34
Investments - Reserve S2019A 5003	0	736,925	0	0	0	736,925
Investments - Cap Interest S2019A 5005	0	819,903	0	0	0	819,903
Investments - Acq & Const S2019A 5006	0	0	4,939,247	0	0	4,939,247
Investments - COI S2019A 5007	0	0	17,759	0	0	17,759
Prepaid General Liability Insurance	458	0	0	0	0	458
Prepaid Public Officials Insurance	375	0	0	0	0	375
Construction Work In Progress	0	0	0	4,339,902	0	4,339,902
Amount To Be Provided - Debt Service	0	0	0	0	11,460,000	11,460,000
<b>Total Assets</b>	<u>1,026</u>	<u>1,556,862</u>	<u>4,957,006</u>	<u>4,339,902</u>	<u>11,460,000</u>	<u>22,314,797</u>
<b>Liabilities</b>						
Accounts Payable	18,131	0	0	0	0	18,131
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>18,131</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>11,460,000</u>	<u>11,478,131</u>
<b>Fund Equity &amp; Other Credits</b>						
Fund Balance - Unreserved	(11,511)	0	0	0	0	(11,511)

**Grand Oaks CDD**  
 Balance Sheet  
 As of 7/31/2019  
 (In Whole Numbers)

	<u>General Fund</u>	<u>Debt Service Fund 2019A</u>	<u>Capital Projects Fund 2019A</u>	<u>General Fixed Assets Account Group</u>	<u>General Long-Term Debt</u>	<u>Total</u>
Investment In General Fixed Assets	0	0	0	4,339,902	0	4,339,902
Other	<u>(5,594)</u>	<u>1,556,862</u>	<u>4,957,006</u>	<u>0</u>	<u>0</u>	<u>6,508,274</u>
Total Fund Equity & Other Credits	<u>(17,105)</u>	<u>1,556,862</u>	<u>4,957,006</u>	<u>4,339,902</u>	<u>0</u>	<u>10,836,665</u>
Total Liabilities & Fund Equity	<u><u>1,026</u></u>	<u><u>1,556,862</u></u>	<u><u>4,957,006</u></u>	<u><u>4,339,902</u></u>	<u><u>11,460,000</u></u>	<u><u>22,314,797</u></u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 001 - General Fund  
 From 10/1/2018 Through 7/31/2019  
 (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>				
Contributions & Donations From Private Sources				
Developer Contributions	746,025	42,089	(703,936)	(94)%
<b>Total Revenues</b>	<b>746,025</b>	<b>42,089</b>	<b>(703,936)</b>	<b>(94)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	0	1,200	(1,200)	0 %
Financial & Administrative				
District Manager	52,500	10,000	42,500	81 %
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	205	(55)	(37)%
Public Officials Insurance	2,500	1,875	625	25 %
Legal Advertising	750	2,567	(1,817)	(242)%
Bank Fees	400	135	265	66 %
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	29,135	(24,135)	(483)%
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	2,292	5,208	69 %
Landscape Maintenance	325,000	0	325,000	100 %

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 001 - General Fund  
 From 10/1/2018 Through 7/31/2019  
 (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>47,683</u>	<u>698,342</u>	<u>94 %</u>
Excess Revenues Over (Under) Expenses	0	(5,594)	(5,594)	0 %

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 200 - Debt Service Fund 2018  
 From 10/1/2018 Through 7/31/2019  
 (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	0	109	109	0 %
Debt Proceeds				
Bond Proceeds	0	70,000	70,000	0 %
Total Revenues	<u>0</u>	<u>70,109</u>	<u>70,109</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	0	0	0 %
Interfund Transfer	0	(70,109)	(70,109)	0 %
Total Other Financing Sources	<u>0</u>	<u>(70,109)</u>	<u>(70,109)</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  
 201 - Debt Service Fund 2019A  
 From 10/1/2018 Through 7/31/2019  
 (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	0	806	806	0 %
Debt Proceeds				
Bond Proceeds	0	1,556,023	1,556,023	0 %
Total Revenues	<u>0</u>	<u>1,556,828</u>	<u>1,556,828</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	34	34	0 %
Total Other Financing Sources	<u>0</u>	<u>34</u>	<u>34</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>1,556,862</u>	<u>1,556,862</u>	<u>0 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 300 - Capital Projects Fund 2018  
 From 10/1/2018 Through 7/31/2019  
 (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>				
Interest Earnings				
Interest Earnings	0	1,297	1,297	0 %
Debt Proceeds				
Bond Proceeds	0	4,805,816	4,805,816	0 %
<b>Total Revenues</b>	<u>0</u>	<u>4,807,113</u>	<u>4,807,113</u>	<u>0 %</u>
<b>Expenditures</b>				
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 %
Debt Service Payments				
Interest Payment	0	75,891	(75,891)	0 %
Principal Payment	0	2,435,000	(2,435,000)	0 %
Other Physical Environment				
Improvements Other Than Building	0	2,044,772	(2,044,772)	0 %
<b>Total Expenditures</b>	<u>0</u>	<u>4,618,163</u>	<u>(4,618,163)</u>	<u>0 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	70,075	70,075	0 %
Interfund Transfer	0	(259,025)	(259,025)	0 %
<b>Total Other Financing Sources</b>	<u>0</u>	<u>(188,950)</u>	<u>(188,950)</u>	<u>0 %</u>
<b>Excess Revenues Over (Under) Expenses</b>	<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 7/31/2019  
 (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>				
Interest Earnings				
Interest Earnings	0	3,333	3,333	0 %
Debt Proceeds				
Bond Proceeds	0	7,164,303	7,164,303	0 %
<b>Total Revenues</b>	<u>0</u>	<u>7,167,636</u>	<u>7,167,636</u>	<u>0 %</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	0	35,000	(35,000)	0 %
District Engineer	0	7,500	(7,500)	0 %
Trustee Fees	0	5,775	(5,775)	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	2,295,130	(2,295,130)	0 %
<b>Total Expenditures</b>	<u>0</u>	<u>2,469,655</u>	<u>(2,469,655)</u>	<u>0 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	259,025	259,025	0 %
<b>Total Other Financing Sources</b>	<u>0</u>	<u>259,025</u>	<u>259,025</u>	<u>0 %</u>
<b>Excess Revenues Over (Under) Expenses</b>	<u>0</u>	<u>4,957,006</u>	<u>4,957,006</u>	<u>0 %</u>

**Grand Oaks CDD**  
**Reconcile Cash Accounts**

**Summary**

**Cash Account: 10101 Operating Account**  
**Reconciliation ID: 07/31/2019**  
**Reconciliation Date: 7/31/2019**  
**Status: Locked**

Bank Balance	192.91
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	192.91
Balance Per Books	<u>192.91</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: 07/31/2019**  
**Reconciliation Date: 7/31/2019**  
**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1016	7/1/2019	System Generated Check/Voucher	200.00	Dail A. Taylor
1017	7/1/2019	System Generated Check/Voucher	1,379.32	Hopping Green & Sams
1018	7/1/2019	System Generated Check/Voucher	6,000.00	Meritus Districts
Cleared Checks/Vouchers			<u>7,579.32</u>	

**Grand Oaks CDD  
Reconcile Cash Accounts**

**Detail**

**Cash Account: 10101 Operating Account**  
**Reconciliation ID: 07/31/2019**  
**Reconciliation Date: 7/31/2019**  
**Status: Locked**

**Cleared Deposits**

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR027	7/31/2019	July Bank Activity	<u>(15.00)</u>
Cleared Deposits				<u>(15.00)</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

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		07/01/2019 - 07/31/2019

Description	Amount	Description	Amount
Beginning Balance	\$7,787.23	Average Balance	\$604.75
Deposits/Credits	\$0.00	Average Collected Balance	\$604.75
Checks	\$7,579.32	Number of Days in Statement Period	31
Withdrawals/Debits	\$15.00		
Ending Balance	\$192.91		

**Overdraft Protection**  
 Account Number: \_\_\_\_\_ Protected By: Not enrolled  
 For more information about SunTrust's Overdraft Services, visit [www.suntrust.com/overdraft](http://www.suntrust.com/overdraft).

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1016	200.00	07/05	1017	1,379.32	07/05	1018	6,000.00	07/02
Checks: 3									

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	07/31	15.00		MAINTENANCE FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	07/01	7,787.23	7,787.23	07/05	207.91	207.91
	07/02	1,787.23	1,787.23	07/31	192.91	192.91

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.