

# Grand Oaks Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 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 6/30/2019  
(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	7,787	0	0	0	0	7,787
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	819,520	0	0	0	819,520
Investments - Acq & Const S2019A 5006	0	0	5,576,228	0	0	5,576,228
Investments - COI S2019A 5007	0	0	17,755	0	0	17,755
Prepaid General Liability Insurance	687	0	0	0	0	687
Prepaid Public Officials Insurance	563	0	0	0	0	563
Construction Work In Progress	0	0	0	3,701,462	0	3,701,462
Amount To Be Provided - Debt Service	0	0	0	0	11,460,000	11,460,000
<b>Total Assets</b>	<u>9,037</u>	<u>1,556,479</u>	<u>5,593,983</u>	<u>3,701,462</u>	<u>11,460,000</u>	<u>22,320,960</u>
<b>Liabilities</b>						
Accounts Payable	24,346	0	0	0	0	24,346
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>24,346</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>11,460,000</u>	<u>11,484,346</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 6/30/2019  
 (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	3,701,462	0	3,701,462
Other	<u>(3,798)</u>	<u>1,556,479</u>	<u>5,593,983</u>	<u>0</u>	<u>0</u>	<u>7,146,663</u>
Total Fund Equity & Other Credits	<u>(15,309)</u>	<u>1,556,479</u>	<u>5,593,983</u>	<u>3,701,462</u>	<u>0</u>	<u>10,836,614</u>
Total Liabilities & Fund Equity	<u><u>9,037</u></u>	<u><u>1,556,479</u></u>	<u><u>5,593,983</u></u>	<u><u>3,701,462</u></u>	<u><u>11,460,000</u></u>	<u><u>22,320,960</u></u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 001 - General Fund  
 From 10/1/2018 Through 6/30/2019  
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percent Remaining</u>
<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	9,000	43,500	83 %
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	199	(49)	(33)%
Public Officials Insurance	2,500	1,688	813	33 %
Legal Advertising	750	2,567	(1,817)	(242)%
Bank Fees	400	120	280	70 %
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	28,776	(23,776)	(476)%
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	2,063	5,437	72 %
Landscape Maintenance	325,000	0	325,000	100 %

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 001 - General Fund  
 From 10/1/2018 Through 6/30/2019  
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percent Remaining</u>
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>45,887</u>	<u>700,138</u>	<u>94 %</u>
Excess Revenues Over (Under) Expenses	0	(3,798)	(3,798)	0 %

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 200 - Debt Service Fund 2018  
 From 10/1/2018 Through 6/30/2019  
 (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	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 6/30/2019  
 (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	422	422	0 %
Debt Proceeds				
Bond Proceeds	0	1,556,023	1,556,023	0 %
Total Revenues	<u>0</u>	<u>1,556,445</u>	<u>1,556,445</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>1,556,479</u>	<u>1,556,479</u>	<u>0 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 300 - Capital Projects Fund 2018  
 From 10/1/2018 Through 6/30/2019  
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percent Remaining</u>
<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 6/30/2019  
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	1,870	1,870	0 %
Debt Proceeds				
Bond Proceeds	0	7,164,303	7,164,303	0 %
<b>Total Revenues</b>	<u>0</u>	<u>7,166,173</u>	<u>7,166,173</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	1,656,690	(1,656,690)	0 %
<b>Total Expenditures</b>	<u>0</u>	<u>1,831,215</u>	<u>(1,831,215)</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>5,593,983</u>	<u>5,593,983</u>	<u>0 %</u>

**Grand Oaks CDD  
Reconcile Cash Accounts**

**Summary**

**Cash Account: 10101 Operating Account**  
**Reconciliation ID: 06/30/2019**  
**Reconciliation Date: 6/30/2019**  
**Status: Locked**

Bank Balance	7,787.23
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	7,787.23
Balance Per Books	<u>7,787.23</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: 06/30/2019**  
**Reconciliation Date: 6/30/2019**  
**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1014	6/6/2019	System Generated Check/Voucher	400.00	Dail A. Taylor
1015	6/6/2019	System Generated Check/Voucher	89.75	The St. Augusting Record Dept 1261
Cleared Checks/Vouchers			489.75	

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

**Detail**

**Cash Account: 10101 Operating Account**  
**Reconciliation ID: 06/30/2019**  
**Reconciliation Date: 6/30/2019**  
**Status: Locked**

**Cleared Deposits**

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR023	6/28/2019	Southeast Development CK 23294881	7,500.00
	CR024	6/30/2019	June Bank Activity	<u>(15.00)</u>
Cleared Deposits				<u>7,485.00</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		06/01/2019 - 06/30/2019
	Description	Amount	Description
	Beginning Balance	\$791.98	Average Balance
	Deposits/Credits	\$7,500.00	Average Collected Balance
	Checks	\$489.75	Number of Days in Statement Period
	Withdrawals/Debits	\$15.00	
	Ending Balance	\$7,787.23	

**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).

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	06/28	7,500.00		DEPOSIT				
Deposits/Credits: 1				Total Items Deposited: 1				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1014	400.00	06/13	1015	89.75	06/20
Checks: 2						

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	06/28	15.00		MAINTENANCE FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	06/01	791.98	791.98	06/20	302.23	302.23
	06/13	391.98	391.98	06/28	7,787.23	287.23

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.

As of 7/1/19, Mastercard(R) will update their Guide to Benefits for debit cards and will no longer offer the Price Protection benefit. A new Mastercard Guide to Benefits will be available on 7/1/19 at [suntrust.com/debitcards](http://suntrust.com/debitcards).