

# Grand Oaks Community Development District

Financial Statements  
(Unaudited)

Period Ending  
October 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 10/31/2019  
(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	34,873	0	0	0	0	34,873
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	820,729	0	0	0	820,729
Investments - Acq & Const S2019A 5006	0	0	2,109,407	0	0	2,109,407
Investments - COI S2019A 5007	0	0	17,769	0	0	17,769
Due From Developer	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	7,172,030	0	7,172,030
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>34,873</u>	<u>1,557,688</u>	<u>2,127,175</u>	<u>7,172,030</u>	<u>11,460,000</u>	<u>22,351,766</u>
<b>Liabilities</b>						
Accounts Payable	23	0	0	0	0	23
Accrued Expenses Payable	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>23</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>11,460,000</u>	<u>11,460,023</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
Fund Balance - Unreserved	(8,970)	0	0	0	0	(8,970)
Investment In General Fixed Assets	0	0	0	7,172,030	0	7,172,030
Other	43,820	230	(735,336)	0	0	(691,286)
<b>Total Fund Equity &amp; Other Credits</b>	<u>34,850</u>	<u>1,557,688</u>	<u>2,127,175</u>	<u>7,172,030</u>	<u>0</u>	<u>10,891,743</u>

**Grand Oaks CDD**  
 Balance Sheet  
 As of 10/31/2019  
 (In Whole Numbers)

	General Fund	Debt Service Fund 2019A	Capital Projects Fund 2019A	General Fixed Assets Account Group	General Long-Term Debt	Total
Total Liabilities & Fund Equity	34,873	1,557,688	2,127,175	7,172,030	11,460,000	22,351,766

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 001 - General Fund  
 From 10/1/2019 Through 10/31/2019  
 (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	101,625	49,965	(51,659)	(51)%
Assessments - Off Roll				
Contributions & Donations From Private Sources				
Developer Contributions	746,160	0	(746,160)	(100)%
<b>Total Revenues</b>	<u>847,785</u>	<u>49,965</u>	<u>(797,819)</u>	<u>(94)%</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	52,500	1,000	51,500	98 %
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	10	141	94 %
Public Officials Insurance	2,500	0	2,500	100 %
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	4,946	54	1 %
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	0	7,500	100 %
General Operating	1,760	0	1,760	100 %

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

	Annual Budget	Year to Date Actual	Budget to Actual Variance	Budget Percent Remaining
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 & 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 %
Total Expenditures	<u>847,785</u>	<u>6,145</u>	<u>841,640</u>	<u>99 %</u>
Excess Revenues Over (Under) Expenses	0	43,820	43,820	0 %

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 201 - Debt Service Fund 2019A  
 From 10/1/2019 Through 10/31/2019  
 (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 Assessments - Off Roll	544,050	0	(544,050)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>230</u>	<u>230</u>	<u>0 %</u>
Total Revenues	<u>544,050</u>	<u>230</u>	<u>(543,820)</u>	<u>(100)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	<u>544,050</u>	<u>0</u>	<u>544,050</u>	<u>100 %</u>
Total Expenditures	<u>544,050</u>	<u>0</u>	<u>544,050</u>	<u>100 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>230</u>	<u>230</u>	<u>0 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 301 - Capital Projects Fund 2019A  
 From 10/1/2019 Through 10/31/2019  
 (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>499</u>	<u>499</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>499</u>	<u>499</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Building	<u>0</u>	<u>735,835</u>	<u>(735,835)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>735,835</u>	<u>(735,835)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>(735,336)</u>	<u>(735,336)</u>	<u>0 %</u>

**Grand Oaks CDD  
Reconcile Cash Accounts**

**Summary**

**Cash Account: 10101 Operating Account**  
**Reconciliation ID: 10/31/2019**  
**Reconciliation Date: 10/31/2019**  
**Status: Locked**

Bank Balance	61,032.47
Less Outstanding Checks/Vouchers	26,159.26
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	34,873.21
Balance Per Books	<u>34,873.21</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: 10/31/2019**  
**Reconciliation Date: 10/31/2019**  
**Status: Locked**

**Outstanding Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1022	10/17/2019	System Generated Check/Voucher	26,159.26	Hopping Green & Sams
Outstanding Checks/Vouchers			26,159.26	

**Grand Oaks CDD  
Reconcile Cash Accounts**

**Detail**

**Cash Account: 10101 Operating Account**  
**Reconciliation ID: 10/31/2019**  
**Reconciliation Date: 10/31/2019**  
**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1019	10/17/2019	System Generated Check/Voucher	175.00	Florida Department of Economic Opportunity
1020	10/17/2019	System Generated Check/Voucher	5,125.00	Egis Insurance Advisors, LLC
1024	10/17/2019	System Generated Check/Voucher	19,772.82	Meritus Districts
1025	10/24/2019	System Generated Check/Voucher	4,945.73	Hopping Green & Sams
Cleared Checks/Vouchers			30,018.55	
			30,018.55	

**Grand Oaks CDD  
Reconcile Cash Accounts**

**Detail**

**Cash Account: 10101 Operating Account**

**Reconciliation ID: 10/31/2019**

**Reconciliation Date: 10/31/2019**

**Status: Locked**

**Cleared Deposits**

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR034	10/17/2019	Graham Legal Group CK 1136	49,965.33
	CR035	10/17/2019	Graham Legal Group CK 1135	40,937.78
	CR036	10/31/2019	October Bank Activity	<u>(15.00)</u>
Cleared Deposits				<u>90,888.11</u>