

# Grand Oaks Community Development District

Financial Statements  
(Unaudited)

Period Ending  
September 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 9/30/2019  
(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	163	0	0	0	0	163
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	820,498	0	0	0	820,498
Investments - Acq & Const S2019A 5006	0	0	2,844,745	0	0	2,844,745
Investments - COI S2019A 5007	0	0	17,766	0	0	17,766
Due From Developer	40,938	0	0	0	0	40,938
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	6,436,195	0	6,436,195
Amount To Be Provided - Debt Service	0	0	0	0	11,460,000	11,460,000
<b>Total Assets</b>	<b>41,101</b>	<b>1,557,457</b>	<b>2,862,511</b>	<b>6,436,195</b>	<b>11,460,000</b>	<b>22,357,265</b>
<b>Liabilities</b>						
Accounts Payable	39,698	0	0	0	0	39,698
Accrued Expenses Payable	10,350	0	0	0	0	10,350
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>	<b>50,048</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11,460,000</b>	<b>11,510,048</b>
<b>Fund Equity &amp; Other Credits</b>						
Fund Balance - Unreserved	(11,511)	0	0	0	0	(11,511)
Investment In General Fixed Assets	0	0	0	6,436,195	0	6,436,195
Other	2,564	1,557,457	2,862,511	0	0	4,422,533
<b>Total Fund Equity &amp; Other Credits</b>	<b>(8,947)</b>	<b>1,557,457</b>	<b>2,862,511</b>	<b>6,436,195</b>	<b>0</b>	<b>10,847,217</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>41,101</b>	<b>1,557,457</b>	<b>2,862,511</b>	<b>6,436,195</b>	<b>11,460,000</b>	<b>22,357,265</b>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 001 - General Fund  
 From 10/1/2018 Through 9/30/2019  
 (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	83,027	(662,998)	(89)%
<b>Total Revenues</b>	<u>746,025</u>	<u>83,027</u>	<u>(662,998)</u>	<u>(89)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	0	1,200	(1,200)	0 %
Financial & Administrative				
District Manager	52,500	12,000	40,500	77 %
District Engineer	5,000	0	5,000	100 %
Disclosure Report	5,000	2,100	2,900	58 %
Trustee Fees	6,000	0	6,000	100 %
Accounting Services	0	8,950	(8,950)	0 %
Auditing Services	5,500	0	5,500	100 %
Postage, Phone, Faxes, Copies	150	276	(126)	(84)%
Public Officials Insurance	2,500	4,556	(2,056)	(82)%
Legal Advertising	750	5,147	(4,397)	(586)%
Bank Fees	400	165	235	59 %
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	40,225	(35,225)	(704)%
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	5,569	1,931	26 %
Landscape Maintenance	325,000	0	325,000	100 %

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 001 - General Fund  
 From 10/1/2018 Through 9/30/2019  
 (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>80,463</u>	<u>665,562</u>	<u>89 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>2,564</u>	<u>2,564</u>	<u>0 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 200 - Debt Service Fund 2018  
 From 10/1/2018 Through 9/30/2019  
 (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	<u>0</u>	<u>70,000</u>	<u>70,000</u>	<u>0 %</u>
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				
Interfund Transfer	<u>0</u>	<u>(70,109)</u>	<u>(70,109)</u>	<u>0 %</u>
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 9/30/2019  
 (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	1,401	1,401	0 %
Debt Proceeds				
Bond Proceeds	<u>0</u>	<u>1,556,023</u>	<u>1,556,023</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>1,557,423</u>	<u>1,557,423</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>34</u>	<u>34</u>	<u>0 %</u>
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>1,557,457</u>	<u>1,557,457</u>	<u>0 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 300 - Capital Projects Fund 2018  
 From 10/1/2018 Through 9/30/2019  
 (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				
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 9/30/2019  
 (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	5,132	5,132	0 %
Debt Proceeds				
Bond Proceeds	0	7,164,303	7,164,303	0 %
<b>Total Revenues</b>	<u>0</u>	<u>7,169,435</u>	<u>7,169,435</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	4,391,423	(4,391,423)	0 %
<b>Total Expenditures</b>	<u>0</u>	<u>4,565,948</u>	<u>(4,565,948)</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>2,862,511</u>	<u>2,862,511</u>	<u>0 %</u>



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

**Summary**

**Cash Account: 10101 Operating Account**  
**Reconciliation ID: 09/30/2019**  
**Reconciliation Date: 9/30/2019**  
**Status: Locked**

Bank Balance	162.91
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	162.91
Balance Per Books	<u>162.91</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: 09/30/2019**  
**Reconciliation Date: 9/30/2019**  
**Status: Locked**

**Cleared Deposits**

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR031	9/30/2019	September Bank Activity	<u>(15.00)</u>
Cleared Deposits				<u>(15.00)</u>
				<u><u>                    </u></u>