

# Grand Oaks Community Development District

Financial Statements  
(Unaudited)

Period Ending  
October 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 10/31/2020  
 (In Whole Numbers)

	General Fund	Debt Service Fund 2019A	Debt Service Fund 2020	Capital Projects Fund 2019A	Capital Projects Fund 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
<b>Assets</b>								
Operating Account	60,168	0	0	0	0	0	0	60,168
Investments - BAN Revenue 2018 #0000	0	0	0	0	0	0	0	0
Investments - BAN Principal & Interest 2018 #0001	0	0	0	0	0	0	0	0
Investments - BAN Reserve 2018 #0002	0	0	0	0	0	0	0	0
Investments - BAN Acq & Const 2018 #0004	0	0	0	0	0	0	0	0
Investments - BAN COI 2018 # 0005	0	0	0	0	0	0	0	0
Investments - BAN Note General - Optional 2018 #0006	0	0	0	0	0	0	0	0
Investments - Revenue S2019A 5000	0	380,189	0	0	0	0	0	380,189
Investments - Interest S2019A 5001	0	0	0	0	0	0	0	0
Investments - Reserve S2019A 5003	0	736,925	0	0	0	0	0	736,925
Investments - Prepayment S2019A 5004	0	0	0	0	0	0	0	0
Investments - Cap Interest S2019A 5005	0	274,572	0	0	0	0	0	274,572
Investments - Acq & Const S2019A 5006	0	0	0	8	0	0	0	8
Investments - COI S2019A 5007	0	0	0	0	0	0	0	0
Investments - Reserve S2020 9003	0	0	933,188	0	0	0	0	933,188
Investments - Acq & Const S2020 9005	0	0	0	0	10,690,464	0	0	10,690,464
Investments - COI S2020 9006	0	0	0	0	13,963	0	0	13,963
Investments - Cap Interest S2020 9007	0	0	1,069,956	0	0	0	0	1,069,956
Due From Developer	0	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0
Prepaid Public Officials Insurance	0	0	0	0	0	0	0	0
Deposits	1,460	0	0	0	0	0	0	1,460
Construction Work In Progress	0	0	0	0	0	11,503,402	0	11,503,402
Amount Available - Debt Service	0	0	0	0	0	0	1,557,457	1,557,457
Amount To Be Provided - Debt Service	0	0	0	0	0	0	25,392,543	25,392,543
<b>Total Assets</b>	<b>61,628</b>	<b>1,391,687</b>	<b>2,003,144</b>	<b>8</b>	<b>10,704,427</b>	<b>11,503,402</b>	<b>26,950,000</b>	<b>52,614,296</b>

**Liabilities**

**Grand Oaks CDD**  
Balance Sheet  
As of 10/31/2020  
(In Whole Numbers)

	General Fund	Debt Service Fund 2019A	Debt Service Fund 2020	Capital Projects Fund 2019A	Capital Projects Fund 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
Accounts Payable	4,922	0	0	0	0	0	0	4,922
Accounts Payable Other	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Due To Developer	0	0	0	0	0	0	0	0
Revenue Bond Payable Series 2018	0	0	0	0	0	0	0	0
Revenue Bond Payable Series 2019A	0	0	0	0	0	0	11,460,000	11,460,000
Revenue Bond Payable Series 2020	0	0	0	0	0	0	15,490,000	15,490,000
<b>Total Liabilities</b>	<u>4,922</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>26,950,000</u>	<u>26,954,922</u>
<b>Fund Equity &amp; Other Credits</b>								
Fund Balance - All Other Reserves	0	1,391,681	2,003,142	8	11,005,567	0	0	14,400,398
Fund Balance - Unreserved	65,653	0	0	0	0	0	0	65,653
Investment In General Fixed Assets	0	0	0	0	0	11,503,402	0	11,503,402
Other	(8,947)	6	2	0	(301,140)	0	0	(310,079)
<b>Total Fund Equity &amp; Other Credits</b>	<u>56,706</u>	<u>1,391,687</u>	<u>2,003,144</u>	<u>8</u>	<u>10,704,427</u>	<u>11,503,402</u>	<u>0</u>	<u>25,659,374</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>61,628</u>	<u>1,391,687</u>	<u>2,003,144</u>	<u>8</u>	<u>10,704,427</u>	<u>11,503,402</u>	<u>26,950,000</u>	<u>52,614,296</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 001 - General Fund  
 From 10/1/2020 Through 10/31/2020  
 (In Whole Numbers)

	Annual Budget	Year to Date Actual	Budget to Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Special Assessments - Service Charges				
Operations & Maintenance Assessments - Off Roll	177,843	0	(177,843)	(100)%
Contributions & Donations From Private Sources				
Developer Contributions	669,942	0	(669,942)	(100)%
<b>Total Revenues</b>	<u>847,785</u>	<u>0</u>	<u>(847,785)</u>	<u>(100)%</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	52,500	2,188	50,313	96 %
District Engineer	7,000	0	7,000	100 %
Trustee Fees	8,000	0	8,000	100 %
Dissemination Agent	7,200	0	7,200	100 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	6,500	0	6,500	100 %
Postage, Phone, Faxes, Copies	200	0	200	100 %
Public Officials Insurance	2,500	2,421	79	3 %
Legal Advertising	1,500	0	1,500	100 %
Bank Fees	100	0	100	100 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	150	0	150	100 %
Website Administration	1,200	192	1,008	84 %
ADA Website Administration	2,000	0	2,000	100 %
Legal Counsel				
District Council	20,000	0	20,000	100 %
Electric Utility Services				
Electric Utility Services	150,000	12	149,988	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	2,960	4,540	61 %
General Operating	1,760	0	1,760	100 %
Landscape Maintenance	309,300	1,000	308,300	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				
Sidewalk & Pavement Repairs	2,500	0	2,500	100 %
Parks & Recreation				
Cabana Maintenance	6,000	0	6,000	100 %
Pool Operations & Mainteiance	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>8,947</u>	<u>838,838</u>	<u>99 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 001 - General Fund  
 From 10/1/2020 Through 10/31/2020  
 (In Whole Numbers)

	Annual Budget	Year to Date Actual	Budget to Actual Variance	Budget Percent Remaining
Excess Revenues Over (Under) Expenses	0	(8,947)	(8,947)	0 %

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 201 - Debt Service Fund 2019A  
 From 10/1/2020 Through 10/31/2020  
 (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 - Capital Improvements				
Debt Service Assessments - Off Roll	734,050	0	(734,050)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>6</u>	<u>6</u>	<u>0 %</u>
Total Revenues	<u>734,050</u>	<u>6</u>	<u>(734,044)</u>	<u>(101)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payment	544,050	0	544,050	100 %
Principal Payment	<u>190,000</u>	<u>0</u>	<u>190,000</u>	<u>100 %</u>
Total Expenditures	<u>734,050</u>	<u>0</u>	<u>734,050</u>	<u>100 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>6</u>	<u>6</u>	<u>0 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 202 - Debt Service Fund 2020  
 From 10/1/2020 Through 10/31/2020  
 (In Whole Numbers)

	Annual Budget	Year to Date Actual	Budget to Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	2	2	0 %
Total Revenues	0	2	2	0 %
Excess Revenues Over (Under) Expenses	0	2	2	0 %

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 302 - Capital Projects Fund 2020  
 From 10/1/2020 Through 10/31/2020  
 (In Whole Numbers)

	Annual Budget	Year to Date Actual	Budget to Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	11	11	0 %
<b>Total Revenues</b>	<b>0</b>	<b>11</b>	<b>11</b>	<b>0 %</b>
<b>Expenditures</b>				
Financial & Administrative				
Trustee Fees	0	5,675	(5,675)	0 %
Postage, Phone, Faxes, Copies	0	1,500	(1,500)	0 %
Other Physical Environment				
Improvements Other Than Building	0	293,976	(293,976)	0 %
<b>Total Expenditures</b>	<b>0</b>	<b>301,151</b>	<b>(301,151)</b>	<b>0 %</b>
<b>Excess Revenues Over (Under) Expenses</b>	<b>0</b>	<b>(301,140)</b>	<b>(301,140)</b>	<b>0 %</b>



**Grand Oaks CDD  
Reconcile Cash Accounts**

**Summary**

**Cash Account: 10101 Operating Account**  
**Reconciliation ID: 10/31/2020**  
**Reconciliation Date: 10/31/2020**  
**Status: Locked**

Bank Balance	60,167.97
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	60,167.97
Balance Per Books	<u>60,167.97</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: 10/31/2020**

**Reconciliation Date: 10/31/2020**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1075	9/30/2020	Overpayment of O&M's at Closing	13,218.30	Drees Homes
1074	10/1/2020	System Generated Check/Voucher	3,279.17	Meritus Districts
1076	10/8/2020	System Generated Check/Voucher	1,000.00	Costa Verde Lands, LLC
1077	10/8/2020	System Generated Check/Voucher	175.00	Florida Department of Economic Opportunity
1078	10/8/2020	System Generated Check/Voucher	5,381.00	Egis Insurance Advisors, LLC
1079	10/19/2020	System Generated Check/Voucher	2,992.50	Hopping Green & Sams
1080	10/19/2020	System Generated Check/Voucher	510.50	Meritus Districts
1043	10/20/2020	System Generated Check/Voucher	1,800.00	Dominion Engineering Group, Inc.
1081	10/22/2020	System Generated Check/Voucher	11.71	FPL
Cleared Checks/Vouchers			28,368.18	
			28,368.18	