

Grand Oaks Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 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 11/30/2020
(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
Assets								
Operating Account	51,867	0	0	0	0	0	0	51,867
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	380,191	0	0	0	0	0	380,191
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	2,552	0	0	0	0	0	2,552
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	9,868,882	0	0	9,868,882
Investments - COI S2020 9006	0	0	0	0	13,963	0	0	13,963
Investments - Cap Interest S2020 9007	0	0	1,069,965	0	0	0	0	1,069,965
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
Prepaid Trustee Fees	1,684	0	0	0	0	0	0	1,684
Deposits	1,460	0	0	0	0	0	0	1,460
Construction Work In Progress	0	0	0	0	0	12,325,030	0	12,325,030
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
Total Assets	55,010	1,119,668	2,003,152	8	9,882,845	12,325,030	26,950,000	52,335,713

Grand Oaks CDD
Balance Sheet
As of 11/30/2020
(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
Liabilities								
Accounts Payable	12	0	0	0	0	0	0	12
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
Total Liabilities	<u>12</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>26,950,000</u>	<u>26,950,012</u>
Fund Equity & Other Credits								
Fund Balance - All Other Reserves	0	1,391,681	2,003,142	8	11,005,567	0	0	14,400,398
Fund Balance - Unreserved	68,062	0	0	0	0	0	0	68,062
Investment In General Fixed Assets	0	0	0	0	0	12,325,030	0	12,325,030
Other	(13,063)	(272,013)	10	0	(1,122,722)	0	0	(1,407,789)
Total Fund Equity & Other Credits	<u>54,999</u>	<u>1,119,668</u>	<u>2,003,152</u>	<u>8</u>	<u>9,882,845</u>	<u>12,325,030</u>	<u>0</u>	<u>25,385,702</u>
Total Liabilities & Fund Equity	<u>55,010</u>	<u>1,119,668</u>	<u>2,003,152</u>	<u>8</u>	<u>9,882,845</u>	<u>12,325,030</u>	<u>26,950,000</u>	<u>52,335,713</u>

Grand Oaks CDD
 Statements of Revenues and Expenditures
 001 - General Fund
 From 10/1/2020 Through 11/30/2020
 (In Whole Numbers)

	Annual Budget	Year to Date Actual	Budget to Actual Variance	Budget Percent Remaining
Revenues				
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)%
Total Revenues	<u>847,785</u>	<u>0</u>	<u>(847,785)</u>	<u>(100)%</u>
Expenditures				
Financial & Administrative				
District Manager	52,500	4,375	48,125	92 %
District Engineer	7,000	0	7,000	100 %
Trustee Fees	8,000	673	7,327	92 %
Dissemination Agent	7,200	0	7,200	100 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	6,500	52	6,448	99 %
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	383	817	68 %
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	23	149,977	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	2,000	307,300	99 %
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 %
Total Expenditures	<u>847,785</u>	<u>13,063</u>	<u>834,722</u>	<u>98 %</u>

Grand Oaks CDD
 Statements of Revenues and Expenditures
 001 - General Fund
 From 10/1/2020 Through 11/30/2020
 (In Whole Numbers)

	Annual Budget	Year to Date Actual	Budget to Actual Variance	Budget Percent Remaining
Excess Revenues Over (Under) Expenses	0	(13,063)	(13,063)	0 %

Grand Oaks CDD
 Statements of Revenues and Expenditures
 201 - Debt Service Fund 2019A
 From 10/1/2020 Through 11/30/2020
 (In Whole Numbers)

	Annual Budget	Year to Date Actual	Budget to Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments - Off Roll	734,050	0	(734,050)	(100)%
Interest Earnings				
Interest Earnings	0	12	12	0 %
Total Revenues	<u>734,050</u>	<u>12</u>	<u>(734,038)</u>	<u>(101)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	544,050	272,025	272,025	50 %
Principal Payment	190,000	0	190,000	100 %
Total Expenditures	<u>734,050</u>	<u>272,025</u>	<u>462,025</u>	<u>63 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>(272,013)</u>	<u>(272,013)</u>	<u>0 %</u>

Grand Oaks CDD
 Statements of Revenues and Expenditures
 202 - Debt Service Fund 2020
 From 10/1/2020 Through 11/30/2020
 (In Whole Numbers)

	Annual Budget	Year to Date Actual	Budget to Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	10	10	0 %
Total Revenues	0	10	10	0 %
Excess Revenues Over (Under) Expenses	0	10	10	0 %

Grand Oaks CDD
 Statements of Revenues and Expenditures
 302 - Capital Projects Fund 2020
 From 10/1/2020 Through 11/30/2020
 (In Whole Numbers)

	Annual Budget	Year to Date Actual	Budget to Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	56	56	0 %
Total Revenues	<u>0</u>	<u>56</u>	<u>56</u>	<u>0 %</u>
Expenditures				
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	1,115,604	(1,115,604)	0 %
Total Expenditures	<u>0</u>	<u>1,122,779</u>	<u>(1,122,779)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>(1,122,722)</u>	<u>(1,122,722)</u>	<u>0 %</u>

**Grand Oaks CDD
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Operating Account
Reconciliation ID: 11/30/2020
Reconciliation Date: 11/30/2020
Status: Locked

Bank Balance	51,866.80
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	51,866.80
Balance Per Books	<u>51,866.80</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: 11/30/2020
Reconciliation Date: 11/30/2020
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1082	11/1/2020	System Generated Check/Voucher	6,129.17	Meritus Districts
1083	11/10/2020	System Generated Check/Voucher	1,000.00	Costa Verde Lands, LLC
1084	11/10/2020	System Generated Check/Voucher	1,120.00	Dominion Engineering Group, Inc.
1085	11/10/2020	System Generated Check/Voucher	52.00	Grau and Associates
Cleared Checks/Vouchers			8,301.17	
			8,301.17	