

# Grand Oaks Community Development District

Financial Statements  
(Unaudited)

Period Ending  
December 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 12/31/2020  
(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	47,127	0	0	0	0	0	0	47,127
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	380,193	0	0	0	0	0	380,193
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	2,555	0	0	0	0	0	2,555
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	9,216,406	0	0	9,216,406
Investments - COI S2020 9006	0	0	0	0	13,963	0	0	13,963
Investments - Cap Interest S2020 9007	0	0	1,069,973	0	0	0	0	1,069,973
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	1,347	0	0	0	0	0	0	1,347
Deposits	1,460	0	0	0	0	0	0	1,460
Construction Work In Progress	0	0	0	0	0	12,977,548	0	12,977,548
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>	<u>49,933</u>	<u>1,119,672</u>	<u>2,003,160</u>	<u>8</u>	<u>9,230,368</u>	<u>12,977,548</u>	<u>26,950,000</u>	<u>52,330,691</u>

Liabilities

**Grand Oaks CDD**  
Balance Sheet  
As of 12/31/2020  
(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	0	0	0	0	0	0	0	0
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>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>26,950,000</u>	<u>26,950,000</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	68,062	0	0	0	0	0	0	68,062
Investment In General Fixed Assets	0	0	0	0	0	12,977,548	0	12,977,548
Other	(18,128)	(272,009)	19	0	(1,775,199)	0	0	(2,065,317)
Total Fund Equity & Other Credits	<u>49,933</u>	<u>1,119,672</u>	<u>2,003,160</u>	<u>8</u>	<u>9,230,368</u>	<u>12,977,548</u>	<u>0</u>	<u>25,380,691</u>
Total Liabilities & Fund Equity	<u>49,933</u>	<u>1,119,672</u>	<u>2,003,160</u>	<u>8</u>	<u>9,230,368</u>	<u>12,977,548</u>	<u>26,950,000</u>	<u>52,330,691</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 001 - General Fund  
 From 10/1/2020 Through 12/31/2020  
 (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 - 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	6,563	45,938	88 %
District Engineer	7,000	1,230	5,770	82 %
Trustee Fees	8,000	1,010	6,990	87 %
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	8	192	96 %
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	575	625	52 %
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	135	149,865	100 %
Water - Sewer Combination 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	3,000	306,300	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 & 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 %
<b>Total Expenditures</b>	<u>847,785</u>	<u>18,128</u>	<u>829,656</u>	<u>98 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 001 - General Fund  
 From 10/1/2020 Through 12/31/2020  
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess Revenues Over (Under) Expenses	0	(18,128)	(18,128)	0 %

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 201 - Debt Service Fund 2019A  
 From 10/1/2020 Through 12/31/2020  
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments - Off Roll	734,050	0	(734,050)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>16</u>	<u>16</u>	<u>0 %</u>
Total Revenues	<u>734,050</u>	<u>16</u>	<u>(734,034)</u>	<u>(101)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	544,050	272,025	272,025	50 %
Principal Payment	<u>190,000</u>	<u>0</u>	<u>190,000</u>	<u>100 %</u>
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>(272,009)</u>	<u>(272,009)</u>	<u>0 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 202 - Debt Service Fund 2020  
 From 10/1/2020 Through 12/31/2020  
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	19	19	0 %
Total Revenues	0	19	19	0 %
Excess Revenues Over (Under)	0	19	19	0 %
Expenses				

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 302 - Capital Projects Fund 2020  
 From 10/1/2020 Through 12/31/2020  
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	98	98	0 %
Total Revenues	<u>0</u>	<u>98</u>	<u>98</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	1,768,122	(1,768,122)	0 %
Total Expenditures	<u>0</u>	<u>1,775,297</u>	<u>(1,775,297)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	0	(1,775,199)	(1,775,199)	0 %



Grand Oaks CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Operating Account  
Reconciliation ID: 12/31/2020  
Reconciliation Date: 12/31/2020  
Status: Locked

Bank Balance	48,356.61
Less Outstanding Checks/Vouchers	1,230.00
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	47,126.61
Balance Per Books	<u>47,126.61</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: 12/31/2020  
Reconciliation Date: 12/31/2020  
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1089	12/10/2020	System Generated Check/Voucher	1,230.00	Dominion Engineering Group, Inc.
Outstanding Checks/Vouchers			1,230.00	

Grand Oaks CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Operating Account

Reconciliation ID: 12/31/2020

Reconciliation Date: 12/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1086	12/1/2020	System Generated Check/Voucher	11.71	FPL
1087	12/1/2020	System Generated Check/Voucher	2,386.77	Meritus Districts
1088	12/10/2020	System Generated Check/Voucher	1,000.00	Costa Verde Lands, LLC
1090	12/17/2020	System Generated Check/Voucher	100.00	FPL
1091	12/23/2020	System Generated Check/Voucher	11.71	FPL
Cleared Checks/Vouchers			<u>3,510.19</u>	