

# Grand Oaks Community Development District

Financial Statements  
(Unaudited)

Period Ending  
February 28, 2021



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 2/28/2021  
(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	22,702	0	0	0	0	0	0	22,702
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	1	0	0	0	0	0	1
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	380,195	0	0	0	0	0	380,195
Investments - Cap Interest S2019A 5005	0	2,561	0	0	0	0	0	2,561
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	7,679,248	0	0	7,679,248
Investments - COI S2020 9006	0	0	0	0	13,963	0	0	13,963
Investments - Cap Interest S2020 9007	0	0	1,069,990	0	0	0	0	1,069,990
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	673	0	0	0	0	0	0	673
Deposits	1,460	0	0	0	0	0	0	1,460
Construction Work In Progress	0	0	0	0	0	14,514,783	0	14,514,783
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>24,835</u>	<u>1,119,682</u>	<u>2,003,177</u>	<u>8</u>	<u>7,693,211</u>	<u>14,514,783</u>	<u>26,950,000</u>	<u>52,305,697</u>

Liabilities

**Grand Oaks CDD**  
Balance Sheet  
As of 2/28/2021  
(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	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
<b>Total Liabilities</b>	<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>
<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	14,514,783	0	14,514,783
Other	(43,238)	(271,999)	36	0	(3,312,356)	0	0	(3,627,558)
<b>Total Fund Equity &amp; Other Credits</b>	<u>24,824</u>	<u>1,119,682</u>	<u>2,003,177</u>	<u>8</u>	<u>7,693,211</u>	<u>14,514,783</u>	<u>0</u>	<u>25,355,685</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>24,835</u>	<u>1,119,682</u>	<u>2,003,177</u>	<u>8</u>	<u>7,693,211</u>	<u>14,514,783</u>	<u>26,950,000</u>	<u>52,305,697</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 001 - General Fund  
 From 10/1/2020 Through 2/28/2021  
 (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	<u>669,942</u>	<u>0</u>	<u>(669,942)</u>	<u>(100)%</u>
<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	10,938	41,563	79 %
District Engineer	7,000	5,360	1,640	23 %
Trustee Fees	8,000	1,684	6,316	79 %
Dissemination Agent	7,200	1,800	5,400	75 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	6,500	1,552	4,948	76 %
Postage, Phone, Faxes, Copies	200	16	184	92 %
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	958	242	20 %
ADA Website Administration	2,000	0	2,000	100 %
Legal Counsel				
District Council	20,000	1,299	18,702	94 %
Electric Utility Services				
Electric Utility Services	150,000	159	149,841	100 %
Water - Sewer Combinaiton Services				
Water Utility Services	7,500	0	7,500	100 %
Other Physical Environment				
Waterway Management System	35,000	3,418	31,582	90 %
General Liability & Property Casualty Insurance	7,500	2,960	4,540	61 %
General Operating	1,760	0	1,760	100 %
Landscape Maintenance	309,300	9,500	299,800	97 %
Miscellaneous Repairs & Maintenance	15,000	0	15,000	100 %
Hardscape Maintenance	12,000	0	12,000	100 %
Plant Replacement Program	45,000	1,000	44,000	98 %
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	<u>45,000</u>	<u>0</u>	<u>45,000</u>	<u>100 %</u>
<b>Total Expenditures</b>	<u>847,785</u>	<u>43,238</u>	<u>804,546</u>	<u>95 %</u>
<b>Excess Revenues Over (Under) Expenses</b>	<u>0</u>	<u>(43,238)</u>	<u>(43,238)</u>	<u>0 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 201 - Debt Service Fund 2019A  
 From 10/1/2020 Through 2/28/2021  
 (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>26</u>	<u>26</u>	<u>0 %</u>
Total Revenues	<u>734,050</u>	<u>26</u>	<u>(734,024)</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>(271,999)</u>	<u>(271,999)</u>	<u>0 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 202 - Debt Service Fund 2020  
 From 10/1/2020 Through 2/28/2021  
 (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	36	36	0 %
Total Revenues	<u>0</u>	<u>36</u>	<u>36</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>36</u>	<u>36</u>	<u>0 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 302 - Capital Projects Fund 2020  
 From 10/1/2020 Through 2/28/2021  
 (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	176	176	0 %
Total Revenues	<u>0</u>	<u>176</u>	<u>176</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	3,305,357	(3,305,357)	0 %
Total Expenditures	<u>0</u>	<u>3,312,532</u>	<u>(3,312,532)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>(3,312,356)</u>	<u>(3,312,356)</u>	<u>0 %</u>

Grand Oaks CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Operating Account  
Reconciliation ID: 02/28/2021  
Reconciliation Date: 2/28/2021  
Status: Locked

Bank Balance	24,578.77
Less Outstanding Checks/Vouchers	1,876.80
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	22,701.97
Balance Per Books	<u>22,701.97</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: 02/28/2021

Reconciliation Date: 2/28/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1102	2/11/2021	System Generated Check/Voucher	1,050.00	Dominion Engineering Group, Inc.
1104	2/18/2021	System Generated Check/Voucher	826.80	Aquatic Management Plus LLC
Outstanding Checks/Vouchers			1,876.80	

Grand Oaks CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Operating Account

Reconciliation ID: 02/28/2021

Reconciliation Date: 2/28/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1096	2/1/2021	System Generated Check/Voucher	3,080.00	Dominion Engineering Group, Inc.
1097	2/1/2021	System Generated Check/Voucher	11.70	FPL
1098	2/1/2021	System Generated Check/Voucher	2,384.67	Meritus Districts
1099	2/4/2021	System Generated Check/Voucher	6,500.00	Costa Verde Lands, LLC
1100	2/4/2021	System Generated Check/Voucher	298.50	Hopping Green & Sams
1101	2/11/2021	System Generated Check/Voucher	1,764.00	Aquatic Management Plus LLC
1103	2/11/2021	System Generated Check/Voucher	1,500.00	Grau and Associates
1105	2/18/2021	System Generated Check/Voucher	1,800.00	Meritus Districts
Cleared Checks/Vouchers			17,338.87	
			17,338.87	