

Grand Oaks Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2021



District Management Services, LLC
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Grand Oaks CDD
Balance Sheet
As of 3/31/2021
(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
Assets								
Operating Account	69,180	0	0	0	0	0	0	69,180
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	147,001	0	0	0	0	0	147,001
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	810,197	0	0	0	0	0	810,197
Investments - Cap Interest S2019A 5005	0	2,561	0	0	0	0	0	2,561
Investments - Acq & Const S2019A 5006	0	0	0	11	0	0	0	11
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	6,580,865	0	0	6,580,865
Investments - COI S2020 9006	0	0	0	0	13,963	0	0	13,963
Investments - Cap Interest S2020 9007	0	0	1,069,998	0	0	0	0	1,069,998
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	337	0	0	0	0	0	0	337
Deposits	1,560	0	0	0	0	0	0	1,560
Construction Work In Progress	0	0	0	0	0	15,613,198	0	15,613,198
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	<u>71,077</u>	<u>1,696,683</u>	<u>2,003,185</u>	<u>11</u>	<u>6,594,828</u>	<u>15,613,198</u>	<u>26,950,000</u>	<u>52,928,982</u>

Liabilities

Grand Oaks CDD
Balance Sheet
As of 3/31/2021
(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	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>
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	15,613,198	0	15,613,198
Other	3,015	305,002	43	3	(4,410,739)	0	0	(4,102,676)
Total Fund Equity & Other Credits	<u>71,077</u>	<u>1,696,683</u>	<u>2,003,185</u>	<u>11</u>	<u>6,594,828</u>	<u>15,613,198</u>	<u>0</u>	<u>25,978,982</u>
Total Liabilities & Fund Equity	<u><u>71,077</u></u>	<u><u>1,696,683</u></u>	<u><u>2,003,185</u></u>	<u><u>11</u></u>	<u><u>6,594,828</u></u>	<u><u>15,613,198</u></u>	<u><u>26,950,000</u></u>	<u><u>52,928,982</u></u>

Grand Oaks CDD
 Statements of Revenues and Expenditures
 001 - General Fund
 From 10/1/2020 Through 3/31/2021
 (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 - Service Charges				
Operations & Maintenance Assessments - Off Roll	177,843	59,421	(118,421)	(67)%
Contributions & Donations From Private Sources				
Developer Contributions	<u>669,942</u>	<u>0</u>	<u>(669,942)</u>	<u>(100)%</u>
Total Revenues	<u>847,785</u>	<u>59,421</u>	<u>(788,363)</u>	<u>(93)%</u>
Expenditures				
Financial & Administrative				
District Manager	52,500	13,125	39,375	75 %
District Engineer	7,000	6,280	720	10 %
Trustee Fees	8,000	2,020	5,980	75 %
Dissemination Agent	7,200	1,800	5,400	75 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	6,500	3,552	2,948	45 %
Postage, Phone, Faxes, Copies	200	21	179	90 %
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	1,150	50	4 %
ADA Website Administration	2,000	0	2,000	100 %
Legal Counsel				
District Council	20,000	1,911	18,089	90 %
Electric Utility Services				
Electric Utility Services	150,000	247	149,753	100 %
Water - Sewer Combinaiton Services				
Water Utility Services	7,500	0	7,500	100 %
Other Physical Environment				
Waterway Management System	35,000	4,244	30,756	88 %
General Liability & Property Casualty Insurance	7,500	2,960	4,540	61 %
General Operating	1,760	0	1,760	100 %
Landscape Maintenance	309,300	15,500	293,800	95 %
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>
Total Expenditures	<u>847,785</u>	<u>56,406</u>	<u>791,378</u>	<u>93 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>3,015</u>	<u>3,015</u>	<u>0 %</u>

Grand Oaks CDD
 Statements of Revenues and Expenditures
 201 - Debt Service Fund 2019A
 From 10/1/2020 Through 3/31/2021
 (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	577,000	(157,050)	(21)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>30</u>	<u>30</u>	<u>0 %</u>
Total Revenues	<u>734,050</u>	<u>577,030</u>	<u>(157,020)</u>	<u>(21)%</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>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(3)</u>	<u>(3)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(3)</u>	<u>(3)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>305,002</u>	<u>305,002</u>	<u>0 %</u>

Grand Oaks CDD
 Statements of Revenues and Expenditures
 202 - Debt Service Fund 2020
 From 10/1/2020 Through 3/31/2021
 (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	43	43	0 %
Total Revenues	0	43	43	0 %
Excess Revenues Over (Under) Expenses	0	43	43	0 %

Grand Oaks CDD
 Statements of Revenues and Expenditures
 301 - Capital Projects Fund 2019A
 From 10/1/2020 Through 3/31/2021
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percent Remaining</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	3	3	0 %
Total Other Financing Sources	0	3	3	0 %
Excess Revenues Over (Under) Expenses	0	3	3	0 %

Grand Oaks CDD
 Statements of Revenues and Expenditures
 302 - Capital Projects Fund 2020
 From 10/1/2020 Through 3/31/2021
 (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	207	207	0 %
Total Revenues	<u>0</u>	<u>207</u>	<u>207</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	4,403,772	(4,403,772)	0 %
Total Expenditures	<u>0</u>	<u>4,410,947</u>	<u>(4,410,947)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>(4,410,739)</u>	<u>(4,410,739)</u>	<u>0 %</u>

Grand Oaks CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Operating Account
Reconciliation ID: 03/31/2021
Reconciliation Date: 3/31/2021
Status: Locked

Bank Balance	69,180.23
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	69,180.23
Balance Per Books	<u>69,180.23</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: 03/31/2021

Reconciliation Date: 3/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
1106	3/1/2021	System Generated Check/Voucher	11.89	FPL
1107	3/1/2021	System Generated Check/Voucher	2,383.69	Meritus Districts
1108	3/4/2021	System Generated Check/Voucher	2,000.00	Grau and Associates
1109	3/11/2021	System Generated Check/Voucher	826.80	Aquatic Management Plus LLC
1110	3/11/2021	System Generated Check/Voucher	6,000.00	Costa Verde Lands, LLC
1111	3/11/2021	System Generated Check/Voucher	920.00	Dominion Engineering Group, Inc.
1112	3/11/2021	System Generated Check/Voucher	75.00	FPL
1113	3/11/2021	System Generated Check/Voucher	612.03	Hopping Green & Sams
1114	3/11/2021	System Generated Check/Voucher	75.00	FPL
1115	3/18/2021	System Generated Check/Voucher	25.00	FPL
1116	3/25/2021	System Generated Check/Voucher	13.68	FPL
Cleared Checks/Vouchers			14,819.89	
			14,819.89	

Grand Oaks CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Operating Account
Reconciliation ID: 03/31/2021
Reconciliation Date: 3/31/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
1217	3/23/2021	Off Roll Assessments - 03.23.21	59,421.35	
Cleared Deposits			59,421.35	