

Grand Oaks Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2021



District Management Services, LLC
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Grand Oaks CDD
Balance Sheet
As of 4/30/2021
(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	51,933	0	0	0	0	0	0	51,933
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	102,044	0	0	0	0	0	102,044
Investments - Interest S2019A 5001	0	272,025	0	0	0	0	0	272,025
Investments - Reserve S2019A 5003	0	736,925	0	0	0	0	0	736,925
Investments - Prepayment S2019A 5004	0	810,198	0	0	0	0	0	810,198
Investments - Cap Interest S2019A 5005	0	2,561	0	0	0	0	0	2,561
Investments - Acq & Const S2019A 5006	0	0	0	14	0	0	0	14
Investments - COI S2019A 5007	0	0	0	0	0	0	0	0
Investments - Interest S2020 9001	0	0	402,392	0	0	0	0	402,392
Investments - Reserve S2020 9003	0	0	933,188	0	0	0	0	933,188
Investments - Acq & Const S2020 9005	0	0	0	0	4,992,420	0	0	4,992,420
Investments - COI S2020 9006	0	0	0	0	0	0	0	0
Investments - Cap Interest S2020 9007	0	0	667,614	0	0	0	0	667,614
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	0	0	0	0	0	0	0	0
Deposits	1,560	0	0	0	0	0	0	1,560
Construction Work In Progress	0	0	0	0	0	17,210,424	0	17,210,424
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>53,493</u>	<u>1,923,753</u>	<u>2,003,194</u>	<u>14</u>	<u>4,992,420</u>	<u>17,210,424</u>	<u>26,950,000</u>	<u>53,133,298</u>

Grand Oaks CDD
Balance Sheet
As of 4/30/2021
(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
Liabilities								
Accounts Payable	489	0	0	0	0	0	0	489
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>489</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>26,950,000</u>	<u>26,950,489</u>
Fund Equity & Other Credits								
Fund Balance - All Other Reserves	0	1,391,681	2,003,142	8	10,360,154	0	0	13,754,985
Fund Balance - Unreserved	68,062	0	0	0	0	0	0	68,062
Investment In General Fixed Assets	0	0	0	0	0	17,210,424	0	17,210,424
Other	(15,058)	532,072	52	6	(5,367,734)	0	0	(4,850,663)
Total Fund Equity & Other Credits	<u>53,004</u>	<u>1,923,753</u>	<u>2,003,194</u>	<u>14</u>	<u>4,992,420</u>	<u>17,210,424</u>	<u>0</u>	<u>26,182,808</u>
Total Liabilities & Fund Equity	<u>53,493</u>	<u>1,923,753</u>	<u>2,003,194</u>	<u>14</u>	<u>4,992,420</u>	<u>17,210,424</u>	<u>26,950,000</u>	<u>53,133,298</u>

Grand Oaks CDD
 Statements of Revenues and Expenditures
 001 - General Fund
 From 10/1/2020 Through 4/30/2021
 (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	15,313	37,188	71 %
District Engineer	7,000	6,740	260	4 %
Trustee Fees	8,000	2,357	5,643	71 %
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	28	172	86 %
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	1,342	(142)	(12)%
ADA Website Administration	2,000	0	2,000	100 %
Legal Counsel				
District Council	20,000	7,980	12,020	60 %
Electric Utility Services				
Electric Utility Services	150,000	1,533	148,467	99 %
Water - Sewer Combinaiton Services				
Water Utility Services	7,500	0	7,500	100 %
Other Physical Environment				
Waterway Management System	35,000	5,071	29,929	86 %
General Liability & Property Casualty Insurance	7,500	2,960	4,540	61 %
General Operating	1,760	0	1,760	100 %
Landscape Maintenance	309,300	21,500	287,800	93 %
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	708	9,292	93 %
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>74,479</u>	<u>773,306</u>	<u>91 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>(15,058)</u>	<u>(15,058)</u>	<u>0 %</u>

Grand Oaks CDD
 Statements of Revenues and Expenditures
 201 - Debt Service Fund 2019A
 From 10/1/2020 Through 4/30/2021
 (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	804,068	70,018	10 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>35</u>	<u>35</u>	<u>0 %</u>
Total Revenues	<u>734,050</u>	<u>804,103</u>	<u>70,053</u>	<u>10 %</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>(6)</u>	<u>(6)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(6)</u>	<u>(6)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>532,072</u>	<u>532,072</u>	<u>0 %</u>

Grand Oaks CDD
 Statements of Revenues and Expenditures
 202 - Debt Service Fund 2020
 From 10/1/2020 Through 4/30/2021
 (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	52	52	0 %
Total Revenues	0	52	52	0 %
Excess Revenues Over (Under) Expenses	0	52	52	0 %

Grand Oaks CDD
 Statements of Revenues and Expenditures
 301 - Capital Projects Fund 2019A
 From 10/1/2020 Through 4/30/2021
 (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	6	6	0 %
Total Other Financing Sources	<u>0</u>	<u>6</u>	<u>6</u>	<u>0 %</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
 302 - Capital Projects Fund 2020
 From 10/1/2020 Through 4/30/2021
 (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	237	237	0 %
Total Revenues	<u>0</u>	<u>237</u>	<u>237</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 %
Legal Counsel				
District Council	0	5,213	(5,213)	0 %
Legal Counsel	0	(11,250)	11,250	0 %
Other Physical Environment				
Improvements Other Than Building	0	5,366,834	(5,366,834)	0 %
Total Expenditures	<u>0</u>	<u>5,367,972</u>	<u>(5,367,972)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>(5,367,734)</u>	<u>(5,367,734)</u>	<u>0 %</u>

Grand Oaks CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Operating Account
Reconciliation ID: 04/30/2021
Reconciliation Date: 4/30/2021
Status: Locked

Bank Balance	51,933.49
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	51,933.49
Balance Per Books	<u>51,933.49</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: 04/30/2021

Reconciliation Date: 4/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1117	4/1/2021	System Generated Check/Voucher	2,386.31	Meritus Districts
1118	4/8/2021	System Generated Check/Voucher	826.80	Aquatic Management Plus LLC
1119	4/8/2021	System Generated Check/Voucher	6,000.00	Costa Verde Lands, LLC
1120	4/8/2021	System Generated Check/Voucher	22.87	FPL
1121	4/8/2021	System Generated Check/Voucher	1,755.46	Hopping Green & Sams
1122	4/15/2021	System Generated Check/Voucher	460.00	Dominion Engineering Group, Inc.
1123	4/15/2021	System Generated Check/Voucher	3,845.22	Hopping Green & Sams
1124	4/22/2021	System Generated Check/Voucher	1,242.08	FPL
1125	4/22/2021	System Generated Check/Voucher	708.00	Greenscape Pump Services, Inc.
Cleared Checks/Vouchers			17,246.74	
			17,246.74	