

# Grand Oaks Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2021



District Management Services, LLC  
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**Grand Oaks CDD**  
Balance Sheet  
As of 6/30/2021  
(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
<b>Assets</b>								
Operating Account	19,039	0	0	0	0	0	0	19,039
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	102,045	0	0	0	0	0	102,045
Investments - Interest S2019A 5001	0	0	0	0	0	0	0	0
Investments - Reserve S2019A 5003	0	712,500	0	0	0	0	0	712,500
Investments - Prepayment S2019A 5004	0	454,629	0	0	0	0	0	454,629
Investments - Cap Interest S2019A 5005	0	2,561	0	0	0	0	0	2,561
Investments - Acq & Const S2019A 5006	0	0	0	21	0	0	0	21
Investments - COI S2019A 5007	0	0	0	0	0	0	0	0
Investments - Interest S2020 9001	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	2,679,792	0	0	2,679,792
Investments - COI S2020 9006	0	0	0	0	0	0	0	0
Investments - Cap Interest S2020 9007	0	0	667,629	0	0	0	0	667,629
Accounts Receivable - Other	34	0	0	0	0	0	0	34
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	19,523,093	0	19,523,093
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	25,012,543	25,012,543
<b>Total Assets</b>	<u>20,634</u>	<u>1,271,734</u>	<u>1,600,817</u>	<u>21</u>	<u>2,679,792</u>	<u>19,523,093</u>	<u>26,570,000</u>	<u>51,666,091</u>

**Grand Oaks CDD**  
Balance Sheet  
As of 6/30/2021  
(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
<b>Liabilities</b>								
Accounts Payable	4,622	0	0	0	0	0	0	4,622
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	11,080,000	11,080,000
Revenue Bond Payable Series 2020	0	0	0	0	0	0	15,490,000	15,490,000
<b>Total Liabilities</b>	<u>4,622</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>26,570,000</u>	<u>26,574,622</u>
<b>Fund Equity &amp; Other Credits</b>								
Fund Balance - All Other Reserves	65,238	0	0	0	0	0	0	65,238
Fund Balance - Unreserved	0	1,391,681	2,003,142	8	10,360,154	0	0	13,754,985
Investment In General Fixed Assets	0	0	0	0	0	19,523,093	0	19,523,093
Other	(49,227)	(119,947)	(402,325)	12	(7,680,362)	0	0	(8,251,848)
<b>Total Fund Equity &amp; Other Credits</b>	<u>16,011</u>	<u>1,271,734</u>	<u>1,600,817</u>	<u>21</u>	<u>2,679,792</u>	<u>19,523,093</u>	<u>0</u>	<u>25,091,468</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>20,634</u>	<u>1,271,734</u>	<u>1,600,817</u>	<u>21</u>	<u>2,679,792</u>	<u>19,523,093</u>	<u>26,570,000</u>	<u>51,666,091</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 001 - General Fund  
 From 10/1/2020 Through 6/30/2021  
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
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>
<b>Total Revenues</b>	<u>847,785</u>	<u>59,421</u>	<u>(788,363)</u>	<u>(93)%</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	52,500	19,688	32,813	63 %
District Engineer	7,000	7,200	(200)	(3)%
Trustee Fees	8,000	6,398	1,602	20 %
Dissemination Agent	7,200	1,800	5,400	75 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	6,500	4,952	1,548	24 %
Postage, Phone, Faxes, Copies	200	42	158	79 %
Public Officials Insurance	2,500	2,421	79	3 %
Legal Advertising	1,500	94	1,406	94 %
Bank Fees	100	0	100	100 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	150	0	150	100 %
Website Administration	1,200	1,725	(525)	(44)%
ADA Website Administration	2,000	1,500	500	25 %
Legal Counsel				
District Council	20,000	12,104	7,896	39 %
Electric Utility Services				
Electric Utility Services	150,000	5,657	144,343	96 %
Water - Sewer Combinaiton Services				
Water Utility Services	7,500	0	7,500	100 %
Other Physical Environment				
Waterway Management System	35,000	6,725	28,275	81 %
General Liability & Property Casualty Insurance	7,500	2,960	4,540	61 %
General Operating	1,760	0	1,760	100 %
Landscape Maintenance	309,300	33,500	275,800	89 %
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>
<b>Total Expenditures</b>	<u>847,785</u>	<u>108,648</u>	<u>739,137</u>	<u>87 %</u>
<b>Excess Revenues Over (Under) Expenses</b>	<u>0</u>	<u>(49,227)</u>	<u>(49,227)</u>	<u>0 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 201 - Debt Service Fund 2019A  
 From 10/1/2020 Through 6/30/2021  
 (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>47</u>	<u>47</u>	<u>0 %</u>
Total Revenues	<u>734,050</u>	<u>804,115</u>	<u>70,065</u>	<u>10 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	544,050	544,050	0	0 %
Principal Payment	<u>190,000</u>	<u>380,000</u>	<u>(190,000)</u>	<u>(100)%</u>
Total Expenditures	<u>734,050</u>	<u>924,050</u>	<u>(190,000)</u>	<u>(26)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(12)</u>	<u>(12)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(12)</u>	<u>(12)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>(119,947)</u>	<u>(119,947)</u>	<u>0 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 202 - Debt Service Fund 2020  
 From 10/1/2020 Through 6/30/2021  
 (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	<u>0</u>	<u>67</u>	<u>67</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>67</u>	<u>67</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	<u>0</u>	<u>402,392</u>	<u>(402,392)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>402,392</u>	<u>(402,392)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>(402,325)</u>	<u>(402,325)</u>	<u>0 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 301 - Capital Projects Fund 2019A  
 From 10/1/2020 Through 6/30/2021  
 (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	12	12	0 %
Total Other Financing Sources	0	12	12	0 %
Excess Revenues Over (Under) Expenses	0	12	12	0 %

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 302 - Capital Projects Fund 2020  
 From 10/1/2020 Through 6/30/2021  
 (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	280	280	0 %
Total Revenues	<u>0</u>	<u>280</u>	<u>280</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	7,679,504	(7,679,504)	0 %
Total Expenditures	<u>0</u>	<u>7,680,642</u>	<u>(7,680,642)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>(7,680,362)</u>	<u>(7,680,362)</u>	<u>0 %</u>



Grand Oaks CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Operating Account  
Reconciliation ID: 06/30/2021  
Reconciliation Date: 6/30/2021  
Status: Locked

Bank Balance	19,039.49
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	19,039.49
Balance Per Books	<u>19,039.49</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: 06/30/2021

Reconciliation Date: 6/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1135	6/1/2021	System Generated Check/Voucher	20.90	FPL
1136	6/1/2021	System Generated Check/Voucher	2,386.82	Meritus Districts
1137	6/3/2021	System Generated Check/Voucher	826.80	Aquatic Management Plus LLC
1138	6/3/2021	System Generated Check/Voucher	6,000.00	Costa Verde Lands, LLC
1139	6/10/2021	System Generated Check/Voucher	34.49	FPL
1140	6/17/2021	System Generated Check/Voucher	2,420.50	Hopping Green & Sams
1141	6/24/2021	System Generated Check/Voucher	1,500.00	ADA Site Compliance
1142	6/24/2021	System Generated Check/Voucher	2,472.67	FPL
1143	6/24/2021	System Generated Check/Voucher	4,040.63	US Bank
Cleared Checks/Vouchers			19,702.81	
			19,702.81	