

# Grand Oaks Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 31, 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 7/31/2021  
(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
<b>Assets</b>								
Operating Account	831	0	0	0	0	0	0	831
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	454,630	0	0	0	0	0	454,630
Investments - Cap Interest S2019A 5005	0	2,561	0	0	0	0	0	2,561
Investments - Acq & Const S2019A 5006	0	0	0	24	0	0	0	24
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	1,365,969	0	0	1,365,969
Investments - COI S2020 9006	0	0	0	0	0	0	0	0
Investments - Cap Interest S2020 9007	0	0	667,636	0	0	0	0	667,636
Accounts Receivable	0	0	0	0	0	0	0	0
Accounts Receivable - Other	13	0	0	0	0	0	0	13
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	20,836,930	0	20,836,930
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

**Grand Oaks CDD**  
Balance Sheet  
As of 7/31/2021  
(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
Total Assets	<u>2,405</u>	<u>1,271,736</u>	<u>1,600,823</u>	<u>24</u>	<u>1,365,969</u>	<u>20,836,930</u>	<u>26,570,000</u>	<u>51,647,887</u>
Liabilities								
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	11,080,000	11,080,000
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>26,570,000</u>	<u>26,570,000</u>
Fund Equity & Other Credits								
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	20,836,930	0	20,836,930
Other	(62,833)	(119,945)	(402,318)	15	(8,994,185)	0	0	(9,579,266)
Total Fund Equity & Other Credits	<u>2,405</u>	<u>1,271,736</u>	<u>1,600,823</u>	<u>24</u>	<u>1,365,969</u>	<u>20,836,930</u>	<u>0</u>	<u>25,077,887</u>
Total Liabilities & Fund Equity	<u>2,405</u>	<u>1,271,736</u>	<u>1,600,823</u>	<u>24</u>	<u>1,365,969</u>	<u>20,836,930</u>	<u>26,570,000</u>	<u>51,647,887</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 001 - General Fund  
 From 10/1/2020 Through 7/31/2021  
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percent Remaining</u>
<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>				
Legislative				
Supervisor Fees	0	200	(200)	0 %
Financial & Administrative				
District Manager	52,500	21,875	30,625	58 %
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	53	147	74 %
Public Officials Insurance	2,500	2,421	79	3 %
Legal Advertising	1,500	94	1,406	94 %
Bank Fees	100	15	85	85 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	150	37	113	75 %
Website Administration	1,200	1,917	(717)	(60)%
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	8,344	141,656	94 %
Water - Sewer Combinaiton Services				
Water Utility Services	7,500	0	7,500	100 %
Other Physical Environment				
Waterway Management System	35,000	7,552	27,448	78 %
General Liability & Property Casualty Insurance	7,500	2,960	4,540	61 %
General Operating	1,760	0	1,760	100 %
Landscape Maintenance	309,300	40,950	268,350	87 %
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>122,254</u>	<u>725,530</u>	<u>86 %</u>
<b>Excess Revenues Over (Under) Expenses</b>	<u>0</u>	<u>(62,833)</u>	<u>(62,833)</u>	<u>0 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 201 - Debt Service Fund 2019A  
 From 10/1/2020 Through 7/31/2021  
 (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	804,068	70,018	10 %
Interest Earnings				
Interest Earnings	<u>0</u>	<u>53</u>	<u>53</u>	<u>0 %</u>
Total Revenues	<u>734,050</u>	<u>804,120</u>	<u>70,070</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>(15)</u>	<u>(15)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(15)</u>	<u>(15)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>(119,945)</u>	<u>(119,945)</u>	<u>0 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 202 - Debt Service Fund 2020  
 From 10/1/2020 Through 7/31/2021  
 (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	73	73	0 %
Total Revenues	<u>0</u>	<u>73</u>	<u>73</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	0	402,392	(402,392)	0 %
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>(402,318)</u>	<u>(402,318)</u>	<u>0 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 301 - Capital Projects Fund 2019A  
 From 10/1/2020 Through 7/31/2021  
 (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	15	15	0 %
Total Other Financing Sources	0	15	15	0 %
Excess Revenues Over (Under) Expenses	0	15	15	0 %

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 302 - Capital Projects Fund 2020  
 From 10/1/2020 Through 7/31/2021  
 (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	293	293	0 %
Total Revenues	<u>0</u>	<u>293</u>	<u>293</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	8,993,341	(8,993,341)	0 %
Total Expenditures	<u>0</u>	<u>8,994,479</u>	<u>(8,994,479)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>(8,994,185)</u>	<u>(8,994,185)</u>	<u>0 %</u>



Grand Oaks CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Operating Account  
Reconciliation ID: 07/31/2021  
Reconciliation Date: 7/31/2021  
Status: Locked

Bank Balance	831.29
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	831.29
Balance Per Books	<u>831.29</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: 07/31/2021

Reconciliation Date: 7/31/2021

Status: Locked

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1144	7/1/2021	System Generated Check/Voucher	4,528.00	Hopping Green & Sams
1145	7/1/2021	System Generated Check/Voucher	2,491.84	Meritus Districts
1146	7/8/2021	System Generated Check/Voucher	826.80	Aquatic Management Plus LLC
1146	7/8/2021	System Generated Check/Voucher	(826.80)	Aquatic Management Plus LLC
1147	7/8/2021	System Generated Check/Voucher	6,000.00	Costa Verde Lands, LLC
1148	7/15/2021	System Generated Check/Voucher	826.80	Aquatic Management Plus LLC
1149	7/15/2021	System Generated Check/Voucher	1,450.00	Costa Verde Lands, LLC
1150	7/15/2021	System Generated Check/Voucher	200.00	Dail A. Taylor
1151	7/15/2021	System Generated Check/Voucher	886.59	FPL
1152	7/22/2021	System Generated Check/Voucher	30.00	Alphagraphics Tampa 671
1153	7/22/2021	System Generated Check/Voucher	1,779.97	FPL
CD012	7/31/2021	July Bank Fee	<u>15.00</u>	
Cleared Checks/Vouchers			<u>18,208.20</u>	