

Grand Oaks Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2021



District Management Services, LLC
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Grand Oaks CDD
Balance Sheet
As of 8/31/2021
(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	816	0	0	0	0	0	0	816
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	96,703	0	0	0	0	0	96,703
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	4,632	0	0	0	0	0	4,632
Investments - Cap Interest S2019A 5005	0	2,561	0	0	0	0	0	2,561
Investments - Acq & Const S2019A 5006	0	0	0	27	0	0	0	27
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	245,534	0	0	245,534
Investments - COI S2020 9006	0	0	0	0	0	0	0	0
Investments - Cap Interest S2020 9007	0	0	667,643	0	0	0	0	667,643
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	21,957,374	0	21,957,374
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	24,562,543	24,562,543

Grand Oaks CDD
Balance Sheet
As of 8/31/2021
(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>2,390</u>	<u>816,397</u>	<u>1,600,830</u>	<u>27</u>	<u>245,534</u>	<u>21,957,374</u>	<u>26,120,000</u>	<u>50,742,551</u>
Liabilities								
Accounts Payable	22,661	0	0	0	0	0	0	22,661
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	10,630,000	10,630,000
Revenue Bond Payable Series 2020	0	0	0	0	0	0	15,490,000	15,490,000
Total Liabilities	<u>22,661</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>26,120,000</u>	<u>26,142,661</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	21,957,374	0	21,957,374
Other	(85,509)	(575,284)	(402,312)	18	(10,114,620)	0	0	(11,177,707)
Total Fund Equity & Other Credits	<u>(20,271)</u>	<u>816,397</u>	<u>1,600,830</u>	<u>27</u>	<u>245,534</u>	<u>21,957,374</u>	<u>0</u>	<u>24,599,890</u>
Total Liabilities & Fund Equity	<u>2,390</u>	<u>816,397</u>	<u>1,600,830</u>	<u>27</u>	<u>245,534</u>	<u>21,957,374</u>	<u>26,120,000</u>	<u>50,742,551</u>

Grand Oaks CDD
 Statements of Revenues and Expenditures
 001 - General Fund
 From 10/1/2020 Through 8/31/2021
 (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				
Legislative				
Supervisor Fees	0	200	(200)	0 %
Financial & Administrative				
District Manager	52,500	24,063	28,438	54 %
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	71	129	64 %
Public Officials Insurance	2,500	2,421	79	3 %
Legal Advertising	1,500	94	1,406	94 %
Bank Fees	100	30	70	70 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	150	37	113	75 %
Website Administration	1,200	2,108	(908)	(76)%
ADA Website Administration	2,000	1,500	500	25 %
Legal Counsel				
District Council	20,000	15,921	4,079	20 %
Electric Utility Services				
Electric Utility Services	150,000	11,323	138,677	92 %
Water - Sewer Combainiton Services				
Water Utility Services	7,500	141	7,359	98 %
Other Physical Environment				
Waterway Management System	35,000	8,378	26,622	76 %
General Liability & Property Casualty Insurance	7,500	2,960	4,540	61 %
General Operating	1,760	0	1,760	100 %
Landscape Maintenance	309,300	53,450	255,850	83 %
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>144,931</u>	<u>702,854</u>	<u>83 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>(85,509)</u>	<u>(85,509)</u>	<u>0 %</u>

Grand Oaks CDD
 Statements of Revenues and Expenditures
 201 - Debt Service Fund 2019A
 From 10/1/2020 Through 8/31/2021
 (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>58</u>	<u>58</u>	<u>0 %</u>
Total Revenues	<u>734,050</u>	<u>804,126</u>	<u>70,076</u>	<u>10 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	544,050	549,392	(5,342)	(1)%
Principal Payment	<u>190,000</u>	<u>830,000</u>	<u>(640,000)</u>	<u>(337)%</u>
Total Expenditures	<u>734,050</u>	<u>1,379,392</u>	<u>(645,342)</u>	<u>(88)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(18)</u>	<u>(18)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(18)</u>	<u>(18)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>(575,284)</u>	<u>(575,284)</u>	<u>0 %</u>

Grand Oaks CDD
 Statements of Revenues and Expenditures
 202 - Debt Service Fund 2020
 From 10/1/2020 Through 8/31/2021
 (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	80	80	0 %
Total Revenues	<u>0</u>	<u>80</u>	<u>80</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>(402,312)</u>	<u>(402,312)</u>	<u>0 %</u>

Grand Oaks CDD
 Statements of Revenues and Expenditures
 301 - Capital Projects Fund 2019A
 From 10/1/2020 Through 8/31/2021
 (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	18	18	0 %
Total Other Financing Sources	0	18	18	0 %
Excess Revenues Over (Under) Expenses	0	18	18	0 %

Grand Oaks CDD
 Statements of Revenues and Expenditures
 302 - Capital Projects Fund 2020
 From 10/1/2020 Through 8/31/2021
 (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	302	302	0 %
Total Revenues	<u>0</u>	<u>302</u>	<u>302</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	10,113,785	(10,113,785)	0 %
Total Expenditures	<u>0</u>	<u>10,114,922</u>	<u>(10,114,922)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>(10,114,620)</u>	<u>(10,114,620)</u>	<u>0 %</u>

Grand Oaks CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Operating Account
Reconciliation ID: 08/31/2021
Reconciliation Date: 8/31/2021
Status: Locked

Bank Balance	816.29
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	816.29
Balance Per Books	<u>816.29</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: 08/31/2021
Reconciliation Date: 8/31/2021
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
CD014	8/31/2021	August Bank Fee	<u>15.00</u>	
Cleared Checks/Vouchers			<u>15.00</u>	
			<u><u>15.00</u></u>	