

# Grand Oaks Community Development District

Financial Statements  
(Unaudited)

Period Ending  
October 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 10/31/2021  
(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	119,414	0	0	0	0	0	0	119,414
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	220,088	0	0	0	0	0	220,088
Investments - Interest S2019A 5001	0	0	0	0	0	0	0	0
Investments - Reserve S2019A 5003	0	683,500	0	0	0	0	0	683,500
Investments - Prepayment S2019A 5004	0	33,632	0	0	0	0	0	33,632
Investments - Cap Interest S2019A 5005	0	2,561	0	0	0	0	0	2,561
Investments - Acq & Const S2019A 5006	0	0	0	32	0	0	0	32
Investments - COI S2019A 5007	0	0	0	0	0	0	0	0
Investments - Revenue S2020 9000	0	0	364,811	0	0	0	0	364,811
Investments - Interest S2020 9001	0	0	333,781	0	0	0	0	333,781
Investments - Reserve S2020 9003	0	0	933,188	0	0	0	0	933,188
Investments - Acq & Const S2020 9005	0	0	0	0	40,095	0	0	40,095
Investments - COI S2020 9006	0	0	0	0	0	0	0	0
Investments - Cap Interest S2020 9007	0	0	333,875	0	0	0	0	333,875
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	22,162,817	0	22,162,817
Amount Available - Debt Service	0	0	0	0	0	0	1,557,457	1,557,457

**Grand Oaks CDD**  
Balance Sheet  
As of 10/31/2021  
(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
Amount To Be Provided - Debt Service	0	0	0	0	0	0	24,562,543	24,562,543
Total Assets	<u>120,988</u>	<u>939,782</u>	<u>1,965,655</u>	<u>32</u>	<u>40,095</u>	<u>22,162,817</u>	<u>26,120,000</u>	<u>51,349,369</u>
Liabilities								
Accounts Payable	17,145	0	0	0	0	0	0	17,145
Accounts Payable Other	25,000	0	0	0	0	0	0	25,000
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>42,145</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>26,120,000</u>	<u>26,162,145</u>
Fund Equity & Other Credits								
Fund Balance - All Other Reserves	(42,359)	0	0	0	0	0	0	(42,359)
Fund Balance - Unreserved	0	820,597	1,600,837	30	142,857	0	0	2,564,321
Investment In General Fixed Assets	0	0	0	0	0	22,162,817	0	22,162,817
Other	121,201	119,185	364,818	3	(102,762)	0	0	502,443
Total Fund Equity & Other Credits	<u>78,842</u>	<u>939,782</u>	<u>1,965,655</u>	<u>32</u>	<u>40,095</u>	<u>22,162,817</u>	<u>0</u>	<u>25,187,223</u>
Total Liabilities & Fund Equity	<u>120,988</u>	<u>939,782</u>	<u>1,965,655</u>	<u>32</u>	<u>40,095</u>	<u>22,162,817</u>	<u>26,120,000</u>	<u>51,349,369</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 001 - General Fund  
 From 10/1/2021 Through 10/31/2021  
 (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	155,344	(22,498)	(13)%
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>155,344</u>	<u>(692,440)</u>	<u>(82)%</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	52,500	2,188	50,313	96 %
District Engineer	7,000	0	7,000	100 %
Trustee Fees	12,200	4,041	8,159	67 %
Dissemination Agent	10,600	0	10,600	100 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	4,900	0	4,900	100 %
Postage, Phone, Faxes, Copies	200	8	192	96 %
Public Officials Insurance	2,663	0	2,663	100 %
Legal Advertising	1,500	0	1,500	100 %
Bank Fees	100	15	85	85 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	150	0	150	100 %
Website Administration	1,200	192	1,008	84 %
ADA Website Administration	2,000	0	2,000	100 %
Legal Counsel				
District Council	20,000	0	20,000	100 %
Electric Utility Services				
Electric Utility Services	150,000	1,408	148,592	99 %
Water - Sewer Combination Services				
Water Utility Services	7,500	69	7,431	99 %
Other Physical Environment				
Waterway Management System	35,000	827	34,173	98 %
General Liability & Property Casualty Insurance	3,256	0	3,256	100 %
General Operating	1,760	0	1,760	100 %
Landscape Maintenance	309,300	25,000	284,300	92 %
Miscellaneous Repairs & Maintenance	13,081	0	13,081	100 %
Hardscape Maintenance	12,000	0	12,000	100 %
Plant Replacement Program	45,000	0	45,000	100 %
Irrigation Maintenance	10,000	222	9,778	98 %
Road & Street Facilities				
Sidewalk & Pavement Repairs	2,500	0	2,500	100 %
Parks & Recreation				
Cabana Maintenance	6,000	0	6,000	100 %
Pool Operations & Maintenance	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>34,144</u>	<u>813,641</u>	<u>96 %</u>
<b>Excess Revenues Over (Under) Expenses</b>	<u>0</u>	<u>121,201</u>	<u>121,201</u>	<u>0 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 201 - Debt Service Fund 2019A  
 From 10/1/2021 Through 10/31/2021  
 (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	682,913	119,184	(563,728)	(83)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>3</u>	<u>3</u>	<u>0 %</u>
Total Revenues	<u>682,913</u>	<u>119,187</u>	<u>(563,725)</u>	<u>(83)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	497,913	0	497,913	100 %
Principal Payment	<u>185,000</u>	<u>0</u>	<u>185,000</u>	<u>100 %</u>
Total Expenditures	<u>682,913</u>	<u>0</u>	<u>682,913</u>	<u>100 %</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>119,185</u>	<u>119,185</u>	<u>0 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 202 - Debt Service Fund 2020  
 From 10/1/2021 Through 10/31/2021  
 (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	667,563	364,811	(302,752)	(45)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>7</u>	<u>7</u>	<u>0 %</u>
Total Revenues	<u>667,563</u>	<u>364,818</u>	<u>(302,745)</u>	<u>(45)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	<u>667,563</u>	<u>0</u>	<u>667,563</u>	<u>100 %</u>
Total Expenditures	<u>667,563</u>	<u>0</u>	<u>667,563</u>	<u>100 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>364,818</u>	<u>364,818</u>	<u>0 %</u>

**Grand Oaks CDD**  
 Statements of Revenues and Expenditures  
 301 - Capital Projects Fund 2019A  
 From 10/1/2021 Through 10/31/2021  
 (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 10/1/2021 Through 10/31/2021  
 (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	1	1	0 %
Total Revenues	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Building	0	102,763	(102,763)	0 %
Total Expenditures	<u>0</u>	<u>102,763</u>	<u>(102,763)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>(102,762)</u>	<u>(102,762)</u>	<u>0 %</u>



Grand Oaks CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Operating Account  
Reconciliation ID: 10/31/2021  
Reconciliation Date: 10/31/2021  
Status: Locked

Bank Balance	136,523.52
Less Outstanding Checks/Vouchers	20,256.19
Plus Deposits in Transit	3,146.72
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	119,414.05
Balance Per Books	<u>119,414.05</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: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1160	10/22/2021	System Generated Check/Voucher	3,816.31	Hopping Green & Sams
1161	10/22/2021	System Generated Check/Voucher	16,173.99	Meritus Districts
1164	10/25/2021	System Generated Check/Voucher	265.89	St. Johns County Utilities Department
Outstanding Checks/Vouchers			<u>20,256.19</u>	

Grand Oaks CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Operating Account  
Reconciliation ID: 10/31/2021  
Reconciliation Date: 10/31/2021  
Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR090-1	10/25/2021	Off Roll Assessments - 10.25.21	848.88	
6193262	10/26/2021	FPL Refund - 10.26.21	1,448.96	
CR090-2	10/26/2021	Off Roll Assessments - 10.25.21	848.88	
			<hr/>	
Outstanding Deposits			3,146.72	
			<hr/> <hr/>	

**Grand Oaks CDD**  
**Reconcile Cash Accounts**

**Detail**

Cash Account: 10101 Operating Account

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1154	10/1/2021	System Generated Check/Voucher	6,150.82	FPL
1154	10/1/2021	System Generated Check/Voucher	(6,150.82)	FPL
1155	10/1/2021	System Generated Check/Voucher	5,795.06	FPL
1156	10/8/2021	System Generated Check/Voucher	175.00	Florida Department of Economic Opportunity
1157	10/22/2021	System Generated Check/Voucher	2,480.40	Aquatic Management Plus LLC
1158	10/22/2021	System Generated Check/Voucher	12,500.00	Costa Verde Lands, LLC
1159	10/22/2021	System Generated Check/Voucher	2,842.12	FPL
1159	10/22/2021	System Generated Check/Voucher	(2,842.12)	FPL
1162	10/22/2021	System Generated Check/Voucher	366.63	St. Johns County Utilities Department
1162	10/22/2021	System Generated Check/Voucher	(366.63)	St. Johns County Utilities Department
1163	10/25/2021	System Generated Check/Voucher	2,856.70	FPL
CD018	10/29/2021	October Bank Fee	<u>15.00</u>	
Cleared Checks/Vouchers			<u>23,822.16</u>	

Grand Oaks CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Operating Account  
Reconciliation ID: 10/31/2021  
Reconciliation Date: 10/31/2021  
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
1261	10/21/2021	Off Roll Assessments - 10.21.21	153,646.63	
Cleared Deposits			153,646.63	