

Grand Oaks Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2021



District Management Services, LLC
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
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Grand Oaks CDD
Balance Sheet
As of 11/30/2021
(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	177,042	0	0	0	0	0	0	177,042
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	151,583	0	0	0	0	0	151,583
Investments - Interest S2019A 5001	0	0	0	0	0	0	0	0
Investments - Sinking Fund S2019A 5002	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	3,633	0	0	0	0	0	3,633
Investments - Cap Interest S2019A 5005	0	0	0	0	0	0	0	0
Investments - Acq & Const S2019A 5006	0	0	0	35	0	0	0	35
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	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	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	333,882	0	0	0	0	333,882
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

Grand Oaks CDD
Balance Sheet
As of 11/30/2021
(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
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	24,352,543	24,352,543
Total Assets	<u>178,616</u>	<u>838,716</u>	<u>1,631,880</u>	<u>35</u>	<u>40,095</u>	<u>22,162,817</u>	<u>25,910,000</u>	<u>50,762,160</u>
Liabilities								
Accounts Payable	22,241	0	0	0	0	0	0	22,241
Accounts Payable Other	25,000	0	0	0	0	0	0	25,000
Due To Debt Service Fund	14,527	0	0	0	0	0	0	14,527
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	10,420,000	10,420,000
Revenue Bond Payable Series 2020	0	0	0	0	0	0	15,490,000	15,490,000
Total Liabilities	<u>61,768</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>25,910,000</u>	<u>25,971,768</u>
Fund Equity & Other Credits								
Fund Balance - All Other Reserves	(62,329)	0	0	0	0	0	0	(62,329)
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	179,177	18,119	31,043	6	(102,762)	0	0	125,582
Total Fund Equity & Other Credits	<u>116,848</u>	<u>838,716</u>	<u>1,631,880</u>	<u>35</u>	<u>40,095</u>	<u>22,162,817</u>	<u>0</u>	<u>24,790,392</u>
Total Liabilities & Fund Equity	<u>178,616</u>	<u>838,716</u>	<u>1,631,880</u>	<u>35</u>	<u>40,095</u>	<u>22,162,817</u>	<u>25,910,000</u>	<u>50,762,160</u>

Grand Oaks CDD
 Statements of Revenues and Expenditures
 001 - General Fund
 From 10/1/2021 Through 11/30/2021
 (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 - Tax Roll	0	22,269	22,269	0 %
Operations & Maintenance Assessments - Off Roll	177,843	213,068	35,225	20 %
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>235,337</u>	<u>(612,448)</u>	<u>(72)%</u>
Expenditures				
Financial & Administrative				
District Manager	52,500	4,375	48,125	92 %
District Engineer	7,000	0	7,000	100 %
Trustee Fees	12,200	4,041	8,159	67 %
Dissemination Agent	10,600	300	10,300	97 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	4,900	58	4,842	99 %
Postage, Phone, Faxes, Copies	200	11	189	94 %
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	383	817	68 %
ADA Website Administration	2,000	0	2,000	100 %
Legal Counsel				
District Council	20,000	1,212	18,788	94 %
Electric Utility Services				
Electric Utility Services	150,000	4,386	145,614	97 %
Water - Sewer Combainaiton Services				
Water Utility Services	7,500	69	7,431	99 %
Other Physical Environment				
Waterway Management System	35,000	1,654	33,346	95 %
General Liability & Property Casualty Insurance	3,256	0	3,256	100 %
General Operating	1,760	0	1,760	100 %
Landscape Maintenance	309,300	38,200	271,100	88 %
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	1,281	8,719	87 %
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>56,160</u>	<u>791,625</u>	<u>93 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>179,177</u>	<u>179,177</u>	<u>0 %</u>

Grand Oaks CDD
 Statements of Revenues and Expenditures
 201 - Debt Service Fund 2019A
 From 10/1/2021 Through 11/30/2021
 (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 - Tax Roll	0	10,327	10,327	0 %
Debt Service Assessments - Off Roll	682,913	470,122	(212,790)	(31)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>7</u>	<u>7</u>	<u>0 %</u>
Total Revenues	<u>682,913</u>	<u>480,456</u>	<u>(202,457)</u>	<u>(30)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	497,913	252,331	245,581	49 %
Principal Payment	<u>185,000</u>	<u>210,000</u>	<u>(25,000)</u>	<u>(14)%</u>
Total Expenditures	<u>682,913</u>	<u>462,331</u>	<u>220,581</u>	<u>32 %</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>18,119</u>	<u>18,119</u>	<u>0 %</u>

Grand Oaks CDD
 Statements of Revenues and Expenditures
 202 - Debt Service Fund 2020
 From 10/1/2021 Through 11/30/2021
 (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	667,563	364,811	(302,752)	(45)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>14</u>	<u>14</u>	<u>0 %</u>
Total Revenues	<u>667,563</u>	<u>364,825</u>	<u>(302,738)</u>	<u>(45)%</u>
Expenditures				
Debt Service Payments				
Interest Payment	<u>667,563</u>	<u>333,781</u>	<u>333,781</u>	<u>50 %</u>
Total Expenditures	<u>667,563</u>	<u>333,781</u>	<u>333,781</u>	<u>50 %</u>
Excess Revenues Over (Under) Expenses	<u>0</u>	<u>31,043</u>	<u>31,043</u>	<u>0 %</u>

Grand Oaks CDD
 Statements of Revenues and Expenditures
 301 - Capital Projects Fund 2019A
 From 10/1/2021 Through 11/30/2021
 (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 10/1/2021 Through 11/30/2021
 (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	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: 11/30/2021
Reconciliation Date: 11/30/2021
Status: Locked

Bank Balance	177,042.41
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	177,042.41
Balance Per Books	<u>177,042.41</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: 11/30/2021

Reconciliation Date: 11/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
1165	11/2/2021	System Generated Check/Voucher	12,500.00	Costa Verde Lands, LLC
1166	11/2/2021	System Generated Check/Voucher	2,682.02	Meritus Districts
1167	11/5/2021	System Generated Check/Voucher	13,422.00	Costa Verde Lands, LLC
1168	11/5/2021	System Generated Check/Voucher	29.00	Grau and Associates
1169	11/5/2021	System Generated Check/Voucher	4,040.63	US Bank
1170	11/15/2021	System Generated Check/Voucher	826.80	Aquatic Management Plus LLC
1171	11/15/2021	System Generated Check/Voucher	843.40	FPL
1172	11/15/2021	System Generated Check/Voucher	29.00	Grau and Associates
1173	11/15/2021	System Generated Check/Voucher	382.86	Hopping Green & Sams
1174	11/22/2021	System Generated Check/Voucher	2,134.68	FPL
Cleared Checks/Vouchers			57,146.58	
			57,146.58	

Grand Oaks CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Operating Account

Reconciliation ID: 11/30/2021

Reconciliation Date: 11/30/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR099-2	10/24/2021	Revised Off Roll - 10.25.21	2,948.88	
CR090-1	10/25/2021	Off Roll Assessments - 10.25.21	0.00	
CR099-1	10/25/2021	Revised Off Roll - 10.25.21	2,948.88	
6193262	10/26/2021	FPL Refund - 10.26.21	1,448.96	
CR090-2	10/26/2021	Off Roll Assessments - 10.25.21	0.00	
1269	11/16/2021	Off Roll Assessments - 11.16.21	57,723.60	
CR095	11/18/2021	Tax Distribution - 11.18.21	14,747.97	
CR100	11/24/2021	Tax Distribution - 11.24.21	<u>17,847.18</u>	
Cleared Deposits			97,665.47	