

**GRAND OAKS
COMMUNITY DEVELOPMENT
DISTRICT**

JANUARY 25, 2024

AGENDA PACKAGE



210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

Grand Oaks Community Development District

Board of Supervisors

Keith Hyatt, Chairperson
 Dennis Smith, Vice Chairperson
 Marc Harris, Assistant Secretary
 Amy Corob, Assistant Secretary
 Julie Smith, Assistant Secretary

District Staff

Bob Koncar, District Manager
 Jonathan Johnson, District Counsel
 William E. Schaefer II, P.E., District Engineer

Meeting Agenda

Thursday, January 25, 2024 at 2:00 p.m.

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

- 1. Call to Order/Roll Call**
- 2. District Follow-ups**
- 3. Public Comments** *(Each individual has the opportunity to comment on any items other than the budget during this portion of public comments and is limited to three (3) minutes for such comment. Once the public comments period of the meeting has ended, no further public comments will be accepted.)*
- 4. New Business**
 - A. District Pond Lease Program – Jeff Littlejohn, President of NSWTT
- 5. Action Items**
- 6. Consent Agenda**
 - A. Approval of Minutes of the November 27, 2023 Meeting
 - B. Consideration of Operation and Maintenance Expenditures October 2023
 - C. Consideration of Operation and Maintenance Expenditures November 2023
 - D. Consideration of Operations and Maintenance Expenditures December 2023
 - E. Acceptance of the Financials and Approval of the Check Register for October 2023
 - F. Acceptance of the Financials and Approval of the Check Register for November 2023
 - G. Acceptance of the Financials and Approval of the Check Register for December 2023
- 7. Manager’s Report**
 - A. Fourth Quarter Website Audit (For Informational Purposes Only)
- 8. Attorney’s Report**

District Office:
 12574 Flagler Center Boulevard, Suite 101
 Jacksonville, FL 32258

Meeting Location:
 Grand Oaks Amenity Center
 1055 Turnbull Creek Road
 St. Augustine, FL. 32092

Grand Oaks CDD
January 25, 2024 Agenda
Page Two

9. Engineer's Report

10. Additional Items

11. Supervisors' Requests or Comments

12. Adjournment

**Next regular meeting scheduled for February 22, 2024 at 2:00 p.m.*

Fifth Order of Business

Memorandum

January 18,2024

TO: Grand Oaks Board of Supervisors
 FROM: Bob Koncar
 SUBJECT: Board Action Items

District Managers Report:

Operational Recommendations:

- Tab 1: **Firepit:** Ratification of expenditures for repair of the firepit. [required due to vandalism] for \$1,500. **(See Attached).**

Background: There was some vandalism on the fire pit which prohibited it from working. We were able to get the damage cleared and had the gas company come in and revamp the firepit and make it safer to operate. The pit is fully functional, and meets are code requirements.

- Tab 2: **Drainage Work on District Property Behind the Bluffs Community: (See Attached)**

Background: The District Engineer has been onsite examining issues with drainage problems in the community. At the November Board meeting the Board approved going out for bids to make the necessary repairs. The District Attorney reviewed the RFP, and the Engineer is obtaining proposals from several vendors.

Recommendation: That the Board would authorize the Chairman, District Engineer, District Manager and District Attorney to authorize the Chairman to execute a proposal with the lowest responsive bidder (as long as it does not exceed \$48,000 dollars) to complete the drainage work.

- Tab 3: **Discussion of pond maintenance for ponds in the Summer Bay community: (See Attached)**

Background: There has been an ongoing problem in the maintenance of several ponds in the Summer Bay area. They are hard to access and very had to maintain. In discussions with the Greenery (the District landscaper) They are looking for solutions that would better able them to access the ponds and keep them maintained.

Please see the pictures that correspond to each pond located in Summer Bay. The main issue across the ponds is a lack of an entrance and major washout. These are impossible to mow, and we have been using weed eaters and push mowers to keep these under control. What should take ½ day is now taking closer to 2-

2.5 days to cut all of these ponds. This will get much worse in the summer when the expectation is to cut these on a weekly basis. Too much time will be dedicated to these ponds and other areas in the community might be affected. A lot of it seems to be erosion from the lots down into the pond banks, on graded lots and completed lots.

Access to the ponds throughout Grand Oaks has been tricky since the start. There does not seem to be clear right of ways to enter the ponds for maintenance. Luckily, certain homeowners have allowed us access and we can make do, but it could create issues in the future if they change their minds or move.

Recommendation: Authorize the District Engineer and District Manager to work with the Greenery to provide alternatives to improve access to the ponds and bring recommendations back to the next Board meeting.

Tab 4:

Required preserve maintenance work for upland buffers:

Background: The Water Management District sent a letter to the District in October outlining various actions that needed to be completed in order to bring the upland buffers into compliance with existing permits. Terracon was hired as an Environmental Consultant to develop proposals and recommendations for addressing the required remediation work required by the Water Management District.

The remediation work is required because upland buffer areas have been mowed, trees removed, signs removed, native plants removed, and other obstructions placed in the buffer areas.

The Water Management District required that letter be sent out to all landowners notifying them that the upland buffer areas are not be touched (in anyway) and be left in their nature state. The residents letters have been sent out. We included language that stipulates that if residents, landscapers and/or builders disturb the buffer areas (once the remediation is completed), they will be held responsible for the cost of any required remediation work in the future.

We have received one proposal from Terracon and are seeking another proposal. As of the date of this memo we have not received any additional proposals.

Recommendation: Authorize the Chairman, District Manager, and the District Attorney to take the following actions: **(See Attached)**

- Develop a contract with the lowest responsive bidder.
- Authorize the expenditure of not to exceed \$65,000 dollars.
- Authorize the Chairman to execute the contract.

Tab 1

Reliable Gas Services
86221 Express Ct
Yulee, FL 32097

reliablegasservices@outlook.com
+1 (207) 485-2105

Coastal Oaks HOA CDD

Bill to

Coastal Oaks HOA CDD
1055 Turnbull Creek Rd
Saint Johns, FL

Ship to

Coastal Oaks HOA CDD
1055 Turnbull Creek Rd
Saint Johns, FL

Estimate details

Estimate no.: 1009
Estimate date: 01/12/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		INSTALL Removing electronic box, installing a timer control, also installing a key valve and repiping firepit, turning unit into a match lit unit on a timer system.			\$1,500.00	\$1,500.00
					Total	\$1,500.00

Tab 2

Demarco, Sandra

From: Joshua Benolken <jbenolken@dom-eng.com>
Sent: Monday, December 18, 2023 9:23 AM
To: Wes Haber - Sw CDD
Cc: Bill Schaefer
Subject: RE: Grand Oaks CDD Drainage Improvements Proposal

Good morning Wes,

Following up on this.

Have a wonderful Holiday Season,

Josh

From: Joshua Benolken
Sent: Tuesday, December 5, 2023 11:52 AM
To: Wes Haber - Sw CDD <WesH@hgslaw.com>
Cc: Bill Schaefer <bschaefer@dom-eng.com>
Subject: Grand Oaks CDD Drainage Improvements Proposal

Good Morning Wes,

See attached bid docs for a drainage improvement project. Only items we will be possibly changing are the bid items after Bill and I speak.

Please edit as you please, let me know if there are any questions,

Josh Benolken, PE
Dominion Engineering Group, Inc.
4348 Southpoint Blvd., Suite 201
Jacksonville, Florida 32216
904-854-4500 Office
651-366-1466 Cell
904-854-4505 Fax
jbenolken@dom-eng.com
www.dom-eng.com



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Tab 3



Zachary Higginbotham
The Greenery, Inc.

POND 14

Tuesday, January 16, 2024

24 Items Identified



ONLY ENTRANCE TO POND

Middle of the bed



THIS IS A HUGE BED

Is this cdd property/responsibility



IS BED SUPPOSED TO GO TO WATER EDGE?

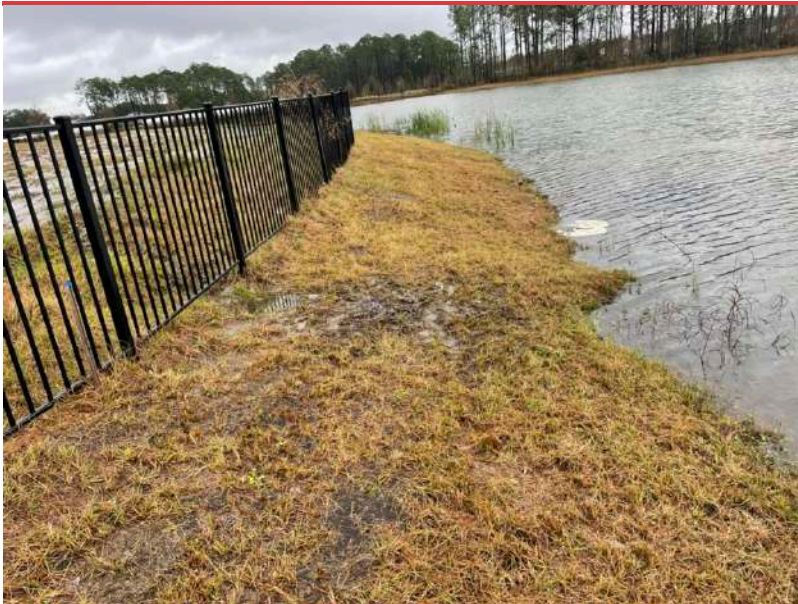


WHEN WAS THIS BED INSTALLED?

This bed is brand new. We were never told about it. It's in the middle of the pond and we cannot mow around it.



LOTS OF TREE LIMBS AND OLD DEBRIS



WASHOUT



UNEVEN TURF. HARD TO MOW



WASHOUTS



NO EROSION CONTROL



IRRIGATION OUTSIDE THE FENCE

Is this cdd related?



**CANNOT ACCESS ENTIRE POND
DUE TO ANOTHER GRASS BED**

Hard to turn around in the corner
with a mower



**MAJOR WASHOUT BEHIND
HOMES**



WASHOUT BEHIND HOMES



WASHOUT



**CANNOT GET A MOWER
AROUND TREE**



MULTIPLE WASHOUTS



MORE WASHOUTS



MULTIPLE WASHOUTS



OLD TREE STUMP



BARE DIRT



ROUGH CORNER

Washout. Looks like it was never graded. Mostly weeds. Cannot get mower through this



LOT EROSION



BAD WASHOUT



CURRENT ACCESS



Zachary Higginbotham
The Greenery, Inc.

POND 15

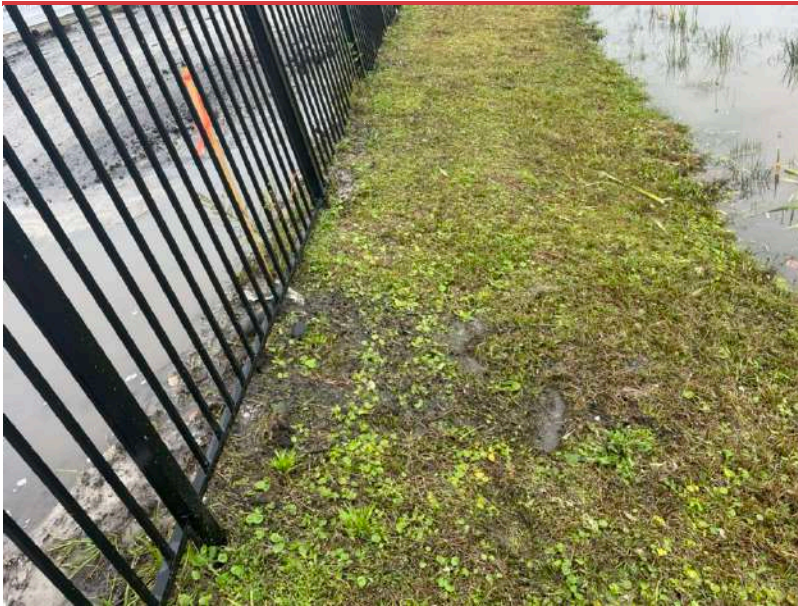
Tuesday, January 16, 2024

17 Items Identified



THIS IS THE ENTRANCE GATE

It is between two homes and one of their fences runs straight into it. It will be very difficult to get mowers in and out.



VERY SOFT SOIL

Left boot prints



WASHOUT FROM EMITTER



LEECHING FROM LOT



ALL WEEDS

No good turf roots to stop erosion



WASHOUT

Looks like area between two homes is graded toward pond.

Might be too much runoff.



WASHOUT



WASHOUTS



UNEVEN POND BANK
Cannot get mowers past corner



LOT IS LEECHING



WASHOUT



LOT LEECHING



LOT LEECHING



WASHOUT



SOD IS BREAKING APART



**ALMOST COMPLETELY BARE
POND BANK**



BARE POND BANK

Looks like leeching from lot occurred, covered up pond bank. New sod was installed at home and dollarweed crept through the sand that eroded down



Zachary Higginbotham
The Greenery, Inc.

POND 16

Tuesday, January 16, 2024

14 Items Identified



ONLY ACCESS TO POND

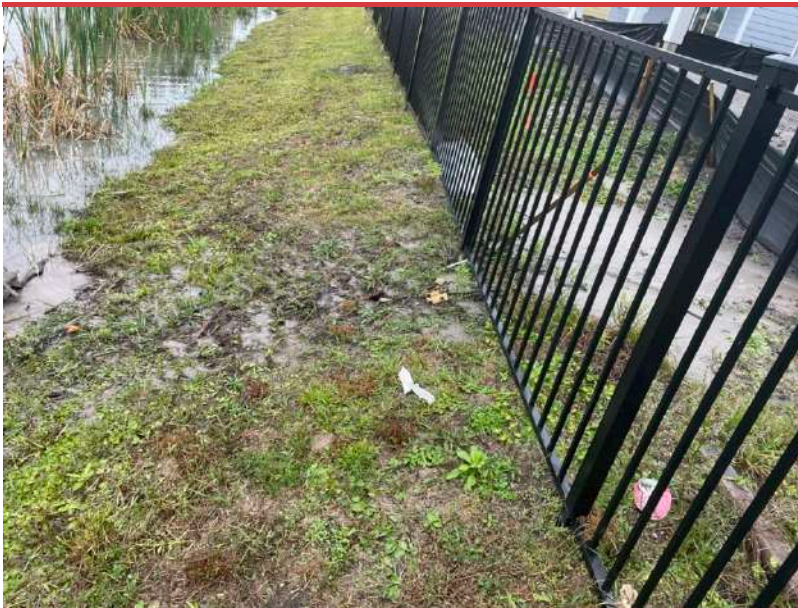
No gate installed



**GROUND SO SOFT BOOT
MARKS ARE LEFT**



STARTING TO WASH OUT



WASHOUT. WEEDS GROWING



WASHOUT



WASHOUT



SAND LEECHING FROM LOT



**LOT STARTING TO LEECH
DOWN**



WASHOUT



ALMOST ALL WEEDS

No strong turf roots to stop erosion



ALL WEEDS



LOT IS LEECHING OUT



LOT IS LEECHING OUT



VERY SOFT SOIL

Left boot marks



POND 17

Tuesday, January 16, 2024

6 Items Identified



ONLY ENTRANCE TO POND?

No gates installed?



MAJOR WASH OUT

Cannot get mower onto pond bank



MAJOR WASHOUT

Cannot get mower onto pond



**WASHOUT AND POND TOO
CLOSE TO FENCE**



WASHOUTS



WASHOUTS



Zachary Higginbotham
The Greenery, Inc.

POND 18

Tuesday, January 16, 2024

2 Items Identified



ENTRANCE TO POND

Lack of turf by entrance



DRAIN CULVERT

Light washout

Tab 4



St. Johns River Water Management District

Michael A. Register, P.E., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • www.sjrwmd.com

October 30, 2023

Marc Harris
Southeast Land Ventures, LLC
1029 Elysium Blvd
Mount Dora, FL 32757-7065
Sent via email: harris.marc@gmail.com

Monitoring Report– Grand Oaks Phase 1 Construction
Re: Permit Number: 139022-4 Item Numbers:1381946, 1377685
(Please reference the permit number/item number on all correspondence.)

Dear Mr. Harris,

The St. Johns River Water Management District is in receipt of the fall 2021 monitoring report for the areas defined as upland buffer enhancements associated with the above referenced permit. A field inspection of buffers 1-7 as shown on Figure 4, identified the following potential deficiencies.

- Several buffers are being maintained (mowed) by homeowners.
- Structures, such as bird feeders, are placed within the buffer.
- In some areas, survivorship of planted trees appears to be below the established success criteria. Replanting plan should include appropriate species and density for given site conditions.
- Cover by invasive species (*Triadica sebifera*, *Urena Lobata*, *Sesbania punicea*, and *Typha sp.*) appears to exceed 5% aerial coverage specified by the permit.
- Upland buffer signage does not appear to be in place per condition #30 of permit.

Please note that unless these deficiencies are addressed, the project may fail to meet the success criteria specified by the permit. Please provide a remedial plan and implementation time frame as to how the above bulleted items will be addressed by November 13, 2023. Please include the 2022 and 2023 monitoring reports with your next submittal.

GOVERNING BOARD

Rob Bradley, CHAIR
FLEMING ISLAND

Ryan Atwood
MOUNT DORA

Maryam H. Ghyabi-White, VICE CHAIR
ORMOND BEACH

Doug Bournique
VERO BEACH

J. Chris Peterson, SECRETARY
WINTER PARK

Douglas Burnett
ST. AUGUSTINE

Cole Oliver
MERRITT ISLAND

Ron Howse, TREASURER
COCOA

Janet Price
FERNANDINA BEACH

Thank you for your cooperation with the permitting and compliance process. If you have any questions, please contact Lauren Akins, at (386) 643-1142 or by e-mail: lwakins@sjrwmd.com.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lauren W. Akins".

Lauren W. Akins
Regulatory Scientist II
Division of Regulatory Services

CC: Regulatory File

Cody Sparaco
Terracon Consultants Inc
Sent via email: cody.sparaco@terracon.com



Project No.:
EQ237503
Date:
Dec 2023
Drawn By:
CBM
Reviewed By:
CLS



8001 Baymeadows Way, Suite 1 Jacksonville, FL 32256
PH. (904) 900-6494 terracon.com

Upland Buffer Enhancement Areas

Grand Oaks
St. Johns County, Florida

-  Upland Buffer Enhancement Areas
-  Impacted Parcels
-  St. Johns County Parcels



DATA SOURCES: ESRI - World Imagery Hybrid Basemap; St. Johns County Parcels (2023)

Exhibit

1

D:\GIS\Projects\2023\EQ Jacksonville\Map\EQ237503 - Grand Oaks - 2023\Map\EQ237503 - Grand Oaks - 2023.aprx

SUPPLEMENT TO AGREEMENT FOR SERVICES

**CHANGE TO
SCOPE OF SERVICES AND FEES**

This **SUPPLEMENT to AGREEMENT FOR SERVICES** to the original Agreement for Services (original Agreement dated 11/28/2023) is between Grand Oaks Community Development District (“Client”) and Terracon Consultants, Inc. (“Consultant”) for additional or changed Services to be provided by Consultant for Client on the Project, as described in the Agreement for Services. This Supplement is incorporated into and part of the Agreement for Services.

1. Scope of Services. The scope of the additional or changed Services are described in the Scope of Services section of the Consultant’s Supplemental Proposal, unless Services are otherwise described below or in Exhibit B to this Supplement (which section or exhibit are incorporated into the Supplement).

Per the St. Johns River Water Management District (SJRWMD) permit criteria, the upland buffer zones associated with Phase 1 of the Grand Oaks Residential Neighborhood are no longer meeting success criteria and are deemed as being out of compliance. In order to fulfill the approved permit criteria, Grand Oaks is required to replant the upland buffer zones, herbicide and remove invasive species, notify homeowners and landscapers of trespassing & disturbance, and install permanent signage throughout each buffer zone. Terracon is presenting Grand Oaks with the possible options to achieve the request made by SJRWMD.

Task 1. Option 1. Replanting (including bareroots), Invasive Species Removal, and Signage Installation – The upland buffer areas will be replanted back to the required density, which will consist of approximately 870 3-gallon trees, and 8,500 bareroot herbaceous species (requested by SJRWMD due to constant mowing). All invasive species will be treated with herbicide and larger species will be cut down and hauled away. Posted No Trespassing signs will be installed throughout the buffer zones. These areas will require 4 monitoring events, which includes a baseline report, followed by three annual monitoring events. This fee does not include the costs for future monitoring events.

Task 2. Option 2. Replanting (no bareroots, pending WMD approval), Invasive Species Removal, and Signage Installation – The upland buffer areas will be replanted back to the required density, which will consist of approximately 870 3-gallon trees. Terracon will request that SJRWMD allows for the delay herbaceous bareroot species planting to allow for the buffer zones to naturally regenerate. The subsequent monitoring event will determine if the areas have a successful natural recruitment, or if herbaceous planting will be required. All invasive species will be treated with herbicide and larger species will be cut down and hauled away. Posted No Trespassing signs will be installed throughout the buffer zones. These areas will require 4 monitoring events, which includes a baseline report, followed by three annual monitoring events. This fee does not include the costs for future monitoring events.

Task 3. Option 3. Permit Modification – Mitigation Credits ***PENDING CREDIT AVAILABILITY*** Terracon will consult with SJRWMD as well as with Wetland Mitigation Banks within Basin 5 to apply for a permit modification to allow the Grand Oaks Residential Development to purchase wetland credits as a form of mitigation for secondary impacts to the on-site wetlands. Under this option, no buffer zones will need to be replanted, nor will any annual monitoring events be required. However, due to the current lack of available mitigation bank credits within Basin 5, any available credits are being sold above traditional market costs. To satisfy SJRWMD mitigation requirements, the project would require approximately 0.3 credits, resulting in an approximate cost of \$58,600.00. Please note this option is ultimately dependent upon credit availability and may indefinitely delay the resolution of the compliance issue. Please note that any fees required for mitigation credits are to be paid directly by the Client.

2. Compensation. Client shall pay compensation for the additional or changed Services performed at the fees stated in the Supplemental Proposal unless fees are otherwise stated below or in Exhibit C to this Supplement (which section or exhibit are incorporated into the Supplement).

Task 2. Option 1. Replanting (including bareroots), Invasive Species Removal, and Signage Installation – \$70,750.00

Task 2. Option 2. Replanting (no bareroots, pending WMD approval), Invasive Species Removal, and Signage Installation – \$51,750.00

Task 2. Option 3. Permit Modification – Mitigation Credits - \$66,500.00 estimate. *This fee includes the estimated cost for wetland mitigation credits (\$58,600). If this option is available, the estimated credit fee is to be paid by the client directly to the mitigation bank*

All terms and conditions of the **Agreement for Services** shall continue in full force and effect. This Supplement is accepted and Consultant is authorized to proceed.

Consultant: **Terracon Consultants, Inc.**
 By:  Date: **1/17/2024**
 Name/Title: **Brett A Anderson / Group Manager**
 Address: **8001 Baymeadows Way Ste 1
 Jacksonville, FL 32256-7521**
 Phone: **(904) 900-6494** Fax: **(904) 268-5255**
 Email: **Brett.Anderson@terracon.com**

Client: **Grand Oaks Community Development District**
 By: _____ Date: _____
 Name/Title: **Marc Harris /**
 Address: **2001 Pan Am Circle, Suite 300
 Tampa, FL 33607**
 Phone: **(813) 957-3177** Fax: _____
 Email: **harris.marc@gmail.com**

Sixth Order of Business

6A

**MINUTES OF MEETING
GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of the Grand Oaks Community Development District was held on Monday, November 27, 2023 at 2:00 p.m. at the Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida.

Present and constituting a quorum were:

Keith Hyatt	Chairman
Marc Harris	Assistant Secretary
Amy Corob	Assistant Secretary

Also present were:

Bob Koncar	District Manager
Jonathon Johnson	District Counsel (Via Telephone)
Josh Benolken	District Engineer
Rebekah Scroggins	Property Manager
Patricia Gudmunson	Administrative Support

The following is a summary of the discussions and actions taken at the meeting.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

- Mr. Koncar called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS **District Follow-ups**

- There being none, the next item followed.

THIRD ORDER OF BUSINESS **Public Comments**

Public comments were received regarding the following:

- Questions concerning Engineering Report. Report was not received in time for inclusion in the agenda package.
- Questions concerning mowing of grass around ponds and whether it can be mowed.
- Fire pit questions concerning drainage.

FOURTH ORDER OF BUSINESS **Action Items**

Mr. Koncar reviewed the action items.

On MOTION by Mr. Hyatt seconded by Mr. Harris with all in favor the proposal from M&G Holiday Lighting in the amount of \$4,643.25, as approved by the Chairman, was ratified. 3-0

On MOTION by Mr. Harris seconded by Ms. Corob with all in favor the pressure washing proposal from First Coast Home Services in the amount of \$1,650, as approved by the Chairman, was ratified. 3-0

- The Board reviewed and discussed the proposal from The Greenery for drainage at the fire pit area and there was consensus to put it on hold.
- The Board reviewed and discussed the proposal from The Greenery for planting and mulching replacement around the pickleball courts and there was consensus to put on hold.

On MOTION by Mr. Hyatt seconded by Mr. Harris with all in favor the proposal from The Greenery for sidewalk edging for The Bluffs entrance and placement of edging around the flower bed at a total cost of \$1,295 was approved. 3-0

- The Board reviewed and discussed the proposal from The Greenery for shrub replacement at the fire pit and there was consensus to put it on hold.

On MOTION by Mr. Harris seconded by Ms. Corob with all in favor the proposal from The Greenery for sidewalk edging at the Willow Creek entrance at a total cost of \$1,396.24 was approved. 3-0

- The Board reviewed and discussed the proposal from The Greenery for rye seed at the Grand Lawn and there was consensus to put it on hold.

On MOTION by Ms. Corob seconded by Mr. Harris with all in favor the proposal for a winter event from 3:00 p.m. to 5:00 p.m. for the community, removing the trail mix bar, and adding the petting zoo and root beer float bar was approved at a total cost of \$2,350. 3-0

On MOTION by Mr. Hyatt seconded by Ms. Corob with all in favor changing the administrative fee for food trucks to \$20 per savory truck and \$10 for sweet trucks, per event, was approved. 3-0

FIFTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the September 13, 2023 Meeting**
- B. Consideration of Operation and Maintenance Expenditures September 2023**
- C. Acceptance of the Financials and Approval of the Check Register for September 2023**

On MOTION by Ms. Corob seconded by Mr. Harris with all in favor the consent agenda was approved. 3-0

SIXTH ORDER OF BUSINESS

Manager’s Report

- A. Third Quarter Website Audit (For Informational Purposes Only)**
- B. Amended and Reinstated Disclosure of Public Financing (2020 Bonds)**

On MOTION by Mr. Hyatt seconded by Ms. Corob with all in favor the amended and reinstated disclosure of public financing for the 2020 Bonds was approved. 3-0

- C. Consideration of Changing Times and/or Dates of Meeting for Quorum Purposes**
 - **A Supervisor will no longer be able to attend meetings after 1:00 p.m. unless it is on a Thursday**

The Board discussed changes to the meeting schedule and there was Board consensus to hold future meetings on the fourth Thursday of every month at 2:00 p.m.

SEVENTH ORDER OF BUSINESS

Attorney’s Report

There being no report, the next item followed.

EIGHTH ORDER OF BUSINESS

Engineer’s Report

- A. Discussion of Drainage Issue in the Area behind the Bluffs**

Mr. Benolken presented the proposal for drainage work at the Oak Tree area near the Amenity Center and drainage work needed around Pond 11. The engineering estimates for both projects are \$45,760. Discussion ensued.

On MOTION by Mr. Hyatt seconded by Ms. Corob with all in favor the Board requested proposals be obtained for the drainage work and be reported back to the Board. 3-0

NINTH ORDER OF BUSINESS

Additional Items

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors’ Requests or Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned.

Bob Koncar
Assistant Secretary

Keith Hyatt
Chairperson

6B.

GRAND OAKS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
ARSENAULT CERTIFIED POOL CONSULTANT	GO1023	\$3,349.96		COMMERCIAL POOL - NOVEMBER 2023
NORTHEAST QUALITY SERV LLC	32558	\$985.00		CLEANING SERVICE - OCTOBER 2023
SOUTHEAST UTILITIES SERVICES, INC.	487421	\$1,622.50		AMENITY LABOR - SEPTEMBER 2023
THE LAKE DOCTORS, INC.	128268B	\$1,250.00		WATER MANAGEMENT - OCTOBER 2023
WM CORPORATE SERVICES, INC.	0035489-4032-3	\$154.39		WASTE SERVICE - OCTOBER 2023
Monthly Contract Subtotal		\$7,361.85		
Variable Contract				
GRAU AND ASSOCIATES	24742	\$1,000.00		AUDIT FYE 09/30/2022
Variable Contract Subtotal		\$1,000.00		
Utilities				
FLORIDA NATURAL GAS	908088ES	\$14.30		FUEL - 08/31/23-10/02/23
FPL	005528 43534 100623	\$26.67		ELECTRICITY SERVICE - 09/07/23-10/06/23
FPL	02407 91475 100623	\$1,576.48		ELECTRICITY SERVICE - 09/07/23-10/06/23
FPL	41929 72349 100923	\$1,576.38		ELECTRICITY SERVICE - 09/08/23-10/09/23
FPL	55409 33537 100623	\$26.38		ELECTRICITY SERVICE - 09/07/23-10/06/23
FPL	83858 24258 101323	\$3,951.53		ELECTRICITY SERVICE - 09/14/23-10/13/23
FPL	85601 33517 100923	\$36.22		ELECTRICITY SERVICE - 09/08/23-10/09/23
FPL	97899 67024 100623	\$467.11	\$7,660.77	ELECTRICITY SERVICE - 09/07/23-10/06/23
ST. JOHNS COUNTY UTILITIE DEPT	579429 139988 101923	\$37.69		WATER SERVICE - 09/19/23-10/03/23
ST. JOHNS COUNTY UTILITIE DEPT	579429 144104 101923	\$519.01	\$556.70	WATER SERVICE - 09/19/23-10/03/23
Utilities Subtotal		\$8,231.77		
Regular Services				
AMELIA BUILDING MAINTENANCE INC	71530	\$151.38		JANITORIAL - TISSUE
AMELIA BUILDING MAINTENANCE INC	71533	\$43.68	\$195.06	JANITORIAL SERVICES - SOAP
CA FLORIDA HOLDINGS LLC	0005910324	\$88.40		MEETING SCHEDULE
CINTAS CORPORATION	4169498003	\$75.34		CLUBHOUSE OPERATIONS
CINTAS CORPORATION	4170902520	\$75.34		CLUBHOUSE OPERATIONS
CINTAS CORPORATION	4171609434	\$75.34	\$226.02	CLUBHOUSE OPERATIONS
DOMINION ENGINEERING GROUP	2023-6226	\$1,305.00		DISTRICT ENGINEER
FLORIDA DEPARTMENT OF	DEO 100223 ACH	\$175.00		FY 24 SPECIAL DISTRICT FEE
IPFS	IPFS PAY 1	\$5,216.23		MONTHLY INSURANCE PAYMENT #1

GRAND OAKS CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
MACROLEASE	0873 101823 ACH	\$1,494.00		PROFESSIONAL SERVICES
ST. JOHNS COUNTY SHERIFFS OFFICE	531941	\$173.25		GENERAL SECURITY - 09/13/23
THE GREENERY INC.	734150	\$4,833.00		PALM TREE REPLACEMENT / LANDSCAPE ENHANCEMENTS
THE GREENERY INC.	734964	\$8,606.20	\$13,439.20	LANDSCAPE ENHANCEMENTS - STREET SWEEPING
Regular Services Subtotal		\$22,312.16		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$38,905.78		

Approved (with any necessary revisions noted):

 Signature:

Title (Check one):

Chariman Vice Chariman Assistant Secretary



Rick Arsenault Certified Pool
 3653 Regent Blvd Ste 503
 Jacksonville, FL 32224
 (904) 997-6679
 andy@certifiedpoolconsultant.com

BILL TO:

Grand Oaks CDD
 c/o Inframark Management Services
 Jacksonville, FL 32258

Invoice No: GO1023
 Status: Open
 Invoice Date: 10/25/2023
 Due Date: 10/25/2023
 Total: \$3,349.96

Description	Quantity	Unit Price	Total
November GRAND OAKS COMMERCIAL POOL	1.0	\$1,895.00	\$1,895.00
Sodium Hypochlorite, per gallon	280.0	\$3.94	\$1,103.20
Sulfuric Acid, per gallon	12.0	\$5.98	\$71.76
Trichlor Stix, per #	8.0	\$7.50	\$60.00
Filter Aid for Diatomaceous Earth Filters, per #	16.0	\$1.25	\$20.00
Chemical Delivery	2.0	\$100.00	\$200.00

Notes

Subtotal:	\$3,349.96
Invoice Amount:	\$3,349.96
Previous Payment(s):	\$0.00
Amount Due (USD)	\$3,349.96

Thank you for doing business with us!

Invoice

Vanguard Cleaning Systems of Northeast FL

Jacksonville, FL 32256

Date	Invoice #
10/1/2023	32558

Bill To
Grand Oaks CDD 1055 Turnbull Creek Road Saint Augustine, FL 32092

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		10/1/2023			
Quantity	Item Code	Description			Price Each	Amount
1	MS	October (10/1/2023 - 10/31/2023) Monthly Service - Cleaning 2x per week (Mon. & Fri.)			985.00	985.00T
		Sales Tax			0.00%	0.00
					Total	\$985.00

Southeast Utilities Services, Inc. filterzones@gmail.com
1595 Timber Trace Drive +1 (904) 501-0523
St. Augustine, FL 32092

Grand Oaks CDD

Bill to
Grand Oaks CDD

Ship to
Grand Oaks CDD

Invoice details

Invoice no.: 487421
Terms: Net 30
Invoice date: 09/30/2023
Due date: 10/20/2023

Product or service		Amount
1. Labor only 9/11 &12, garden court maintenance & repairs road, curbs, drain	8 units × \$57.50	\$460.00
2. Labor only 9/12, ant spray pool/ air conditioning filters install	1 unit × \$57.50	\$57.50
3. Labor only 9/18 common area mailbox, bathrooms electrical box repair	3 units × \$57.50	\$172.50
4. Labor only 9/19 common area pump house mail area electrical box repair	2 units × \$57.50	\$115.00
5. Labor only 9/22 red barn road sign repair & reinstall, street sign	5 units × \$57.50	\$287.50
6. Labor only 9/2023, blow off sidewalk, court, pool deck 2 x weekly	4 units × \$57.50	\$230.00
7. Labor only contracted work monthly	1 unit × \$300.00	\$300.00
	Total	\$1,622.50

MAKE CHECK PAYABLE TO:



Post Office Box 20122
Tampa, FL 33622-0122
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



Agenda Page 67

CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

Please check if address below is incorrect and indicate change on reverse side

GRAND OAKS CDD
2005 Pan Am Cir
Tampa, FL 33607

ACCOUNT NUMBER

DATE

BALANCE

729170

10/2/2023

\$1,250.00

The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

00000000172171001000000012826800000012500070

Please Return this portion with your payment

Invoice Due Date 10/11/2023

Invoice 128268B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
Turnbull Creek Blvd, St Augustine, Florida 32092 Tampa, FL 33607					
10/1/2023	Water Management - Monthly		\$1250.00	\$0.00	\$1250.00

Please remit payment for this month's invoice.

Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$5845.00

This Invoice Total:

\$1250.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 729170

Portal Registration #: 5D65AC7B

Corporate Address

4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Customer Portal Link: www.lakedoctors.com/contact-us/

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information



INVOICE

Customer ID:
Customer Name:
Service Period:
Invoice Date:
Invoice Number:

28-35356-73002
GRAND OAKS CDD
10/01/23-10/31/23
09/29/2023
0035489-4032-3

How to Contact Us

Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.



Customer Service: (904) 827-1005

Your Payment is Due

Oct 29, 2023

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$139.15

If payment is received after 10/29/2023: **\$ 144.15**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
224.88		(240.12)		0.00		154.39		139.15

DETAILS OF SERVICE

Details for Service Location: Grand Oaks Cdd, 1055 Turnbull Creek Rd, Saint Augustine FL 32092 **Customer ID: 28-35356-73002**

Description	Date	Ticket	Quantity	Amount
4 Yard Dumpster 1X Week	10/01/23		1.00	116.08
Energy Surcharge				22.46
Administrative Charge				8.50
ST JOHN CM 5% FRANCHISE				7.35
Total Current Charges				154.39

Please detach and send the lower portion with payment. (no cash or staples)



WASTE MANAGEMENT INC. OF FLORIDA
WM OF ST JOHNS COUNTY
PO BOX 3020
MONROE, WI 53566-8320
(904) 827-1005

Received
OCT 10 2023

Invoice Date	Invoice Number	Customer ID <i>(Include with your payment)</i>
09/29/2023	0035489-4032-3	28-35356-73002
Payment Terms	Total Due	Amount
Total Due by 10/29/2023	\$139.15	
If Received after 10/29/2023	\$144.15	

4032000283535673002000354890000001543900000013915 6

0037629 01 A8 0.537 **AUTO T9 0 7272 33607-600875 -C04-P37666-11

GRAND OAKS CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

10290C45



Remit To:


WM CORPORATE SERVICES, INC.
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648



035-0038098-4032-9

0037629-00000001-0040274



Phone: 877-436-4427 Fax: 844-393-9006
 Email: customerservice@onlyfng.com

Invoice

MDG2023 00000394 00



GRAND OAKS CDD dba CLUB HOUSE
 ACCOUNTS PAYABLE
 2005 Pan Am Circle Suite 300
 Tampa, FL 33607-0000

Received

OCT 16 2023

Billing Group #:	50976
Invoice Date:	October 09, 2023
Invoice #:	908088ES
Due Date:	November 01, 2023
Current Charges:	\$14.30
Last Payment:	\$8.04
Payment Date:	September 29, 2023
Prior Balance Due:	\$0.00
Total Amount Due:	\$14.30



Current Charge Summary

Description	Term	Therm	Cost
INSIDE FERC FGT Z3	08/31/23 - 10/02/23	14.60	\$6.15
Fuel	08/31/23 - 10/02/23	0.39	\$0.16
Commodity Charges Sub Total:		14.99	\$6.31
Transportation			\$1.16
Transportation Charges Sub Total:			\$1.16
Customer Charge			\$5.95
Miscellaneous Charges Sub Total:			\$5.95
Pre-Tax Sub Total:			\$13.42
Sales Taxes			\$0.88
Taxes Sub Total:			\$0.88
Total Current Charges:			\$14.30

ARE YOU USING CLICK?

FNG commercial customers can access all their accounts in one place, pay online, enroll in paperless billing and even analyze energy costs! Get your access to the CLICK portal by visiting click.onlyfng.com or contacting your energy manager.

Please detach and remit this portion with your payment

Customer Information	
Billing Group #:	50976
Invoice Date:	October 09, 2023
Invoice #:	908088ES
Due Date:	November 01, 2023
Current Charges:	\$14.30
Last Payment:	\$8.04
Payment Date:	September 29, 2023
Prior Balance Due:	\$0.00
Total Amount Due:	\$14.30
Amount Paid:	

Make Checks Payable To: Florida Natural Gas

Please include your Billing Group # on your check.

Wire/ACH Payment To:

If you are interested in setting up ACH payments with Florida Natural Gas, please contact our Customer Care team at 877.436.4427 for additional information.

Mail Payment To:
 Florida Natural Gas
 P.O. Box 934726
 Atlanta, GA 31193-4726





Phone: 877-436-4427 Fax: 844-393-9006
 Email: customerservice@onlyfng.com

Invoice # 908088ES

Account Detail

Service Address:	1055 Turnbull Creek Road	City, State:	St Augustine, FL
Utility:	TECO - Peoples Gas	Utility Account #:	221008719785

Current Charges

Natural Gas - Commodity

Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	08/31/23 - 10/02/23	14.60	\$0.4210	\$6.15
Fuel	08/31/23 - 10/02/23	0.39	\$0.4210	\$0.16
Totals:		14.99		\$6.31

Transportation Charges

Description	Units	Price	Cost
Transportation	14.60	\$0.0794	\$1.16
Totals:			\$1.16

Miscellaneous Charges

Description	Cost
Customer Charge	\$5.95
Totals:	\$5.95

Taxes

Description	Cost
Florida State Tax	\$0.81
St. Johns County Tax	\$0.07
Totals:	\$0.88

Total Account Charges: **\$14.30**



Electric Bill Statement

For: Sep 7, 2023 to Oct 6, 2023 (29 days)

Statement Date: Oct 6, 2023

Account Number: 05528-43534

Service Address:

22 WILLOW CREEK CT # ENTRY
SAINT AUGUSTINE, FL 32092

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

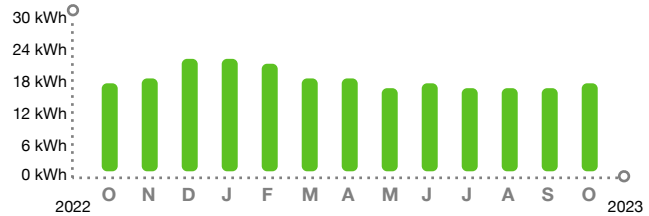
\$26.67

TOTAL AMOUNT YOU OWE

Oct 27, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

Payment received after December 27, 2023 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	26.62
Payments received	-26.62
Balance before new charges	0.00
Total new charges	26.67
Total amount you owe	\$26.67

(See page 2 for bill details.)

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

1304055284353497662000000

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

05528-43534 ACCOUNT NUMBER	\$26.67 TOTAL AMOUNT YOU OWE	Oct 27, 2023 NEW CHARGES DUE BY	\$ AMOUNT ENCLOSED
-------------------------------	---------------------------------	------------------------------------	-----------------------



Customer Name:
GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

Account Number:
05528-43534

BILL DETAILS

Amount of your last bill	26.62
Payment received - Thank you	-26.62
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Minimum base bill charge:	\$11.03
Non-fuel: (\$0.094820 per kWh)	\$1.70
Fuel: (\$0.031510 per kWh)	\$0.57
Electric service amount	25.98
Gross receipts tax (State tax)	0.67
Taxes and charges	0.67
Regulatory fee (State fee)	0.02
Total new charges	\$26.67
Total amount you owe	\$26.67

METER SUMMARY

Meter reading - Meter ACD8936. Next meter reading Nov 6, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	00584		00566		18

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 6, 2023	Sep 7, 2023	Oct 6, 2022
kWh Used	18	17	18
Service days	29	31	29
kWh/day	1	1	1
Amount	\$26.67	\$26.62	\$26.50

KEEP IN MIND

Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.

The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now >](#)

Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

[See if you qualify >](#)

Easy way to save lives

As you set clocks back on Nov. 5 to end daylight saving time, change smoke alarm batteries to save lives.

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Electric Bill Statement

For: Sep 7, 2023 to Oct 6, 2023 (29 days)

Statement Date: Oct 6, 2023

Account Number: 02407-91475

Service Address:

594 TURNBULL CREEK RD # MAIL KIOSK
SAINT AUGUSTINE, FL 32092

**GRAND OAKS CDD,
Here's what you owe for this billing period.**

CURRENT BILL

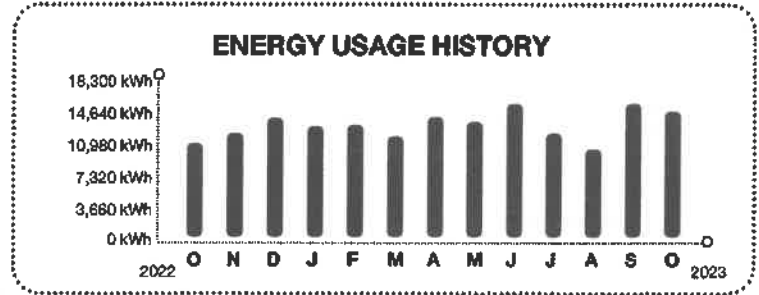
\$1,576.48

TOTAL AMOUNT YOU OWE

Oct 27, 2023

NEW CHARGES DUE BY

Pay \$1,474.39 instead of \$1,576.48 by your due date. Enroll in FPL Budget Billing®. FPL.com/BB



BILL SUMMARY

Amount of your last bill	1,639.65
Payments received	-1,639.65
Balance before new charges	0.00
Total new charges	1,576.48
Total amount you owe	\$1,576.48

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$1,474.39 by your due date instead of \$1,576.48. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after December 27, 2023 is considered LATE; a late payment charge of 1% will apply.

Don't rely solely on your mailbox. Switch to eBill today and get your bill wherever you are. FPL.com/eBill

Customer Service: (386) 252-1541
Outside Florida: 1-800-228-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

Received
/ 27
OCT 10 2023

147439 1304024079147528467510000



0001 0002 062954

6 10

The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

GRAND OAKS CDD
C/O MERITUS COMMUNITIES
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit FPL.com/PayBill for ways to pay.

02407-91475
ACCOUNT NUMBER

\$1,576.48
TOTAL AMOUNT YOU OWE

Oct 27, 2023
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name:
GRAND OAKS CDD

Account Number:
02407-91475

FPL.com Page 2

Agenda Page 74
0002 0002 062954

E001

BILL DETAILS

Amount of your last bill	1,639.65
Payment received - Thank you	-1,639.65
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$543.73
Fuel: (\$0.031510 per kWh)	\$494.17
Demand: (\$12.65 per KW)	\$468.05
Electric service amount	1,535.93
Gross receipts tax (State tax)	39.41
Taxes and charges	39.41
Regulatory fee (State fee)	1.14
Total new charges	\$1,576.48
Total amount you owe	\$1,576.48

METER SUMMARY

Meter reading - Meter KL23642. Next meter reading Nov 6, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	70969		55286		15683
Demand KW	36.79				37

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 6, 2023	Sep 7, 2023	Oct 6, 2022
kWh Used	15683	16613	11663
Service days	29	31	29
kWh/day	540	535	402
Amount	\$1,576.48	\$1,639.65	\$1,191.05

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

[FPL.com/BusinessOnCall](https://www.fpl.com/BusinessOnCall)

Easy way to save lives

As you set clocks back on Nov. 5 to end daylight saving time, change smoke alarm batteries to save lives.

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Electric Bill Statement

For: Sep 8, 2023 to Oct 9, 2023 (31 days)

Statement Date: Oct 9, 2023

Account Number: 41929-72349

Service Address:

1055 TURNBULL CREEK RD #AMENITY
SAINT AUGUSTINE, FL 32092

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

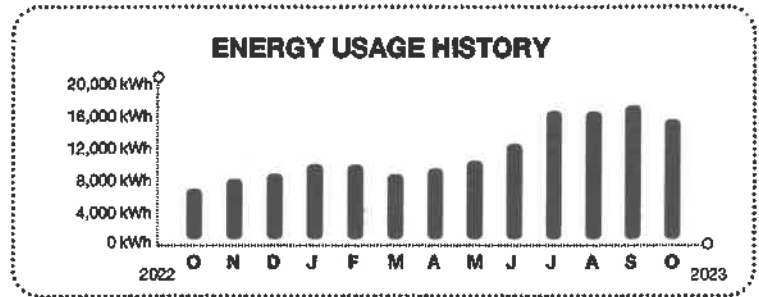
\$1,576.38

TOTAL AMOUNT YOU OWE

Oct 30, 2023

NEW CHARGES DUE BY

Pay \$1,292.05 instead of \$1,576.38 by your due date. Enroll in FPL Budget Billing®. FPL.com/BB



BILL SUMMARY

Amount of your last bill	1,823.78
Payments received	-1,823.78
Balance before new charges	0.00
Total new charges	1,576.38
Total amount you owe	\$1,576.38

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$1,292.05 by your due date instead of \$1,576.38. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after December 27, 2023 is considered LATE; a late payment charge of 1% will apply.

Don't rely solely on your mailbox. Switch to eBill today and get your bill wherever you are. FPL.com/eBill

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

Received

/ 27

129205 13054192972349 8367510000

OCT 12 2023



0001 0004 061342

6 10

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



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Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit FPL.com/PayBill for ways to pay.

41929-72349
ACCOUNT NUMBER

\$1,576.38
TOTAL AMOUNT YOU OWE

Oct 30, 2023
NEW CHARGES DUE BY

\$ _____
AMOUNT ENCLOSED



Customer Name: GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT
Account Number: 41929-72349

BILL DETAILS

Amount of your last bill	1,823.78
Payment received - Thank you	-1,823.78
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$563.56
Fuel: (\$0.031510 per kWh)	\$512.20
Demand: (\$12.65 per KW)	\$430.10
Electric service amount	1,535.84
Gross receipts tax (State tax)	39.41
Taxes and charges	39.41
Regulatory fee (State fee)	1.13
Total new charges	\$1,576.38
Total amount you owe	\$1,576.38

METER SUMMARY

Meter reading - Meter KLL2329. Next meter reading Nov 7, 2023.

Usage Type	Current	- Previous	= Usage
kWh used	68612	52357	16255
Demand KW	34.28		34

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 9, 2023	Sep 8, 2023	Oct 7, 2022
kWh Used	16255	18177	6846
Service days	31	31	29
kWh/day	524	586	236
Amount	\$1,576.38	\$1,823.78	\$750.46

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

FPL.com/BusinessOnCall

Easy way to save lives

As you set clocks back on Nov. 5 to end daylight saving time, change smoke alarm batteries to save lives.

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Electric Bill Statement

For: Sep 7, 2023 to Oct 6, 2023 (29 days)

Statement Date: Oct 6, 2023

Account Number: 55409-33537

Service Address:

26 BLACKJACK OAK WAY # ENTRY
SAINT AUGUSTINE, FL 32092

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

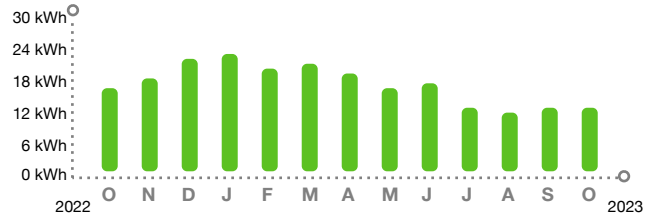
\$26.38

TOTAL AMOUNT YOU OWE

Oct 27, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	26.38
Payments received	-26.38
Balance before new charges	0.00
<hr/>	
Total new charges	26.38
Total amount you owe	\$26.38

(See page 2 for bill details.)

KEEP IN MIND

Payment received after December 27, 2023 is considered LATE; a late payment charge of 1% will apply.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

1304554093353778362000000

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

The amount enclosed includes the following donation:
FPL Care To Share: _____

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

55409-33537	\$26.38	Oct 27, 2023	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name:
GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

Account Number:
55409-33537

BILL DETAILS

Amount of your last bill	26.38
Payment received - Thank you	-26.38
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Minimum base bill charge:	\$11.39
Non-fuel: (\$0.094820 per kWh)	\$1.22
Fuel: (\$0.031510 per kWh)	\$0.41
Electric service amount	25.70
Gross receipts tax (State tax)	0.66
Taxes and charges	0.66
Regulatory fee (State fee)	0.02
Total new charges	\$26.38
Total amount you owe	\$26.38

METER SUMMARY

Meter reading - Meter ACD8935. Next meter reading Nov 6, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	00521		00508		13

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 6, 2023	Sep 7, 2023	Oct 6, 2022
kWh Used	13	13	17
Service days	29	31	29
kWh/day	0	0	1
Amount	\$26.38	\$26.38	\$26.44

KEEP IN MIND

Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion. The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Watch savings add up

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Easy way to save lives

As you set clocks back on Nov. 5 to end daylight saving time, change smoke alarm batteries to save lives.

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



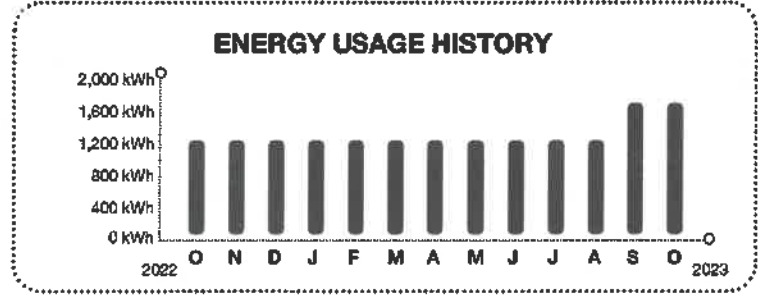
Electric Bill Statement
For: Aug 14, 2023 to Oct 13, 2023 (60 days)
Statement Date: Oct 13, 2023
Account Number: 83858-24258
Service Address:
3625 STATE ROAD 16
SAINT AUGUSTINE, FL 32092

GRAND OAKS COMMUNITY DEVELO,
Here's what you owe for this billing period.

CURRENT BILL

\$3,951.53
TOTAL AMOUNT YOU OWE

Nov 3, 2023
NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	2,258.33
Payments received	-2,258.33
Additional Activity	-2,258.33
Balance before new charges	-2,258.33
<hr/>	
Total new charges	6,209.86
Total amount you owe	\$3,951.53

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after January 02, 2024 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Received
OCT 19 2023

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Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 27 225833 1309838582425893515930000

0001 0016 067224 6 10

GRAND OAKS COMMUNITY DEVELO
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



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GENERAL MAIL FACILITY
MIAMI FL 33188-0001



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83858-24258	\$3,951.53	Nov 3, 2023	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name:
GRAND OAKS
COMMUNITY DEVELO

Account Number:
83858-24258

BILL DETAILS

Amount of your last bill	2,258.33
Payment received - Thank you	-2,258.33
Additional activity	
Credit	-2,258.33
Balance before new charges	-2,258.33
New Charges	
Rate: SL-1 STREET LIGHTING SERVICE	
Electric service amount **	6,198.08
Gross receipts tax (State tax)	7.30
Taxes and charges	7.30
Regulatory fee (State fee)	4.48
Total new charges	\$6,209.86
Total amount you owe	\$3,951.53

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.049080 per kWh
Fuel charge:	\$0.030850 per kWh

METER SUMMARY

Next bill date Nov 13, 2023.

Usage Type	Usage
Total kWh used	3576

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 13, 2023	Sep 13, 2023	Oct 13, 2022
kWh Used	1788	1788	1281
Service days	30	30	30
kWh/day	60	60	43
Amount	\$3,104.93	\$3,104.93	\$2,071.11

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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FPL.com/MobileApp

Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

FPL.com/BusinessOnCall

Easy way to save lives

As you set clocks back on Nov. 5 to end daylight saving time, change smoke alarm batteries to save lives.

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Customer Name:
GRAND OAKS
COMMUNITY DEVELO

Account Number:
83858-24258

FPL.com Page 1

0003 0016 067224 ESLA

For: 09-13-2023 to 10-13-2023 (30 days)
kWh/Day: 60
Service Address:
3625 STATE ROAD 16
SAINT AUGUSTINE, FL 32092

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F861204	39	3292	F	26		338	
Energy					0.400000		10.40
Non-energy					4.500000		117.00
Fixtures					1.450000		37.70
Maintenance							
F861224	39	3500	F	55		715	
Energy					0.400000		22.00
Non-energy					7.500000		412.50
Fixtures					1.450000		79.75
Maintenance							
F863252	60	7580	F	35		735	
Energy					0.800000		28.00
Non-energy					13.500000		472.50
Fixtures					1.450000		50.75
Maintenance							
PMF0001				75			
Non-energy					9.610000		720.75
Fixtures							
PWSH18B				35			
Non-energy					17.460000		611.10
Fixtures							
UCNP				7,653			
Non-energy					0.048650		372.32
Maintenance							
Additional lighting facility charge							
Non-energy							82.32

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GRAND OAKS COMMUNITY DEVELO
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008





Customer Name:
 GRAND OAKS
 COMMUNITY DEVELO

Account Number:
 83858-24258

For: 09-13-2023 to 10-13-2023 (30 days)
kWh/Day: 60
Service Address:
 3625 STATE ROAD 16
 SAINT AUGUSTINE, FL 32092

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		60.40
					Non-energy sub total		2,956.69
					Sub total	1,788	3,017.09
					Energy conservation cost recovery		0.68
					Capacity payment recovery charge		0.29
					Environmental cost recovery charge		0.79
					Storm restoration recovery charge		27.28
					Transition rider credit		-7.40
					Storm protection recovery charge		5.15
					Fuel charge		55.16
					Electric service amount		3,099.04
					Gross receipts tax (State tax)		3.65
					Regulatory fee (State fee)		2.24
					Total	1,788	3,104.93

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
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Customer Name:
GRAND OAKS
COMMUNITY DEVELO

Account Number:
83858-24258

FPL.com Page 3

0005 0016 067224 ESLA

For: 09-13-2023 to 10-13-2023

Service Address:
3625 STATE ROAD 16
SAINT AUGUSTINE, FL 32092

Summary of Changes to Total Number of Facilities By Locations

Service Location	Component Removed	Component Installed	Owner/ Maint *	Quantity	Install/ Remove Date
102 FAIRLAKE CIR FRONT RIGHT		PMF0001		1	08-09-2023
110 HICKORY PINE DR FRONT RIGHT		PMF0001		1	08-09-2023
114 LONE CYPRESS WAY FRONT LEFT		PMF0001		1	08-09-2023
123 FAIRLAKE CIR FRONT RIGHT		PMF0001		1	08-09-2023
124 QUAILHURST RD FRONT RIGHT		PMF0001		1	08-09-2023
141 HICKORY PINE DR PDMTX		PMF0001		1	08-09-2023
145 LONE CYPRESS WAY FRONT RIGHT		PMF0001		1	08-09-2023
152 HICKORY PINE DR FRONT LEFT		PMF0001		1	08-09-2023
159 QUAILHURST RD FRONT RIGHT		PMF0001		1	08-09-2023
160 QUAILHURST RD CORNER		PMF0001		1	08-09-2023
166 FAIRLAKE CIR FRONT RIGHT		PMF0001		1	08-09-2023
176 LONE CYPRESS WAY FRONT RIGHT		PMF0001		1	08-09-2023
181 FAIRLAKE CIR		PMF0001		1	08-09-2023





Customer Name:
GRAND OAKS
COMMUNITY DEVELO

Account Number:
83858-24258

FPL.com Page 4

0006 0016 067224 ESLA

For: 09-13-2023 to 10-13-2023

Service Address:
3625 STATE ROAD 16
SAINT AUGUSTINE, FL 32092

Summary of Changes to Total Number of Facilities By Locations

Service Location	Component Removed	Component Installed	Owner/ Maint *	Quantity	Install/ Remove Date
FRONT RIGHT					
185 HICKORY PINE DR FRONT LEFT		PMF0001		1	08-09-2023
193 LONE CYPRESS WAY FRONT RIGHT		PMF0001		1	08-09-2023
206 HICKORY PINE DR FRONT RIGHT		PMF0001		1	08-09-2023
208 LONE CYPRESS WAY FRONT RIGHT		PMF0001		1	08-09-2023
218 FAIRLAKE CIR FRONT RIGHT		PMF0001		1	08-09-2023
221 HICKORY PINE DR FRONT RIGHT		PMF0001		1	08-09-2023
239 FAIRLAKE CIR FRONT RIGHT		PMF0001		1	08-09-2023
241 LONE CYPRESS WAY FRONT RIGHT		PMF0001		1	08-09-2023
246 HICKORY PINE DR CORNER AT INTERSECTION		PMF0001		1	08-09-2023
272 FAIRLAKE CIR FRONT RIGHT		PMF0001		1	08-09-2023
289 FAIRLAKE CIR FRONT RIGHT		PMF0001		1	08-09-2023
29 HICKORY PINE DR FRONT RIGHT		PMF0001		1	08-09-2023

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Customer Name:
GRAND OAKS
COMMUNITY DEVELO

Account Number:
83858-24258

FPL.com Page 5

0007 0016 067224 ESLA

For: 09-13-2023 to 10-13-2023
Service Address:
3625 STATE ROAD 16
SAINT AUGUSTINE, FL 32092

Summary of Changes to Total Number of Facilities By Locations

Service Location	Component Removed	Component Installed	Owner/ Maint *	Quantity	Install/ Remove Date
295 LONE CYPRESS WAY RIGHT FRONT		PMF0001		1	08-09-2023
322 FAIRLAKE CIR FRONT RIGHT		PMF0001		1	08-09-2023
336 LONE CYPRESS WAY PDMTX		PMF0001		1	08-09-2023
343 LONE CYPRESS WAY RIGHT FRONT		PMF0001		1	08-09-2023
388 LONE CYPRESS WAY RIGHT FRONT		PMF0001		1	08-09-2023
391 LONE CYPRESS WAY FRONT RIGHT		PMF0001		1	08-09-2023
418 LONE CYPRESS WAY FRONT RIGHT		PMF0001		1	08-09-2023
46 FAIRLAKE CIR FRONT RIGHT		PMF0001		1	08-09-2023
60 LONE CYPRESS WAY FRONT RIGHT		PMF0001		1	08-09-2023
61 FAIRLAKE CIR FRONT RIGHT		PMF0001		1	08-09-2023
61 HICKORY PINE DR ACROSS STREET		PMF0001		1	08-09-2023
73 LONE CYPRESS WAY FRONT RIGHT		PMF0001		1	08-09-2023
81 HICKORY DR		PMF0001		1	08-09-2023

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
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Customer Name:
GRAND OAKS
COMMUNITY DEVELO

Account Number:
83858-24258

FPL.com Page 6

0008 0016 067224 ESLA

For: 09-13-2023 to 10-13-2023

Service Address:
3625 STATE ROAD 16
SAINT AUGUSTINE, FL 32092

Summary of Changes to Total Number of Facilities By Locations

Service Location	Component Removed	Component Installed	Owner/ Maint *	Quantity	Install/ Remove Date
RIGHT FRONT					
91 QUAILHURST RD FRONT RIGHT		PMF0001		1	08-09-2023
102 FAIRLAKE CIR FRONT RIGHT		F861224	F	1	08-09-2023
110 HICKORY PINE DR FRONT RIGHT		F861224	F	1	08-09-2023
114 LONE CYPRESS WAY FRONT LEFT		F861224	F	1	08-09-2023
123 FAIRLAKE CIR FRONT RIGHT		F861224	F	1	08-09-2023
124 QUAILHURST RD FRONT RIGHT		F861224	F	1	08-09-2023
141 HICKORY PINE DR PDMTX		F861224	F	1	08-09-2023
145 LONE CYPRESS WAY FRONT RIGHT		F861224	F	1	08-09-2023
152 HICKORY PINE DR FRONT LEFT		F861224	F	1	08-09-2023
159 QUAILHURST RD FRONT RIGHT		F861224	F	1	08-09-2023
160 QUAILHURST RD CORNER		F861224	F	1	08-09-2023
166 FAIRLAKE CIR FRONT RIGHT		F861224	F	1	08-09-2023

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H - FPL OWNS & MAINTAINS FIXTURE CUST OWNS OTHER



Customer Name:
GRAND OAKS
COMMUNITY DEVELO

Account Number:
83858-24258

FPL.com Page 7

Agenda Page 87
0009 0016 067224 ESLA

For: 09-13-2023 to 10-13-2023
Service Address:
3625 STATE ROAD 16
SAINT AUGUSTINE, FL 32092

Summary of Changes to Total Number of Facilities By Locations

Service Location	Component Removed	Component Installed	Owner/Maint *	Quantity	Install/Remove Date
176 LONE CYPRESS WAY FRONT RIGHT		F861224	F	1	08-09-2023
181 FAIRLAKE CIR FRONT RIGHT		F861224	F	1	08-09-2023
185 HICKORY PINE DR FRONT LEFT		F861224	F	1	08-09-2023
193 LONE CYPRESS WAY FRONT RIGHT		F861224	F	1	08-09-2023
206 HICKORY PINE DR FRONT RIGHT		F861224	F	1	08-09-2023
208 LONE CYPRESS WAY FRONT RIGHT		F861224	F	1	08-09-2023
218 FAIRLAKE CIR FRONT RIGHT		F861224	F	1	08-09-2023
221 HICKORY PINE DR FRONT RIGHT		F861224	F	1	08-09-2023
239 FAIRLAKE CIR FRONT RIGHT		F861224	F	1	08-09-2023
241 LONE CYPRESS WAY FRONT RIGHT		F861224	F	1	08-09-2023
246 HICKORY PINE DR CORNER AT INTERSECTION		F861224	F	1	08-09-2023
272 FAIRLAKE CIR FRONT RIGHT		F861224	F	1	08-09-2023
289 FAIRLAKE CIR		F861224	F	1	08-09-2023

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H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER





Customer Name:
GRAND OAKS
COMMUNITY DEVELO

Account Number:
83858-24258

For: 09-13-2023 to 10-13-2023
Service Address:
3625 STATE ROAD 16
SAINT AUGUSTINE, FL 32092

Summary of Changes to Total Number of Facilities By Locations

Service Location	Component Removed	Component Installed	Owner/ Maint *	Quantity	Install/ Remove Date
FRONT RIGHT					
29 HICKORY PINE DR FRONT RIGHT		F861224	F	1	08-09-2023
295 LONE CYPRESS WAY RIGHT FRONT		F861224	F	1	08-09-2023
322 FAIRLAKE CIR FRONT RIGHT		F861224	F	1	08-09-2023
336 LONE CYPRESS WAY PDMTX		F861224	F	1	08-09-2023
343 LONE CYPRESS WAY RIGHT FRONT		F861224	F	1	08-09-2023
388 LONE CYPRESS WAY RIGHT FRONT		F861224	F	1	08-09-2023
391 LONE CYPRESS WAY FRONT RIGHT		F861224	F	1	08-09-2023
418 LONE CYPRESS WAY FRONT RIGHT		F861224	F	1	08-09-2023
46 FAIRLAKE CIR FRONT RIGHT		F861224	F	1	08-09-2023
60 LONE CYPRESS WAY FRONT RIGHT		F861224	F	1	08-09-2023
61 FAIRLAKE CIR FRONT RIGHT		F861224	F	1	08-09-2023
61 HICKORY PINE DR ACROSS STREET		F861224	F	1	08-09-2023

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Customer Name:
GRAND OAKS
COMMUNITY DEVELO

Account Number:
83858-24258

FPL.com Page 9

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0011 0016 067224 ESLA

For: 09-13-2023 to 10-13-2023
Service Address:
3825 STATE ROAD 16
SAINT AUGUSTINE, FL 32092

Summary of Changes to Total Number of Facilities By Locations

Service Location	Component Removed	Component Installed	Owner/Maint *	Quantity	Install/Remove Date
73 LONE CYPRESS WAY FRONT RIGHT		F861224	F	1	08-09-2023
81 HICKORY DR RIGHT FRONT		F861224	F	1	08-09-2023
91 QUAILHURST RD FRONT RIGHT		F861224	F	1	08-09-2023



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Customer Name:
GRAND OAKS
COMMUNITY DEVELO

Account Number:
83858-24258

FPL.com Page 10

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0012 0016 067224 ESLA

For: 09-13-2023 to 10-13-2023
Service Address:
3625 STATE ROAD 16
SAINT AUGUSTINE, FL 32092

Summary of Changes to Total Number of Facilities

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
PMF0001				39	9.610000		374.79
F861224	39	3500	F	39	9.350000	507	364.65

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Customer Name:
GRAND OAKS
COMMUNITY DEVELO

Account Number:
83858-24258

FPL.com Page 11

0013 0016 067224 ESLA

For: 08-14-2023 to 09-13-2023 (30 days)
kWh/Day: 60
Service Address:
3625 STATE ROAD 16
SAINT AUGUSTINE, FL 32092

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F861204 Energy Non-energy Fixtures Maintenance	39	3292	F	26	0.400000 4.500000 1.450000	338	10.40 117.00 37.70
F861224 Energy Non-energy Fixtures Maintenance	39	3500	F	55	0.400000 7.500000 1.450000	715	22.00 412.50 79.75
F863252 Energy Non-energy Fixtures Maintenance	60	7580	F	35	0.800000 13.500000 1.450000	735	28.00 472.50 50.75
PMF0001 Non-energy Fixtures				75	9.610000		720.75
PWSH18B Non-energy Fixtures				35	17.480000		611.10
UCNP Non-energy Maintenance				7,653	0.048650		372.32
Additional lighting facility charge Non-energy							82.32

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H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER





Customer Name:
GRAND OAKS
COMMUNITY DEVELO

Account Number:
83858-24258

For: 08-14-2023 to 09-13-2023 (30 days)
kWh/Day: 60
Service Address:
3825 STATE ROAD 16
SAINT AUGUSTINE, FL 32092

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		60.40
					Non-energy sub total		2,956.69
					Sub total	1,788	3,017.09
					Energy conservation cost recovery		0.68
					Capacity payment recovery charge		0.29
					Environmental cost recovery charge		0.79
					Storm restoration recovery charge		27.28
					Transition rider credit		-7.40
					Storm protection recovery charge		5.15
					Fuel charge		55.16
					Electric service amount		3,099.04
					Gross receipts tax (State tax)		3.65
					Regulatory fee (State fee)		2.24
					Total	1,788	3,104.93

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



Customer Name:
GRAND OAKS
COMMUNITY DEVELO

Account Number:
83858-24258

FPL.com Page 13

0015 0016 067224 ESLA

For: 09-13-2023 to 10-13-2023
Service Address:
3625 STATE ROAD 16
SAINT AUGUSTINE, FL 32092

Account Activity Summary

Previous Statement Balance			2,258.33
Payments			2,258.33CR
Additional Activity			
Months Credited			
Service To Date			
09-13-2023	2,258.33CR		
Total Additional Activity	<u>2,258.33CR</u>	2,258.33CR
New Charges			
Months Rebilled			
Service To Date			
09-13-2023		3,104.93	
Current Month Bill			
Service To Date			
10-13-2023		3,104.93	
Total New Charges		<u>6,209.86</u>6,209.86
Total Now Due			3,951.53





Electric Bill Statement

For: Sep 8, 2023 to Oct 9, 2023 (31 days)

Statement Date: Oct 9, 2023

Account Number: 85601-33517

Service Address:

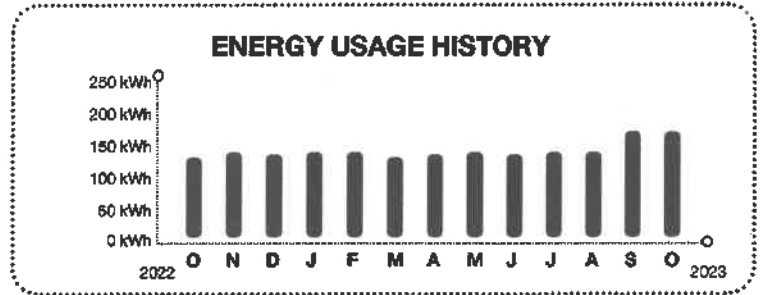
114 SMITH RANCH RD #IRR
SAINT AUGUSTINE, FL 32092

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

\$36.22
TOTAL AMOUNT YOU OWE

Oct 30, 2023
NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	441.82
Payments received	-441.82
Balance before new charges	0.00
Total new charges	36.22
Total amount you owe	\$36.22

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 27, 2023 is considered LATE; a late payment charge of 1% will apply.

Don't rely solely on your mailbox. Switch to eBill today and get your bill wherever you are. FPL.com/eBill

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

130585601335178226300000

0003 0004 061342

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit FPL.com/PayBill for ways to pay.

85601-33517
ACCOUNT NUMBER

\$36.22
TOTAL AMOUNT YOU OWE

Oct 30, 2023
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name:
GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

Account Number:
85801-33517

BILL DETAILS

Amount of your last bill	441.82
Payments received - Thank you	-441.82
<hr/>	
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.084820 per kWh)	\$16.96
Fuel: (\$0.031510 per kWh)	\$5.64
<hr/>	
Electric service amount	35.28
Gross receipts tax (State tax)	0.91
Taxes and charges	0.91
Regulatory fee (State fee)	0.03
<hr/>	
Total new charges	\$36.22
<hr/>	
Total amount you owe	\$36.22

METER SUMMARY

Meter reading - Meter KN55121. Next meter reading Nov 7, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	02050		01871		179

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 9, 2023	Sep 8, 2023	Oct 7, 2022
kWh Used	179	180	136
Service days	31	31	29
kWh/day	5	5	5
Amount	\$36.22	\$36.36	\$32.01

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

[FPL.com/BusinessOnCall](https://www.fpl.com/BusinessOnCall)

Easy way to save lives

As you set clocks back on Nov. 5 to end daylight saving time, change smoke alarm batteries to save lives.

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Electric Bill Statement

For: Sep 7, 2023 to Oct 6, 2023 (29 days)

Statement Date: Oct 6, 2023

Account Number: 97899-67024

Service Address:

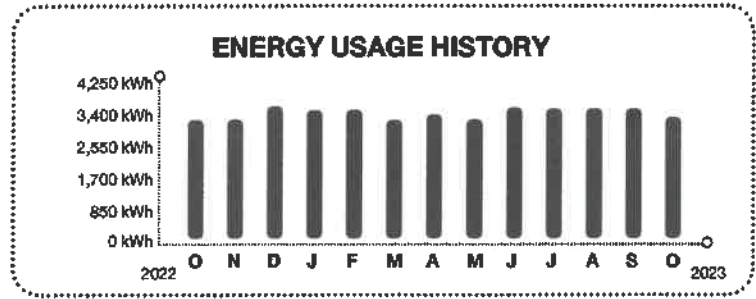
28 TURNBULL CREEK RD #ENTRY
SAINT AUGUSTINE, FL 32092

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

\$467.11
TOTAL AMOUNT YOU OWE

Oct 27, 2023
NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	498.85
Payments received	-498.85
Balance before new charges	0.00
Total new charges	467.11
Total amount you owe	\$467.11

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 27, 2023 is considered LATE; a late payment charge of 1% will apply.

Don't rely solely on your mailbox. Switch to eBill today and get your bill wherever you are. FPL.com/eBill

Customer Service:
Outside Florida:

(386) 252-1541
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)
711 (Relay Service)



Received 27
OCT 10 2023

130497899670246117640000

0001 0002 062953

6 10

The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit FPL.com/PayBill for ways to pay.

97899-67024
ACCOUNT NUMBER

\$467.11
TOTAL AMOUNT YOU OWE

Oct 27, 2023
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name:
GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

Account Number:
97899-87024

FPL.com Page 2

0002 0002 062953

E001

BILL DETAILS

Amount of your last bill	498.85
Payment received - Thank you	-498.85
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094920 per kWh)	\$332.06
Fuel: (\$0.031510 per kWh)	\$110.35
Electric service amount	455.09
Gross receipts tax (State tax)	11.68
Taxes and charges	11.68
Regulatory fee (State fee)	0.34
Total new charges	\$467.11
Total amount you owe	\$467.11

METER SUMMARY

Meter reading - Meter KCD9310. Next meter reading Nov 6, 2023.

Usage Type	Current	Previous	Usage
kWh used	90349	86847	3502

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 6, 2023	Sep 7, 2023	Oct 6, 2022
kWh Used	3502	3747	3428
Service days	29	31	29
kWh/day	120	120	118
Amount	\$467.11	\$498.85	\$409.38

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

FPL.com/BusinessOnCall

Easy way to save lives

As you set clocks back on Nov. 5 to end daylight saving time, change smoke alarm batteries to save lives.

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Pay by Phone (844) 752-8845
 Phone (904) 209-2700
 Fax (904) 209-2718
 Toll Free (877) 837-2311

PO Drawer 3006
 St. Augustine, FL 32085

Statement Date 10/19/2023	Current Charges Due Date 11/18/2023
-------------------------------------	---

Current Month Activity

Services Dates	Service Description	Units	Amount	Total
9/19/23	Amount of Your Last Statement			34.55
10/3/23	Payment - Thank You		-34.55	
	Past Due Balance			0.00
	Water Rates			
	Base Rate	14.54	1.00	14.54
Consumption Fees	0 - 5,000 Gallons	3.69	0.60	2.21
	Water Total		0.60	16.75
	Wastewater Rates			
	Base Rate	17.08	1.00	17.08
Consumption Fees	0 + Sewer Gallons	6.43	0.60	3.86
	Wastewater Total		0.60	20.94
	Past Due Balance			0.00
	Current Charges			37.69
	Amount Now Due / Credits			37.69

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Account Number:
579429-139988

Service Address:
544 TURNBULL CREEK RD

Service Type:
Commercial

Days in Billing Cycle: 30

Deposit Amount: \$ 0.00

Deposit Date:

Geo Code: WGV

Meter Number: 90140530

Present Read Date: 10/19/2023

Previous Read Date: 09/19/2023

Current Reading: 1999

Previous Reading: 1939

Gallon Usage (1000s): 0.6

Past Due Balances are subject to a Late Fee of 1.5% or \$5.00, whichever is greater and disconnection of service if not paid.

MESSAGE CENTER

In 2022, SJCUD detected 11 contaminants in the drinking water. All contaminants were at allowable levels & no health based violations were reported. Please go to www.sjcfi.us/WaterReport/NorthWest.pdf to view you report. This report contains important info about the source & quality of your water. To receive a hard copy of the report or if you have any questions please call 904-209-2700.

www.sjcutility.us

See reverse for monthly draft options or credit card payments.

Please detach and return with your payment.

FL29539F



ST JOHNS COUNTY UTILITY DEPARTMENT
 POST OFFICE DRAWER 3006
 ST AUGUSTINE FL 32085-3006

Account Number 579429-139988		Date Due 11/18/2023	
Past Due Amount 0.00	Current Charges/Credits 37.69	Amount Now Due 37.69	After Due Date Pay 42.69
Please Enter Amount Paid \$			

Received

OCT 27 2023



Please write your account number on your check and remit to:

ST JOHNS COUNTY UTILITY DEPARTMENT
 POST OFFICE DRAWER 3006
 ST AUGUSTINE FL 32085-3006



*****AUTO**MIXED AADC 300



GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
 2636
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008

000000139988000000579429000000003769000000004269

Check for Address Change



Pay by Phone (844) 752-8845
 Phone (904) 209-2700
 Fax (904) 209-2718
 Toll Free (877) 837-2311

PO Drawer 3006
 St. Augustine, FL 32085

Statement Date

10/19/2023

Current Charges Due Date

11/18/2023

Current Month Activity

Services Dates	Service Description	Units	Amount	Total
9/19/23	Amount of Your Last Statement			532.27
10/3/23	Payment - Thank You		-532.27	
	Past Due Balance			0.00
Water Rates				
	Meter Maintenance Charge	9.00	1.00	9.00
	Base Rate	116.32	1.00	116.32
Consumption Fees	0 - 40,000 Gallons	3.69	25.40	93.73
	Water Total		25.40	219.05
Wastewater Rates				
	Base Rate	136.64	1.00	136.64
Consumption Fees	0 + Sewer Gallons	6.43	25.40	163.32
	Wastewater Total		25.40	299.96
	Past Due Balance			0.00
	Current Charges			519.01
	Amount Now Due / Credits			519.01

GRAND OAKS COMMUNITY DEVELOPMENT DISTRIC

Account Number:
579429-144104

Service Address:
1055 TURNBULL CREEK RD

Service Type:
Commercial
Days In Billing Cycle: 30
Deposit Amount: \$ 0.00
Deposit Date:
Geo Code: WGV
Meter Number: 79900023
Present Read Date: 10/19/2023
Previous Read Date: 09/19/2023
Current Reading: 30532
Previous Reading: 27992
Gallon Usage (1000s): 25.4

Past Due Balances are subject to a Late Fee of 1.5% or \$5.00, whichever is greater and disconnection of service if not paid.

MESSAGE CENTER

In 2022, SJCUD detected 11 contaminants in the drinking water. All contaminants were at allowable levels & no health based violations were reported. Please go to www.sjcfi.us/WaterReport/NorthWest.pdf to view you report. This report contains important info about the source & quality of your water. To receive a hard copy of the report or if you have any questions please call 904-209-2700.

www.sjcutility.us

See reverse for monthly draft options or credit card payments.

Please detach and return with your payment.

FL29639F



ST JOHNS COUNTY UTILITY DEPARTMENT
 POST OFFICE DRAWER 3006
 ST AUGUSTINE FL 32085-3006

Account Number		Date Due	
579429-144104		11/18/2023	
Past Due Amount	Current Charges/Credits	Amount Now Due	After Due Date Pay
0.00	519.01	519.01	526.80
Please Enter Amount Paid \$			



Please write your account number on your check and remit to:

ST JOHNS COUNTY UTILITY DEPARTMENT
 POST OFFICE DRAWER 3006
 ST AUGUSTINE FL 32085-3006

GRAND OAKS COMMUNITY DEVELOPMENT DISTRIC
 2636
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008

000000144104000000579429000000051901000000052680

Check for Address Change

Invoice

AMELIA BUILDING MAINTENANCE INC

3068 LANE AVENUE NORTH
 JACKSONVILLE, FL. 32254
 904-996-1452 FAX 904-693-8890

Date	Invoice #
10/12/2023	71530

Bill To
Grand Oaks CDD 2005 Pan Am Circle Suite 300 Tampa, Fl. 33607

Ship To
Grand Oaks Amenity Center 1055 Turnbull Creek Rd. St Augustine, FL 32092

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Due on receipt		10/12/2023			

Quantity	Item Code	Description	Price Each	Amount
	Janitorial	1CSS LINER 38X58 BLACK, 2CS JRT TUMBO TISSUE	151.38	151.38T
		DELIVERED 05/05/23		
		Sales Tax		0.00

			Total	\$151.38
--	--	--	--------------	----------

Invoice

AMELIA BUILDING MAINTENANCE INC

3068 LANE AVENUE NORTH
 JACKSONVILLE, FL. 32254
 904-996-1452 FAX 904-693-8890

Date	Invoice #
10/12/2023	71533

Bill To
Grand Oaks CDD 2005 Pan Am Circle Suite 300 Tampa, Fl. 33607

Ship To
Grand Oaks Amenity Center 1055 Turnbull Creek Rd. St Augustine, FL 32092

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Due on receipt		10/12/2023			

Quantity	Item Code	Description	Price Each	Amount
	Janitorial Service	ICS 4 GAL AB ELEGANCE LOTION SOAP/ ALOE	43.68	43.68T
		DELIVERED 06/13/23		
		Sales Tax		0.00

			Total	\$43.68
--	--	--	--------------	---------


LOCALiQ

FLORIDA

ACCOUNT NAME		ACCOUNT #	PAGE #
Grand Oaks CDD		803757 Agenda Page 102	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005910324	Sep 1- Sep 30, 2023	October 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$1,415.52	

BILLING ACCOUNT NAME AND ADDRESS

Grand Oaks Cdd
2005 Pan Am Cir. Ste. 300
Tampa, FL 33607-6008



Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
 All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number:

Date	Description	Amount
9/1/23	Balance Forward	\$1,327.12

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
9/27/23	9298647	Grand Oaks CDD Meeting Schedule		\$88.40

Received

OCT 16 2023

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$1,415.52
Service Fee 3.99%	\$56.48
*Cash/Check/ACH Discount	-\$56.48
*Payment Amount by Cash/Check/ACH	\$1,415.52
Payment Amount by Credit Card	\$1,472.00

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Grand Oaks CDD		803757		0005910324		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$88.40	\$1,327.12	\$0.00	\$0.00	\$0.00	\$0.00	\$1,415.52
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:		TOTAL CREDIT CARD AMT DUE
CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244				<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX		\$1,472.00
				Card Number _____ Exp Date / / CVV Code _____ Signature Date _____		

000080375700000000000059103240014155267171



REMIT PAYMENT TO:
 CINTAS CORP
 P.O. BOX 430910
 CINCINNATI, OH 45263-0910

VIEW & PAY YOUR BILLS ONLINE:
 WWW.CINTAS.COM/RYACCOUNT

CUSTOMER SVC/BILLING 855-274-0514
 CINTAS FAX # 904-741-6116

INVOICE

SHIP TO: GRAND HAKES
 1055 TURNBULL CREEK RD
 SAINT AUGUSTINE, FL 32092

INVOICE # 4167498003
 INVOICE DATE 10/02/2023

SOLD TO # 21633153
 PAYER # 21633153
 PAYMENT TERMS NET 10 EOM
 SORT # 02800002944
 CINTAS ROUTE 54 / DAY 1 / STOP 023

BILL TO: GRAND HAKES
 1055 TURNBULL CREEK RD
 SAINT AUGUSTINE, FL 32092

ENPS/LOCKS	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE	TOTAL	TAX
	X10186	4X6 ACTIVE SCRAPER	01	F	2	5.800		11.60	N
	X10189	3X5 XTRAC MAT DRYX	01	F	2	8.120		16.24	N
	X10192	4X6 XTRAC MAT DRYX	01	F	3	9.280		27.84	N
	X45690	BAV AIR CARE COUNTER DISP GRY-	01	F	2	4.640		9.28	N
	X45698	BAV AIR CARE CITRUS RFL-	04	F	2	0.000		0.00	N
	X9210	URINAL SCREEN SVC	01	F	3	1.180		3.48	N
	X9215	URINAL SCREEN RFL-	04	F	3	0.000		0.00	N
		SUBTOTAL						68.44	
		SERVICE CHARGE						6.90	N
		SUBTOTAL						75.34	
		TAX						(0.00)	
		TOTAL USD						75.34	

TOTAL ADJUST. _____

TAX ADJUST. _____

NET TOTAL _____

CUSTOMER TOTAL CURRENT: 226.02 PAST DUE: 396.16 30 DAYS: 75.34 60 DAYS: 0.00 90+ DAYS: 0.00

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE : CINTAS CORPORATION #0280 / 1595 TRANSPORT ST., / JACKSONVILLE, FL 32218

INVOICE

SHIP TO: GRAND DAKES
 1055 TURNBULL CREEK RD
 SAINT AUGUSTINE, FL 32092

INVOICE # 4170902520
INVOICE DATE 10/16/2023

SOLD TO # 21633153
PAYER # 21633153
PAYMENT TERMS NET 10 EOM
SBRT # 02800002944
CINTAS ROUTE 54 / DAY 1 / STOP 023

BILL TO: GRAND DAKES
 1055 TURNBULL CREEK RD
 SAINT AUGUSTINE, FL 32092

ENPS/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10186	4X6 ACTIVE SCRAPER	01	F	2	5.800	11.60	N
	X10189	3X5 XTRAC MAT DMYX	01	F	2	8.120	16.24	N
	X10192	4X6 XTRAC MAT DMYX	01	F	3	9.280	27.84	N
	X45690	D&O AIR CARE COUNTER DISP GRAY-	01	F	2	4.640	9.28	N
	X9210	URINAL SCREEN SVC	01	F	3	1.160	3.48	N
		SUBTOTAL					68.44	
		SERVICE CHARGE					6.90	N
		SUBTOTAL					75.34	
		TAX					(0.00)	
		TOTAL USD					75.34	

TOTAL ADJUST. _____
TAX ADJUST. _____
NET TOTAL _____



CUSTOMER TOTAL CURRENT: 150.68 PAST DUE: 226.02 30 DAYS: 336.16 60 DAYS: 75.34 90+ DAYS: 0.00



REMIT PAYMENT TO:
 CINTAS CORP
 P.O. BOX 430910
 CINCINNATI, OH 45263-0910

VIEW & PAY YOUR BILLS ONLINE:
 WWW.CINTAS.COM/MYACCOUNT

CUSTOMER SVC/BILLING
 CINTAS FAX #

Agenda Page 405
 837 277
 904-741-6116

INVOICE

SHIP TO: GRAND BAKES
 1055 TURNBULL CREEK RD
 SAINT AUGUSTINE, FL 32092

BILL TO: GRAND BAKES
 1055 TURNBULL CREEK RD
 SAINT AUGUSTINE, FL 32092

INVOICE # 4171609434
 INVOICE DATE 10/23/2023
 SOLD TO # 21633153
 PAYER # 21633153
 PAYMENT TERMS NET 10 EOM
 SORT # 02800002944
 CINTAS ROUTE 54 / DAY 1 / STOP 023

ENPS/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10186	4X6 ACTIVE SCRAPER	01	F	2	5.800	11.60	N
	X10189	3X5 XTRAC MAT DNYX	01	F	2	8.120	16.24	N
	X10192	4X6 XTRAC MAT DNYX	01	F	3	9.280	27.84	N
	X45690	DLV AIR CARE COUNTER DISP GRY-	01	F	2	4.640	9.28	N
	X9210	URINAL SCREEN SUC	01	F	3	1.160	3.48	N
		SUBTOTAL					68.44	
		SERVICE CHARGE					6.90	N
		SUBTOTAL					75.34	
		TAX					(0.00)	
		TOTAL USD					75.34	

TOTAL ADJUST. _____
 TAX ADJUST. _____
 NET TOTAL _____

CUSTOMER TOTAL CURRENT: 226.02 PAST DUE: 226.02 30 DAYS: 336.16 60 DAYS: 75.34 90+ DAYS: 0.00

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE : CINTAS CORPORATION 80280 / 1595 TRANSPORT CT., / JACKSONVILLE, FL 32210

***** INVOICE *****



Dominion Engineering Group, Inc.
4348 Southpoint Blvd., Suite 201
Jacksonville, Florida 32216
(904) 854-4500

Date: October 1, 2023
 Invoice Number 2023-6226
 Net 15 days

Mr. Keith Hyatt, Chairman
 C/o Anna Lyalina
Grand Oaks CDD
 2005 Pan Am Circle, Ste. 300
 Tampa, Florida 33607
inframark@avidbill.com

Reference: Grand Oaks CDD, St. Johns County, Florida
DEG Project Number 2157.004
Assessment Area 2 & 3

Task 1 CDD District Engineer (hourly)

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
Administrative	\$85	1	\$85.00
CADD Designer	\$130	0	\$0.00
Engineer	\$125	0	\$0.00
Professional Engineer	\$145	7	\$1,015.00
Principal	\$205	1	\$205.00
TOTAL		9	\$1,305.00

1. Reviewed bills and approved requisitions
2. Response to CDD board question regarding pavement cracking at Amenity and Roundabout. Requested contractor to fix the issues: recommended repair.
3. Prepared status report for CDD residents and attended CDD meeting on 9/13/23 to discuss issues.

Amount Due \$1,305.00

PM REVIEW: initials (wes) Select Contract Term Regarding Invoicing: Per our Contract, terms are net fifteen (15) days. Past due balances shall be subject to interest at the rate of 1.5 percent per month. All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Agenda Page 107

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 89322
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:



Received

OCT 05 2023

000659

Grand Oaks Community Development District

Mr. Brian K. Lamb

2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

- 2. Telephone: 813-397-5120 Ext
- 3. Fax: 813-837-7070
- 4. Email: brian.lamb@inframark.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: www.grandoakscdd.com
- 8. County(ies): St. Johns
- 9. Special Purpose(s): Community Development
- 10. Boundary Map on File: 03/04/2019
- 11. Creation Document on File: 03/04/2019
- 12. Date Established: 08/24/2018
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: St. Johns County
- 15. Creation Document(s): County Ordinance 2018-47
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 10/30/23

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, BOTH of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

GAA.PROCESSING@IPFS.COM
400 NORTHRIDGE ROAD SUITE 450
ATLANTA, GA 30350
(877)513-9487 FAX: (770)225-2866
CUSTOMER SERVICE: (800)584-9969

PREMIUM FINANCE AGREEMENT

IPFS CORPORATION

Agenda Page 108

Table with 4 rows (A-D) and 2 columns: Description, Amount. Includes Cash Price (\$59,719.00), Cash Down Payment (\$5,971.90), Principal Balance (\$53,747.10), and Doc Stamp (\$188.30).

Table with 2 columns: AGENT (Name & Place of business) and INSURED (Name & Residence or business). Includes contact information for EGIS Insurance & Risk Advisors and Grand Oaks CDD.

Commercial

Account #: _____

LOAN DISCLOSURE

Quote Number: 24198619

Table with 4 columns: ANNUAL PERCENTAGE RATE (12.550%), FINANCE CHARGE (\$3,443.13), AMOUNT FINANCED (\$53,935.40), and TOTAL OF PAYMENTS (\$57,378.53).

YOUR PAYMENT SCHEDULE WILL BE

Table with 4 columns: Number Of Payments (11), Amount Of Payments (\$5,216.23), When Payments Are Due (Beginning: MONTHLY 11/01/2023).

ITEMIZATION OF THE AMOUNT FINANCED: THE AMOUNT FINANCED IS FOR APPLICATION TO THE PREMIUMS SET FORTH IN THE SCHEDULE OF POLICIES UNLESS OTHERWISE NOTED.

Security: Refer to paragraph 1 below for a description of the collateral assigned to Lender to secure this loan.

Late Charges: A late charge will be imposed on any installment in default 5 days or more. This late charge will be 5.00% of the installment due.

Prepayment: If you pay your account off early, you may be entitled to a refund of a portion of the finance charge in accordance with Rule of 78's or as otherwise allowed by law. The finance charge includes a predetermined interest rate plus a non-refundable service/origination fee of \$20.00.

Table with 7 columns: POLICY PREFIX AND NUMBER, EFFECTIVE DATE OF POLICY, SCHEDULE OF POLICIES INSURANCE COMPANY AND GENERAL AGENT, COVERAGE, MINIMUM EARNED PERCENT, POL TERM, PREMIUM. Includes a row for policy 100123392 and a summary row for Broker Fee and TOTAL.

The undersigned insured directs IPFS Corporation (herein, "Lender") to pay the premiums on the policies described on the Schedule of Policies. In consideration of such premium payments, subject to the provisions set forth herein, the insured agrees to pay Lender at the branch office address shown above, or as otherwise directed by Lender, the amount stated as Total of Payments in accordance with the Payment Schedule, in each case as shown in the above Loan Disclosure.

SECURITY: To secure payment of all amounts due under this Agreement, insured assigns Lender a security interest in all right, title and interest to the scheduled policies, including (but only to the extent permitted by applicable law): (a) all money that is or may be due insured because of a loss under any such policy that reduces the unearned premiums...

NOTICE: A. Do not sign this agreement before you read it or if it contains any blank space. B. You are entitled to a completely filled in copy of this agreement. C. Under the law, you have the right to pay in advance the full amount due and under certain conditions to obtain a partial refund of the finance charge. D. Keep your copy of this agreement to protect your legal rights.

The undersigned hereby warrants and agrees to Agent's Representations set forth herein.

DocuSigned by: [Signature] 9/28/2023
Signature of Insured or Authorized Agent DATE

Signature of Agent DATE

The finance charge begins to accrue as of the earliest policy effective date. **4. AGREEMENT EFFECTIVE DATE:** This Agreement shall be effective when written acceptance is mailed to the insured by Lender. **5. DELINQUENT PAYMENTS:** Insured will be in default if a payment is not made when it is due. The acceptance by Lender of one or more late payments from the insured shall not estop Lender or be a waiver of the rights of Lender to exercise all of its rights hereunder or under applicable law in the event of any subsequent late payment. **6. CANCELLATION:** Lender may cancel the scheduled policies after providing at least 10 days notice of its intent to cancel or any other required statutory notice if the insured does not pay any installment according to the terms of this Agreement or transfers any of the scheduled policies to a third party and the unpaid balance due to Lender shall be immediately due and payable by the insured. Lender at its option may enforce payment of this debt without recourse to the security given to Lender. **7. CANCELLATION CHARGES:** If cancellation occurs, the insured agrees to pay a finance charge on the outstanding indebtedness at the maximum rate authorized by applicable state law in effect on the date of cancellation until the outstanding indebtedness is paid in full or until such other date as required by law. **8. INSUFFICIENT FUNDS (NSF) CHARGES:** If an insured's payment is dishonored for any reason, the insured will pay to Lender a fee, if permitted by law, equal to \$15.00 or the maximum amount permitted by law. **9. MONEY RECEIVED AFTER CANCELLATION:** Any payments made to Lender after Lender's Notice of Cancellation of the insurance policy(ies) has been mailed may be credited to the insured's account without any obligation on the part of Lender to request reinstatement of any policy. Any money Lender receives from an insurance company shall be credited to the balance due Lender with any surplus refunded to whomever is entitled to the money. In the event that Lender does request a reinstatement of the policy(ies) on behalf of the insured, such a request does not guarantee that coverage under the policy(ies) will be reinstated or continued. Only the insurance company has authority to reinstate the policy (ies). The insured agrees that Lender has no liability to the insured if the policy(ies) is not reinstated. **10. ASSIGNMENT:** The insured agrees not to assign this Agreement or any policy listed hereon or any interest therein (except for the interest of mortgagees or loss payees), without the written consent of Lender, and that Lender may sell, transfer and assign its rights hereunder or under any policy without the consent of the insured, and that all agreements made by the insured hereunder and all rights and benefits conferred upon Lender shall inure to the benefit of Lender's successors and assigns (and any assignees thereof). **11. INSURANCE AGENT OR BROKER:** The insured agrees that the insurance agent or broker soliciting the policies or through whom the policies were issued is not the agent of Lender; and the agent or broker named on the front of this Agreement is neither authorized by Lender to receive installment payments under this Agreement nor to make representations, orally or in writing, to the insured on Lender's behalf (except to the extent expressly required by applicable law). As and where permissible by law, Lender may compensate your agent/broker for assisting in arranging the financing of your insurance premiums. If you have any questions about this compensation you should contact your agent/broker. **12. FINANCING NOT A CONDITION:** The law does not require a person to enter into a premium finance agreement as a condition of the purchase of insurance. **13. COLLECTION COSTS:** Insured agrees to pay attorney fees and other collection costs to Lender, not to exceed 20% of the amount due, if this Agreement is referred to an attorney or collection agency who is not a salaried employee of Lender, to collect any money insured owes under this Agreement. **14. LIMITATION OF LIABILITY:** The insured agrees that Lender's liability to the insured, any other person or entity for breach of any of the terms of this Agreement for the wrongful or improper exercise of any of its powers under this Agreement shall be limited to the amount of the principal balance outstanding, except in the event of Lender's gross negligence or willful misconduct. Insured recognizes and agrees that Lender is a lender only and not an insurance company and that in no event does Lender assume any liability as an insurer hereunder or otherwise. **15. CLASSIFICATION AND FORMATION OF AGREEMENT:** This Agreement is and will be a general intangible and not an instrument (as those terms are used in the Uniform Commercial Code) for all purposes. Any electronic signature or electronic record may be used in the formation of this Agreement, and the signatures of the insured and agent and the record of this Agreement may be in electronic form (as those terms are used in the Uniform Electronic Transactions Act). A photocopy, a facsimile or other paper or electronic record of this Agreement shall have the same legal effect as a manually signed copy. **16. REPRESENTATIONS AND WARRANTIES:** The insured represents that (a) the insured is not insolvent or presently the subject of any insolvency proceeding (or if the insured is a debtor of bankruptcy, the bankruptcy court has authorized this transaction), (b) if the insured is not an individual, that the signatory is authorized to sign this Agreement on behalf of the insured, (c) all parties responsible for payment of the premium are named and have signed this Agreement, and (d) there is no term or provision in any of the scheduled policies that would require Lender to notify or get the consent of any third party to effect cancellation of any such policy. **17. ADDITIONAL PREMIUM FINANCING:** Insured authorizes Lender to make additional advances under this premium finance agreement at the request of either the Insured or the Insured's agent with the Insured's express authorization, and subject to the approval of Lender, for any additional premium on any policy listed in the Schedule of Policies due to changes in the insurable risk. If Lender consents to the request for an additional advance, Lender will send Insured a revised payment amount ("Revised Payment Amount"). Insured agrees to pay the Revised Payment Amount, which may include additional finance charges on the newly advanced amount, and acknowledges that Lender will maintain its security interest in the Policy with full authority to cancel all policies and receive all unearned premium if Insured fails to pay the Revised Payment Amount. **18. PRIVACY:** Our privacy policy may be found at <https://ipfs.com/Privacy>. **19. ENTIRE DOCUMENT / GOVERNING LAW:** This document is the entire Agreement between Lender and the insured and can only be changed in writing and signed by both parties except that the insured authorizes Lender to insert or correct on this Agreement, if omitted or incorrect, the insurer's name and the policy number(s). Lender is also authorized to correct patent errors and omissions in this Agreement. In the event that any provision of this Agreement is found to be illegal or unenforceable, it shall be deemed severed from the remaining provisions, which shall remain in full force and effect. The laws of the State of Florida will govern this Agreement. **20. AUTHORIZATION:** The insurance company(ies) and their agents, any intermediaries and the agent / broker named in this Agreement and their successors and assigns are hereby authorized and directed by insured to provide Lender with full and complete information regarding all financed insurance policy(ies), including without limitation the status and calculation of unearned premiums, and Lender is authorized and directed to provide such parties with full and complete information and documentation regarding the financing of such insurance policy(ies), including a copy of this Agreement and any related notices. **21. WAIVER OF SOVEREIGN IMMUNITY:** The insured expressly waives any sovereign immunity available to the insured, and agrees to be subject to the laws as set forth in this Agreement (and the jurisdiction of federal and/or state courts) for all matters relating to the collection and enforcement of amounts owed under this Agreement and the security interest in the scheduled policies granted hereby.

AGENT/BROKER REPRESENTATIONS

The agent/broker executing this, and any future, agreements represents, warrants and agrees: (1) installment payments totaling \$0.00 and all applicable down payment(s) have been received from the insured in immediately available funds, (2) the insured has received a copy of this Agreement; if the agent/broker has signed this Agreement on the insured's behalf, the insured has expressly authorized the agent/broker to sign this Agreement on its behalf or, if the insured has signed, to the best of the undersigned's knowledge and belief such signature is genuine, (3) the policies are in full force and effect and the information in the Schedule of Policies including the premium amounts is correct, (4) no direct company bill, audit, or reporting form policies or policies subject to retrospective rating or to minimum earned premium are included, except as indicated, and the deposit of provisional premiums is not less than anticipated premiums to be earned for the full term of the policies, (5) the policies can be cancelled by the insured or Lender (or its successors and assigns) on 10 days notice and the unearned premiums will be computed on the standard short rate or pro rata table except as indicated, (6) there are no bankruptcy, receivership, or insolvency proceedings affecting the insured, (7) to hold Lender, its successors and assigns harmless against any loss or expense (including attorney fees) resulting from these representations or from errors, omissions or inaccuracies of agent/broker in preparing this Agreement, (8) to pay the down payment and any funding amounts received from Lender under this Agreement to the insurance company or general agent (less any commissions where applicable), (9) to hold in trust for Lender or its assigns any payments made or credited to the insured through or to agent/broker directly or indirectly, actually or constructively by the insurance companies and to pay the monies, as well as the unearned commissions to Lender or its assigns upon demand to satisfy the outstanding indebtedness of the insured, (10) all material information concerning the insured and the financed policies necessary for Lender to cancel such policies and receive the unearned premium has been disclosed to Lender, (11) no term or provision of any financed policy requires Lender to notify or get the consent of any third party to effect cancellation of such policy, and (12) to promptly notify Lender in writing if any information on this Agreement becomes inaccurate.



AutoPay

Enroll in AutoPay on ipfs.com

IPFS Corporation® has made it easier than ever to pay your insurance coverages with AutoPay. Enrolling in AutoPay is easy and provides peace of mind by allowing you to set up recurring ACH or credit card payments to make your monthly installment payment automatically. After you have received your web access code, visit ipfs.com, view your account status page, and select Set Up to get started with AutoPay*!

AutoPay Benefits:



Easily maintain coverage



No risk of forgetting to make a payment



Less paperwork



Getting signed up is as easy as clicking the words **Set Up** on your **Account Status** page in column labeled the **AutoPay Method**.



*Fees may apply.



Please contact your account or sales executive for more information, or visit ipfs.com



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MACROLEASE
 A Division of Eastern Funding
 185 Express Street Suite 100
 Plainview, NY 11803
 (516) 576-9000 Ext 22107

Received

OCT 23 2023

Account Number 5030873
 Invoice Number 503087310823
 Statement Date 10/18/23
 Payment Due Date 11/08/23
 Current Amount Due 1,494.00
 Past Due Amount 0.00
 Amount Enclosed \$ _____
 If payment is made on or after 11/20/23
 please include late fee of 74.70

*****AUTO**MIXED AADC 07099
 646 0.5070 MB 0.561 3 48 1
 Grand Oaks Community Development Di
 Grand Oaks CDD
 2005 Pan Am Cir
 Suite 300
 Tampa FL 33607-6008

Subject Location:
 1055 TURNBULL ROAD
 ST. AUGUSTINE FL 320920000

Payments by Mail
 Payable to: Eastern Funding LLC
 Mail to: Eastern Funding
 P.O. Box 5441
 White Plains, NY 10602-5441
 Please be sure to include the loan number on the check.
 If you have opted for automatic payments (ACH), your payments will be deducted on the above **Payment Due Date** and no further action is required. You may retain this statement for your records.

Account Number 5030873
 Statement Date 10/18/23
 Payment Due Date 11/08/23
 Current Amount Due 1,494.00
 Past Due Amount 0.00
 Maturity Date 9/08/27

***Principal Balance listed does not reflect a payoff amount. Payoff balances are subject to the terms of your agreement. See reverse for further instructions.**

To make your payment by phone, changes to your account or for general account inquiries, please contact Customer Service at (212) 819-2000.

Pay Online

Scan the QR to access our Payment Portal

<https://smartpay.profitstars.com/express/macrolease>



Invoice

INVOICE DATE

9/13/2023

INVOICE NUMBER

531941

BILLED FROM

ANGIE KASTING
St Johns County Sheriff's Office
St. Augustine, FL 32084

BILLED TO

BOB KONCAR
1055 Turnbull Creek Road
St. Augustine, FL 32092

JOB ID	DATE	TIME	JOB NAME	OFFICER	FEES	HOURS	RATE	AMOUNT
2425047	9/13/23	02:00 PM 05:00 PM	General Security	Andres De Las Salas-Parra - 11584	0.00 A 0.00 A 0.00 E 0.00 V 0.00 M	3.00	\$55.00	\$165.00
TOTAL OFFICERS PAY								\$165.00
SERVICE FEE								\$8.25
TAX								\$0.00
TOTAL DUE								\$173.25

A - Admin E - Equipment V - Vehicle M - Miscellaneous

Net 15

From: [Koncar, Robert](#)
To: [Teresa Farlow](#)
Subject: RE: invoice
Date: Tuesday, October 10, 2023 2:05:49 PM
Attachments: [image001.png](#)

This is for Grand Oaks it was a Sheriff's Deputy at our last meeting.

From: Teresa Farlow <Teresa.Farlow@Inframark.com>
Sent: Tuesday, October 10, 2023 1:19 PM
To: Koncar, Robert <bob.koncar@inframark.com>
Subject: invoice

This invoice is in AVID without a community name. I am thinking it might be for Grand Oaks. Can you confirm please and then contact vendor so they know to put the community name on invoices?
Thanks

Teresa Farlow | District AP & Construction Accounting



2005 Pan Am Circle Ste 300 | Tampa, FL 33607
(O) 813.873.7300 ext. 340
www.inframarkims.com

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PO Box 6569
Hilton Head Island, SC 29938

Invoice 734150	
Date	PO/Contract#
10/06/23	
Account Manager	Terms
ZACHARY HIGGINBOTHAM	Due on Receipt

Bill To
Grand Oaks CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Property Address
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092

Please detach and return with payment. *PAYMENTS DUE UPON RECEIPT* Thank You!

Description	Qty/UOM	Rate	Amount
#57479 - Palm Tree Replacement at Mailbox Parking Lot <i>Landscape Enhancement Work - 10/05/2023</i>			\$3,764.00
#58469 - Replacement For Agapanthus (bed 2) <i>Landscape Enhancement Work - 10/04/2023</i>			\$1,069.00
		Total	\$4,833.00

Please remit payment payable to: The Greenery, Inc. PO Box 6569 Hilton Head Island, SC 29938

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$4,833.00	\$22,726.00	\$21,876.00	\$19,906.00	\$19,906.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com



PO Box 6569
Hilton Head Island, SC 29938

Invoice 734964	
Date	PO/Contract#
10/12/23	
Account Manager	Terms
ZACHARY HIGGINBOTHAM	Due on Receipt

Bill To
Grand Oaks CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Property Address
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092

Please detach and return with payment. *PAYMENTS DUE UPON RECEIPT* Thank You!

Description	Qty/UOM	Rate	Amount
#57481 - Ammenity Center Clubhouse Replacement <i>Landscape Enhancement Work - 10/06/2023</i>			\$6,037.20
#57482 - Replacement For Agapanthus (per bed) <i>Landscape Enhancement Work - 10/05/2023</i>			\$1,069.00
#57485 - Street Sweeping For Curb Lines <i>Landscape Enhancement Work - 10/06/2023</i>			\$1,500.00
		Total	\$8,606.20

Please remit payment payable to: The Greenery, Inc. PO Box 6569 Hilton Head Island, SC 29938

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$13,439.20	\$22,726.00	\$21,876.00	\$19,906.00	\$19,906.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com

6C

GRAND OAKS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
HOTWIRE COMMUNICATIONS	30212520 072623	\$239.99		HD PACKAGE - 07/28/23-08/27/23
HOTWIRE COMMUNICATIONS	30212520 082623	\$243.59		HD PACKAGE - 08/28/23-09/27/23
HOTWIRE COMMUNICATIONS	30212520 102623	\$250.79	\$734.37	HD PACKAGE - 10/28/23-11/27/23
INFRAMARK LLC	104760	\$17,935.92		DISTRICT INVOICE NOVEMBER 2023
SOUTHEAST UTILITIES SERVICES, INC.	487424	\$1,105.00		AMENITY MAINT. - OCTOBER 2023
THE GREENERY INC.	735746	\$19,906.00		LANDSCAPE MAINT. - OCTOBER 2023
THE GREENERY INC.	737226	\$19,084.00	\$38,990.00	LANDSCAPE MAINT. - NOVEMBER 2023
THE LAKE DOCTORS, INC.	135249B	\$1,250.00		WATER MANAGEMENT - NOVEMBER 2023
WM CORPORATE SERVICES, INC.	0320 102723 ACH	\$154.21		WASTE - NOVEMBER 2023
Monthly Contract Subtotal		\$60,169.50		
Variable Contract				
AMY COROB	AC 042623	\$200.00		SUPERVISOR FEE - 04/26/23
AMY COROB	AC 052423	\$200.00		SUPERVISOR FEE - 05/24/23
AMY COROB	AC 062823	\$200.00		SUPERVISOR FEE - 06/28/23
AMY COROB	AC 071023	\$200.00		SUPERVISOR FEE - 07/10/23
AMY COROB	AC 091323	\$200.00		SUPERVISOR FEE - 09/13/23
AMY COROB	AC 112723	\$200.00	\$1,200.00	SUPERVISOR FEE - 11/27/23
US BANK	7102129	\$4,040.63		TRUSTEE - 10/01/23-09/30/24
Variable Contract Subtotal		\$5,240.63		
Utilities				
FLORIDA NATURAL GAS	925086ES	\$13.74		FUEL - 10/02/23-10/30/23
FPL	02407 91475 110623	\$1,795.06		ELECTRICITY SERVICE - 10/06/23-11/06/23
FPL	05528 43534 110623	\$26.84		ELECTRICITY SERVICE - 10/06/23-11/06/23
FPL	41929 72349 110723	\$1,366.13		ELECTRICITY SERVICE - 10/07/23-11/07/23
FPL	55409 33537 110623	\$26.49		ELECTRICITY SERVICE - 10/06/23-11/06/23
FPL	85601 33517 110723	\$35.07		ELECTRICITY SERVICE - 10/09/23-11/07/23
FPL	97899 67024 110623	\$500.68	\$3,750.27	ELECTRICITY SERVICE - 10/06/23-11/06/23

GRAND OAKS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TECO	221008719785 110623	\$1.76		ELECTRICITY SERVICE - 10/03/23-10/31/23
Utilities Subtotal		\$3,765.77		
Regular Services				
CA FLORIDA HOLDINGS LLC	0005990657	\$19.91		AD SERVICE
CINTAS CORPORATION	4173036265	\$75.34		CLUBHOUSE OPERATIONS
CINTAS CORPORATION	4173764025	\$75.34		CLUBHOUSE OPERATIONS
CINTAS CORPORATION	4175216604	\$75.34	\$226.02	CLUBHOUSE OPERATIONS
DEBRA WELLER	DTS 112223	\$150.00		HOLIDAY PAJAMA STORY TIME
GRAND OAKS CDD	11172023-1A	\$9,493.96		SERIES 2019 FY24 TAX DIST ID #2 10/19-11/06
GRAND OAKS CDD	11172023-2	\$5,805.70		SERIES 2020 FY24 TAX DIST ID #2 10/19-11/06
GRAND OAKS CDD	11222023-1	\$23,168.77		SERIES 2019 FY24 TAX DIST ID #3 11/07-11/14
GRAND OAKS CDD	11222023-2	\$14,168.03	\$52,636.46	SERIES 2020 FY24 TAX DIST ID #3 11/07-11/14
IPFS	IPFS PAY 2	\$5,216.23		INSURANCE PAYMENT
ST. JOHNS COUNTY TAX COLLECTOR	SJCTC 111423	\$119.60		POSTAGE
THE GREENERY INC.	736809	\$5,975.00		IRRIATION REPIARS / ANNUAL FALL INSTALL
THE LAKE DOCTORS, INC.	136606B	\$200.00		FOUNTAIN CLEANING - QUARTERLY
Regular Services Subtotal		\$64,543.22		
Additional Services				
FIRST COAST HOME SERVICES, LLC	457	\$1,780.00		PRESSURE WASHING
Additional Services Subtotal		\$1,780.00		
TOTAL		\$135,499.12		

Approved (with any necessary revisions noted):

GRAND OAKS CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature:

Title (Check one):

Chariman Vice Chariman Assistant Secretary

Hotwire® HOTWIRE COMMUNICATIONS
 PO BOX 1187
 BALA CYNWYD, PA 19004-5187



**SINGLE-PIECE 90 SGL 139777EB26-A-2
 19723 1 SP 0.630



GRAND OAKS DELVELOPMENT DISTRICT
 1055 TURNBULL CREEK ROAD
 ST. AUGUSTINE FL 32092

Monthly Invoice

Account Information

Account Number 30212520
 Bill Date 07/26/23
 Due Date 08/20/23

Monthly Account Summary

Previous Balance \$553.78
 Payment(s) and Discount(s) (\$553.78)

Balance Forward \$0.00

Current Invoice Summary

Television Service \$222.86
 Taxes, Fees and Surcharges \$17.13

Current Amount Due \$239.99
 Balance Forward \$0.00

Balance Due By 08/20/23 \$239.99

How to reach us...



P.O. Box 1187
 Bala Cynwyd, PA 19004-5187



Pay Online
www.gethotwired.com



Customer Service
 1-800-355-5668

IMPORTANT ACCOUNT INFORMATION

Enroll in Paperless Bills and save. You can enroll on Hotwire Fision App or at Gethotwired.com in My Account.

DOWNLOAD IT TODAY!



Hotwire Fision App

The easiest way to manage your account, get on-the-go access, pay your bill and get support.



PAYMENT COUPON - Please detach and return payment in the envelope supplied. Please do not send cash.

Account Information

Account Number 30212520
 Bill Date 07/26/23
 Due Date 08/20/23

Payment Coupon For :

MDU COMMON AREA GRAND OAKS
 4185 STATE ROAD 16
 APT MDUCA
 ST AUGUSTINE FL 32092

**Balance Due By
 08/20/2023**

**Amount Due
 \$239.99**

**AMOUNT
 ENCLOSED**

\$



HOTWIRE COMMUNICATIONS
 PO BOX 736338
 DALLAS, TX 75373-6338

Check here for changes to the billing address and please complete address corrections on back.

73633830212520000000239993

Account Detail

Previous Monthly Account Information

Date	Description	Amount
	Previous Monthly Balance	\$553.78
07/26	PAYMENT - THANK YOU	(\$553.78)
Total Previous Monthly Account Information		\$0.00

Monthly Service Detail(s)

Service Period	Description	Amount
Television Service		
07/28 - 08/27	HD DIGITAL ACCESS PACKAGE	\$79.99
07/28 - 08/27	FISION HD BOX	\$10.99
07/28 - 08/27	FISION HD BOX	\$10.99
07/28 - 08/27	FISION HD BOX	\$10.99
07/28 - 08/27	FISION HD BOX	\$10.99
07/28 - 08/27	FISION HD BOX	\$10.99
07/28 - 08/27	FISION HD BOX	\$10.99
07/28 - 08/27	FISION HD BOX	\$10.99
07/28 - 08/27	FISION HD BOX	\$10.99
07/28 - 08/27	FISION HD BOX	\$10.99
07/28 - 08/27	FISION HD BOX	\$10.99
07/28 - 08/27	FISION HD BOX	\$10.99
07/28 - 08/27	FISION HD BOX	\$10.99
07/28 - 08/27	FISION HD BOX	\$10.99
07/28 - 08/27	FISION HD BOX	\$10.99
Total Television Service		\$222.86
One Time Activity		
Total One Time Activity		\$0.00

Taxes, Fees and Surcharges

Description	Amount
STATE SALES TAX	\$9.36
COMM TAX	\$5.65
FCC REGULATORY FEE	\$0.10
GROSS RECEIPTS TAX	\$2.02
Total Taxes, Fees & Surcharges	\$17.13

New Billing Address?

Please print only new billing information below and check box on reverse side. Thank you.

Name _____

Address _____

City _____ State _____ Zip _____

Phone (Home) _____ (Business) _____

(Cell) _____ Email Address _____

Hotwire® HOTWIRE COMMUNICATIONS
 PO BOX 1187
 BALA CYNWYD, PA 19004-5187



**SINGLE-PIECE 90 SGL 140357EA29-A-2
 19427 1 SP 0.630



GRAND OAKS DELVELOPMENT DISTRICT
 1055 TURNBULL CREEK ROAD
 ST. AUGUSTINE FL 32092

Monthly Invoice

Account Information

Account Number 30212520
 Bill Date 08/26/23
Due Date PAST DUE

Monthly Account Summary

Previous Balance \$239.99
 Payment(s) and Discount(s) \$0.00

Past Due Amount \$239.99

Our records show a PAST DUE balance. To maintain service, please remit payment TODAY. A fee may be applied to restore or reconnect services upon disconnection for non-payment.

Current Invoice Summary

Television Service \$222.86
 One Time Activity \$3.60
 Taxes, Fees and Surcharges \$17.13

Current Amount Due \$243.59

Past Due Amount \$239.99

Balance Due By PAST DUE \$483.58

How to reach us...



P.O. Box 1187
 Bala Cynwyd, PA 19004-5187



Pay Online
www.gethotwired.com



Customer Service
 1-800-355-5668

IMPORTANT ACCOUNT INFORMATION

Enroll in Paperless Bills and save. You can enroll on Hotwire Fision App or at Gethotwired.com in My Account.

DOWNLOAD IT TODAY!



Hotwire Fision App

The easiest way to manage your account, get on-the-go access, pay your bill and get support.



PAYMENT COUPON - Please detach and return payment in the envelope supplied. Please do not send cash.

Account Information

Account Number 30212520
 Bill Date 08/26/23
Due Date PAST DUE

Payment Coupon For :

MDU COMMON AREA GRAND OAKS
 4185 STATE ROAD 16
 APT MDUCA
 ST AUGUSTINE FL 32092

Balance Due By PAST DUE

Amount Due \$483.58

AMOUNT ENCLOSED



HOTWIRE COMMUNICATIONS
 PO BOX 736338
 DALLAS, TX 75373-6338

Check here for changes to the billing address and please complete address corrections on back.

736338302125200000000483585

Account Detail

Previous Monthly Account Information

Date	Description	Amount
	Previous Monthly Balance	\$239.99
Total Previous Monthly Account Information		\$239.99

Monthly Service Detail(s)

Service Period	Description	Amount
Television Service		
08/28 - 09/27	HD DIGITAL ACCESS PACKAGE	\$79.99
08/28 - 09/27	FISION HD BOX	\$10.99
08/28 - 09/27	FISION HD BOX	\$10.99
08/28 - 09/27	FISION HD BOX	\$10.99
08/28 - 09/27	FISION HD BOX	\$10.99
08/28 - 09/27	FISION HD BOX	\$10.99
08/28 - 09/27	FISION HD BOX	\$10.99
08/28 - 09/27	FISION HD BOX	\$10.99
08/28 - 09/27	FISION HD BOX	\$10.99
08/28 - 09/27	FISION HD BOX	\$10.99
08/28 - 09/27	FISION HD BOX	\$10.99
08/28 - 09/27	FISION HD BOX	\$10.99
08/28 - 09/27	FISION HD BOX	\$10.99
08/28 - 09/27	FISION HD BOX	\$10.99
08/28 - 09/27	FISION HD BOX	\$10.99
Total Television Service		\$222.86

One Time Activity

LATE CHARGE	\$3.60	
Total One Time Activity		\$3.60

Taxes, Fees and Surcharges

Description	Amount	
STATE SALES TAX	\$9.36	
COMM TAX	\$5.65	
FCC REGULATORY FEE	\$0.10	
GROSS RECEIPTS TAX	\$2.02	
Total Taxes, Fees & Surcharges		\$17.13

New Billing Address?

Please print only new billing information below and check box on reverse side. Thank you.

Name _____

Address _____

City _____ State _____ Zip _____

Phone (Home) _____ (Business) _____

(Cell) _____ Email Address _____

Hotwire® HOTWIRE COMMUNICATIONS
 PO BOX 1187
 BALA CYNWYD, PA 19004-5187



**SINGLE-PIECE 92 SGL 141509EB26-A-2
 19617 1 SP 0.630



GRAND OAKS DELVELOPMENT DISTRICT
 1055 TURNBULL CREEK ROAD
 ST. AUGUSTINE FL 32092

Monthly Invoice

Account Information

Account Number 30212520
 Bill Date 10/26/23
Due Date PAST DUE

Monthly Account Summary

Previous Balance \$730.77
 Payment(s) and Discount(s) \$0.00

Past Due Amount \$730.77

Our records show a PAST DUE balance. To maintain service, please remit payment TODAY. A fee may be applied to restore or reconnect services upon disconnection for non-payment.

Current Invoice Summary

Television Service \$222.86
 One Time Activity \$10.80
 Taxes, Fees and Surcharges \$17.13

Current Amount Due \$250.79

Past Due Amount \$730.77

Balance Due By PAST DUE \$981.56

How to reach us...



P.O. Box 1187
 Bala Cynwyd, PA 19004-5187



Pay Online
www.gethotwired.com



Customer Service
 1-800-355-5668

IMPORTANT ACCOUNT INFORMATION

Enroll in Paperless Bills and save. You can enroll on Hotwire Fision App or at Gethotwired.com in My Account.

As of November 14, existing customers who do not enroll in Paperless Bill will see a charge of \$2 for each printed bill (unless prohibited by law). Accounts suspended for non-payment will be charged a \$10 Restore Fee to each line of service upon receiving payment to restore services.

DOWNLOAD IT TODAY!


Hotwire Fision App

The easiest way to manage your account, get on-the-go access, pay your bill and get support.



Download on the App Store



GET IT ON Google Play

PAYMENT COUPON - Please detach and return payment in the envelope supplied. Please do not send cash.

Account Information

Account Number 30212520
 Bill Date 10/26/23
Due Date PAST DUE

Payment Coupon For :

MDU COMMON AREA GRAND OAKS
 4185 STATE ROAD 16
 APT MDUCA
 ST AUGUSTINE FL 32092

Balance Due By PAST DUE

Amount Due \$981.56

AMOUNT ENCLOSED

\$

Check here for changes to the billing address and please complete address corrections on back.



HOTWIRE COMMUNICATIONS
 PO BOX 736338
 DALLAS, TX 75373-6338

73633830212520000000981564

Account Detail

Previous Monthly Account Information

Date	Description	Amount
	Previous Monthly Balance	\$730.77
Total Previous Monthly Account Information		\$730.77

Monthly Service Detail(s)

Service Period	Description	Amount
Television Service		
10/28 - 11/27	HD DIGITAL ACCESS PACKAGE	\$79.99
10/28 - 11/27	FISION HD BOX	\$10.99
10/28 - 11/27	FISION HD BOX	\$10.99
10/28 - 11/27	FISION HD BOX	\$10.99
10/28 - 11/27	FISION HD BOX	\$10.99
10/28 - 11/27	FISION HD BOX	\$10.99
10/28 - 11/27	FISION HD BOX	\$10.99
10/28 - 11/27	FISION HD BOX	\$10.99
10/28 - 11/27	FISION HD BOX	\$10.99
10/28 - 11/27	FISION HD BOX	\$10.99
10/28 - 11/27	FISION HD BOX	\$10.99
10/28 - 11/27	FISION HD BOX	\$10.99
10/28 - 11/27	FISION HD BOX	\$10.99
10/28 - 11/27	FISION HD BOX	\$10.99
10/28 - 11/27	FISION HD BOX	\$10.99
Total Television Service		\$222.86

One Time Activity

LATE CHARGE	\$10.80	
Total One Time Activity		\$10.80

Taxes, Fees and Surcharges

Description	Amount	
STATE SALES TAX	\$9.36	
COMM TAX	\$5.65	
FCC REGULATORY FEE	\$0.10	
GROSS RECEIPTS TAX	\$2.02	
Total Taxes, Fees & Surcharges		\$17.13

New Billing Address?

Please print only new billing information below and check box on reverse side. Thank you.

Name _____

Address _____

City _____ State _____ Zip _____

Phone (Home) _____ (Business) _____

(Cell) _____ Email Address _____



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#

#104760

DATE

11/20/2023

CUSTOMER ID

C2300

NET TERMS

Net 30

PO#

DUE DATE

12/20/2023

BILL TO

Grand Oaks CDD
 2005 Pan Am Cir Ste 300
 Tampa FL 33607-6008
 United States

Services provided for the Month of: November 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Personnel Services	1	Ea	12,044.25		12,044.25
District Management	1	Ea	4,375.00		4,375.00
Accounting Services	1	Ea	750.00		750.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Dissemination Services	1	Ea	666.67		666.67
Subtotal					17,935.92

Subtotal	\$17,935.92
Tax	\$0.00
Total Due	\$17,935.92

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Southeast Utilities Services, Inc. filterzones@gmail.com
1595 Timber Trace Drive +1 (904) 501-0523
St. Augustine, FL 32092

Grand Oaks CDD

Bill to
Grand Oaks CDD

Ship to
Grand Oaks CDD

Invoice details

Invoice no.: 487424
Terms: Net 30
Invoice date: 10/31/2023
Due date: 11/30/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Labor only 10/06/23 locksmith meeting to remove old locks, lighting repairs and adjustments, new locks purchased, installed and modification in existing common area door, pump building		7	\$57.50	\$402.50
2.		Labor only 10/09/23 check fountain lights, reset breakers		1	\$57.50	\$57.50
3.		Labor only 10/10/23 inspect/locate red barn road drains		1	\$57.50	\$57.50
4.		Labor only 10/23/23 install 2 interior thermostat tamper covers		1	\$57.50	\$57.50
5.		Labor only 10/31/23 maintenance pool deck, ball court, sidewalks		4	\$57.50	\$230.00
6.		Labor only 10/31/23 monthly contract fee		1	\$300.00	\$300.00
					Total	\$1,105.00



PO Box 6569
Hilton Head Island, SC 29938

Bill To
Grand Oaks CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

10/31/23	
ZACHARY HIGGINBOTHAM	Due on Receipt
	\$19,906.00
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092	

Please detach and return with payment. *PAYMENTS DUE UPON RECEIPT* Thank You!

Description	Amount
#58205 - Grand Oaks CDD October Maintenance	
<i>In Season Landscape Maintenance Service - 10/05/2023</i>	\$2,941.38
<i>In Season Landscape Maintenance Service - 10/12/2023</i>	\$2,941.38
<i>In Season Landscape Maintenance Service - 10/19/2023</i>	\$2,941.38
<i>In Season Landscape Maintenance Service - 10/26/2023</i>	\$2,941.38
<i>In Season Landscape Maintenance Service - 10/04/2023</i>	\$2,941.38
<i>Irrigation/Lighting Routine Service - 10/31/2023</i>	\$724.59
<i>Turf Application - Production - 10/23/2023</i>	\$4,474.51
Total	\$19,906.00

Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

P.O. Box 6569 Hilton Head Island, SC 29938.

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$33,345.20	\$19,906.00	\$3,795.00	\$40,807.00	\$19,906.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com



PO Box 6569
Hilton Head Island, SC 29938

Bill To
Grand Oaks CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

11/03/23	
ZACHARY HIGGINBOTHAM	Due on Receipt
	\$19,084.00
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092	

Please detach and return with payment. ***PAYMENTS DUE UPON RECEIPT*** Thank You!

Description	Amount
#50833 - Maintenance Contract Services - Grand Oaks CDD November 2023	\$19,084.00
Total	\$19,084.00

Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

P.O. Box 6569 Hilton Head Island, SC 29938.

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$47,596.20	\$4,833.00	\$22,726.00	\$21,876.00	\$39,812.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com

MAKE CHECK PAYABLE TO:



The Lake Doctors, Inc.
Post Office Box 20122
Tampa, FL 33622-0122
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



Agenda Page 130

CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

Please check if address below is incorrect and indicate change on reverse side

GRAND OAKS CDD
2005 Pan Am Cir
Tampa, FL 33607

ACCOUNT NUMBER

DATE

BALANCE

729170

11/1/2023

\$1,250.00

The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

00000000172171001000000013524900000012500078

Please Return this portion with your payment

Invoice Due Date 11/11/2023

Invoice 135249B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
11/1/2023	Turnbull Creek Blvd, St Augustine, Florida 32092 Tampa, FL 33607 Water Management - Monthly		\$1250.00	\$0.00	\$1250.00

Please remit payment for this month's invoice.

Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$7295.00

This Invoice Total:

\$1250.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 729170

Portal Registration #: 5D65AC7B

Corporate Address

4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Customer Portal Link: www.lakedoctors.com/contact-us/

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information



INVOICE

Customer ID: 28-35356-73002
Customer Name: GRAND OAKS CDD
Service Period: 11/01/23-11/30/23
Invoice Date: 10/27/2023
Invoice Number: 0036433-4032-0

How to Contact Us

Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.



Customer Service: (904) 827-1005

Your Payment is Due

Nov 26, 2023

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$293.36

If payment is received after 11/26/2023: **\$ 298.36**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
139.15		0.00		0.00		154.21		293.36

DETAILS OF SERVICE

Details for Service Location: Grand Oaks Cdd, 1055 Turnbull Creek Rd, Saint Augustine FL 32092 **Customer ID:** 28-35356-73002

Description	Date	Ticket	Quantity	Amount
4 Yard Dumpster 1X Week	11/01/23		1.00	116.08
Energy Surcharge				22.29
Administrative Charge				8.50
ST JOHN CM 5% FRANCHISE				7.34
Total Current Charges				154.21

----- Please detach and send the lower portion with payment ----- (no cash or staples) -----

WM
 WASTE MANAGEMENT INC. OF FLORIDA
 WM OF ST JOHNS COUNTY
 PO BOX 3020
 MONROE, WI 53566-8320
 (904) 827-1005

Received
 NOV 02 2023

Invoice Date	Invoice Number	Customer ID <i>(Include with your payment)</i>
10/27/2023	0036433-4032-0	28-35356-73002
Payment Terms	Total Due	Amount
Total Due by 11/26/2023	\$293.36	
If Received after 11/26/2023	\$298.36	

4032000283535673002000364330000001542100000029336 4

0035902 01 AB 0.537 **AUTO T3 0 7300 33607-600875 -C04-P35937-11
 GRAND OAKS CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008



Remit To:
WM CORPORATE SERVICES, INC.
AS PAYMENT AGENT
 PO BOX 4648
 CAROL STREAM, IL 60197-4648



035-0038098-4032-9

Grand Oaks CDD

MEETING DATE: April 26, 2023

DMS: Bob Koncar

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Marc Harris	x	Salary Waived	\$0
Keith Hyatt	x	Salary Waived	\$0
Dennis Smith		Salary Waived	\$0
Amy Corob	x	Salary	\$200
Julie Smith		Salary Waived	\$0

Grand Oaks CDD

MEETING DATE: May 24, 2023

DMS: Bob Koncar

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Marc Harris	x	Salary Waived	\$0
Keith Hyatt	x	Salary Waived	\$0
Dennis Smith		Salary Waived	\$0
Amy Corob	x	Salary	\$200
Julie Smith		Salary Waived	\$0

Grand Oaks CDD

MEETING DATE: June 28, 2023

DMS: Bob Koncar

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Marc Harris	x	Salary Waived	\$0
Keith Hyatt	x	Salary Waived	\$0
Dennis Smith		Salary Waived	\$0
Amy Corob	x	Salary	\$200
Julie Smith		Salary Waived	\$0

Grand Oaks CDD

MEETING DATE: July 10, 2023

DMS: Bob Koncar

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Marc Harris	x	Salary Waived	\$0
Keith Hyatt	x	Salary Waived	\$0
Dennis Smith		Salary Waived	\$0
Amy Corob	x	Salary	\$200
Julie Smith		Salary Waived	\$0

Grand Oaks CDD

MEETING DATE: September 13, 2023

DMS: Bob Koncar

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Marc Harris	x	Salary Waived	\$0
Keith Hyatt	x	Salary Waived	\$0
Dennis Smith		Salary Waived	\$0
Amy Corob	x	Salary	\$200
Julie Smith		Salary Waived	\$0

Grand Oaks CDD

MEETING DATE: November 27, 2023

DMS: Bob Koncar

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Marc Harris	x	Salary Waived	\$0
Keith Hyatt	x	Salary Waived	\$0
Dennis Smith		Salary Waived	\$0
Amy Corob	x	Salary	\$200
Julie Smith		Salary Waived	\$0



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7102129
Account Number: 249659000
Invoice Date: 10/25/2023
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

GRAND Oaks Community Development DIS
ATTN District Manager
2005 Pan AM Circle Suite 300
Tampa, FL 33607
United States

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS
SERIES 2020 ASSESSMENT AREA 2 REVENUE ACCOUNT**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS SERIES
2020 ASSESSMENT AREA 2 REVENUE ACCOUNT**

Invoice Number: 7102129
Account Number: 249659000
Current Due: \$4,040.63

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 249659000
Invoice # 7102129
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 7102129
 Invoice Date: 10/25/2023
 Account Number: 249659000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
 SPECIAL ASSESSMENT REVENUE BONDS SERIES
 2020 ASSESSMENT AREA 2 REVENUE ACCOUNT**

Accounts Included 249659000 249659001 249659002 249659003 249659004 249659005
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 10/01/2023 - 09/30/2024				\$3,750.00
Incidental Expenses 10/01/2023 to 09/30/2024	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63





Phone: 877-436-4427 Fax: 844-393-9006
 Email: customerservice@onlyfng.com

Invoice

MDG2023 00000317 00



GRAND OAKS CDD dba CLUB HOUSE
 ACCOUNTS PAYABLE
 2005 Pan Am Circle Suite 300
 Tampa, FL 33607-0000

Billing Group #:	50976
Invoice Date:	November 08, 2023
Invoice #:	925086ES
Due Date:	December 01, 2023
Current Charges:	\$13.74
Last Payment:	\$14.30
Payment Date:	October 27, 2023
Prior Balance Due:	\$0.00
Total Amount Due:	\$13.74



Current Charge Summary

Description	Term	Therm	Cost
INSIDE FERC FGT Z3	10/02/23 - 10/30/23	13.60	\$5.73
Fuel	10/02/23 - 10/30/23	0.36	\$0.15
Commodity Charges Sub Total:		13.96	\$5.88
Transportation			\$1.08
Transportation Charges Sub Total:			\$1.08
Customer Charge			\$5.95
Miscellaneous Charges Sub Total:			\$5.95
Pre-Tax Sub Total:			\$12.91
Sales Taxes			\$0.83
Taxes Sub Total:			\$0.83
Total Current Charges:			\$13.74

ARE YOU USING CLICK?

FNG commercial customers can access all their accounts in one place, pay online, enroll in paperless billing and even analyze energy costs! Get your access to the CLICK portal by visiting click.onlyfng.com or contacting your energy manager.

Please detach and remit this portion with your payment

Customer Information	
Billing Group #:	50976
Invoice Date:	November 08, 2023
Invoice #:	925086ES
Due Date:	December 01, 2023
Current Charges:	\$13.74
Last Payment:	\$14.30
Payment Date:	October 27, 2023
Prior Balance Due:	\$0.00
Total Amount Due:	\$13.74
Amount Paid:	

Make Checks Payable To: Florida Natural Gas

Please include your Billing Group # on your check.

Wire/ACH Payment To:

If you are interested in setting up ACH payments with Florida Natural Gas, please contact our Customer Care team at 877.436.4427 for additional information.

Received
 NOV 15 2023

Mail Payment To:
 Florida Natural Gas
 P.O. Box 934726
 Atlanta, GA 31193-4726



Phone: 877-436-4427 Fax: 844-393-9006
 Email: customerservice@onlyfng.com

Invoice #: 925086ES

Account Detail

Service Address:	1055 Turnbull Creek Road	City, State:	St Augustine, FL
Utility:	TECO - Peoples Gas	Utility Account #:	221008718785

Current Charges

Natural Gas - Commodity				
Description	Term	Therm	Price	Cost
INSIDE FERC FGT Z3	10/02/23 - 10/30/23	13.60	\$0.4210	\$5.73
Fuel	10/02/23 - 10/30/23	0.36	\$0.4210	\$0.15
Totals:		13.96		\$5.88

Transportation Charges				
Description	Units	Price	Cost	
Transportation	13.60	\$0.0794	\$1.08	
Totals:			\$1.08	

Miscellaneous Charges				
Description				Cost
Customer Charge				\$5.95
Totals:				\$5.95

Taxes				
Description				Cost
Florida State Tax				\$0.77
St. Johns County Tax				\$0.06
Totals:				\$0.83

Total Account Charges: \$13.74



Electric Bill Statement

For: Oct 6, 2023 to Nov 6, 2023 (31 days)

Statement Date: Nov 6, 2023

Account Number: 02407-91475

Service Address:

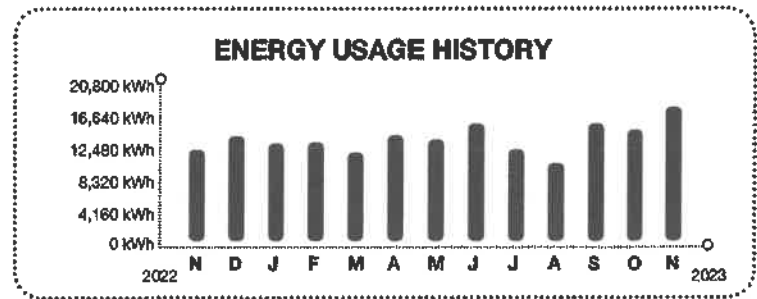
594 TURNBULL CREEK RD # MAIL KIOSK
SAINT AUGUSTINE, FL 32092

**GRAND OAKS CDD,
Here's what you owe for this billing period.**

CURRENT BILL

\$3,371.54
TOTAL AMOUNT YOU OWE

Nov 27, 2023
NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	1,576.48
Balance before new charges	1,576.48
Total new charges	1,795.06
Total amount you owe	\$3,371.54

(See page 2 for bill details.)

KEEP IN MIND

- Did you forget? \$1,576.48 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
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02407-91475
ACCOUNT NUMBER

\$3,371.54
TOTAL AMOUNT YOU OWE

Nov 27, 2023
NEW CHARGES DUE BY

\$ _____
AMOUNT ENCLOSED



Customer Name:
GRAND OAKS CDD

Account Number:
02407-91475

FPL.com Page 2

Agenda Page 143
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BILL DETAILS

Amount of your last bill	1,576.48
Balance before new charges	\$1,576.48
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$655.29
Fuel: (\$0.031510 per kWh)	\$595.57
Demand: (\$12.55 per KW)	\$468.05
Electric service amount	1,748.89
Gross receipts tax (State tax)	44.88
Taxes and charges	44.88
Regulatory fee (State fee)	1.29
Total new charges	\$1,795.06
Total amount you owe	\$3,371.54

METER SUMMARY

Meter reading - Meter KL23642. Next meter reading Dec 5, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	89870		70969		18901
Demand KW	37.14				37

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 6, 2023	Oct 6, 2023	Nov 4, 2022
kWh Used	18901	15683	12928
Service days	31	29	29
kWh/day	609	540	445
Amount	\$1,795.06	\$1,576.48	\$1,323.59

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Electric Bill Statement

For: Oct 6, 2023 to Nov 6, 2023 (31 days)

Statement Date: Nov 6, 2023

Account Number: 05528-43534

Service Address:

22 WILLOW CREEK CT # ENTRY
SAINT AUGUSTINE, FL 32092

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

\$26.84

TOTAL AMOUNT YOU OWE

Nov 27, 2023

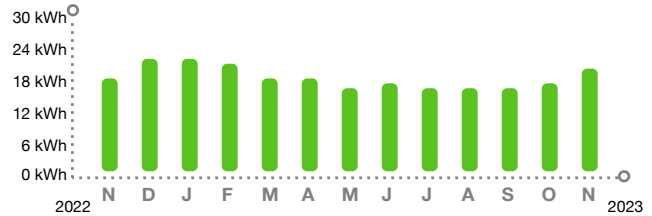
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	26.67
Payments received	-26.67
Balance before new charges	0.00
<hr/>	
Total new charges	26.84
Total amount you owe	\$26.84

(See page 2 for bill details.)

ENERGY USAGE HISTORY



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05528-43534
ACCOUNT NUMBER

\$26.84
TOTAL AMOUNT YOU OWE

Nov 27, 2023
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name:
GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

Account Number:
05528-43534

BILL DETAILS

Amount of your last bill	26.67
Payment received - Thank you	-26.67
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Minimum base bill charge:	\$10.81
Non-fuel: (\$0.094820 per kWh)	\$2.00
Fuel: (\$0.031510 per kWh)	\$0.66
Electric service amount	26.15
Gross receipts tax (State tax)	0.67
Taxes and charges	0.67
Regulatory fee (State fee)	0.02
Total new charges	\$26.84
Total amount you owe	\$26.84

METER SUMMARY

Meter reading - Meter ACD8936. Next meter reading Dec 5, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	00605		00584		21

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 6, 2023	Oct 6, 2023	Nov 4, 2022
kWh Used	21	18	19
Service days	31	29	29
kWh/day	1	1	1
Amount	\$26.84	\$26.67	\$26.55

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Electric Bill Statement

For: Oct 9, 2023 to Nov 7, 2023 (29 days)

Statement Date: Nov 7, 2023

Account Number: 41929-72349

Service Address:

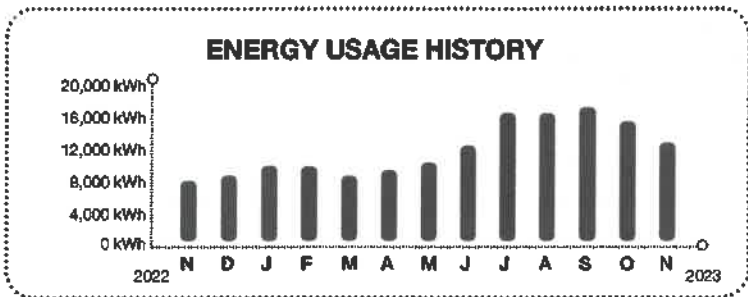
1055 TURNBULL CREEK RD #AMENITY
SAINT AUGUSTINE, FL 32092

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

\$2,942.51
TOTAL AMOUNT YOU OWE

Nov 28, 2023
NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	1,576.38
Balance before new charges	1,576.38
Total new charges	1,366.13
Total amount you owe	\$2,942.51

(See page 2 for bill details.)

KEEP IN MIND

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41929-72349 <small>ACCOUNT NUMBER</small>	\$2,942.51 <small>TOTAL AMOUNT YOU OWE</small>	Nov 28, 2023 <small>NEW CHARGES DUE BY</small>	\$ _____ <small>AMOUNT ENCLOSED</small>
--	---	---	--



Customer Name: GRAND OAKS
Account Number: 41929-72349
 COMMUNITY DEVELOPMENT DISTRICT

BILL DETAILS

Amount of your last bill	1,576.38
Balance before new charges	\$1,576.38
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$462.88
Fuel: (\$0.031510 per kWh)	\$420.89
Demand: (\$12.65 per KW)	\$417.45
Electric service amount	1,331.00
Gross receipts tax (State tax)	34.15
Taxes and charges	34.15
Regulatory fee (State fee)	0.98
Total new charges	\$1,366.13
Total amount you owe	\$2,942.51

METER SUMMARY

Meter reading - Meter KLL2329. Next meter reading Dec 6, 2023.

Usage Type	Current	- Previous	= Usage
kWh used	81963	68812	13351
Demand KW	32.98		33

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 7, 2023	Oct 9, 2023	Nov 7, 2022
kWh Used	13351	16255	8203
Service days	29	31	31
kWh/day	460	524	264
Amount	\$1,366.13	\$1,576.38	\$876.82

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Electric Bill Statement

For: Oct 6, 2023 to Nov 6, 2023 (31 days)

Statement Date: Nov 6, 2023

Account Number: 55409-33537

Service Address:

26 BLACKJACK OAK WAY # ENTRY
SAINT AUGUSTINE, FL 32092

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

\$26.49

TOTAL AMOUNT YOU OWE

Nov 27, 2023

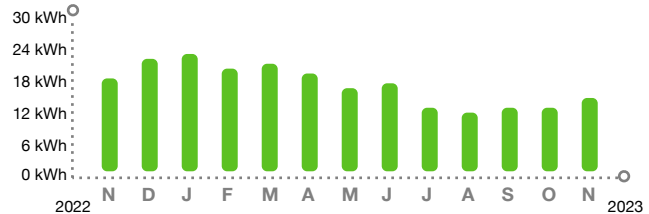
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	26.38
Payments received	-26.38
Balance before new charges	0.00
<hr/>	
Total new charges	26.49
Total amount you owe	\$26.49

(See page 2 for bill details.)

ENERGY USAGE HISTORY



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55409-33537
ACCOUNT NUMBER

\$26.49
TOTAL AMOUNT YOU OWE

Nov 27, 2023
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name: GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

Account Number: 55409-33537

BILL DETAILS

Amount of your last bill	26.38
Payment received - Thank you	-26.38
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Minimum base bill charge:	\$11.24
Non-fuel: (\$0.094820 per kWh)	\$1.42
Fuel: (\$0.031510 per kWh)	\$0.47
Electric service amount	25.81
Gross receipts tax (State tax)	0.66
Taxes and charges	0.66
Regulatory fee (State fee)	0.02
Total new charges	\$26.49
Total amount you owe	\$26.49

METER SUMMARY

Meter reading - Meter ACD8935. Next meter reading Dec 5, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	00536		00521		15

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 6, 2023	Oct 6, 2023	Nov 4, 2022
kWh Used	15	13	19
Service days	31	29	29
kWh/day	0	0	1
Amount	\$26.49	\$26.38	\$26.55

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Electric Bill Statement

For: Oct 9, 2023 to Nov 7, 2023 (29 days)

Statement Date: Nov 7, 2023

Account Number: 85601-33517

Service Address:

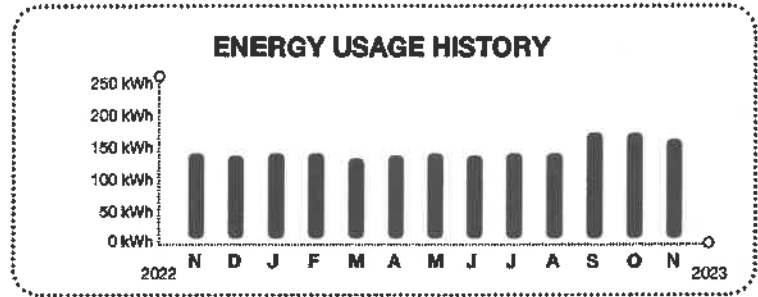
114 SMITH RANCH RD #IRR
SAINT AUGUSTINE, FL 32092

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

\$35.07
TOTAL AMOUNT YOU OWE

Nov 28, 2023
NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	36.22
Payments received	-36.22
Balance before new charges	0.00
Total new charges	35.07
Total amount you owe	\$35.07

(See page 2 for bill details.)

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85601-33517	\$35.07	Nov 28, 2023	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name:
GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

Account Number:
85601-33517

FPL.com Page 2

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BILL DETAILS

Amount of your last bill	36.22
Payment received - Thank you	-36.22
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Minimum base bill charge:	\$0.26
Non-fuel: (\$0.094820 per kWh)	\$15.93
Fuel: (\$0.031510 per kWh)	\$5.29
Electric service amount	34.16
Gross receipts tax (State tax)	0.88
Taxes and charges	0.88
Regulatory fee (State fee)	0.03
Total new charges	\$35.07
Total amount you owe	\$35.07

METER SUMMARY

Meter reading - Meter KN55121. Next meter reading Dec 6, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	02218		02050		168

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 7, 2023	Oct 9, 2023	Nov 7, 2022
kWh Used	168	179	145
Service days	29	31	31
kWh/day	5	5	5
Amount	\$35.07	\$36.22	\$32.42

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Electric Bill Statement

For: Oct 6, 2023 to Nov 6, 2023 (31 days)

Statement Date: Nov 6, 2023

Account Number: 97899-67024

Service Address:

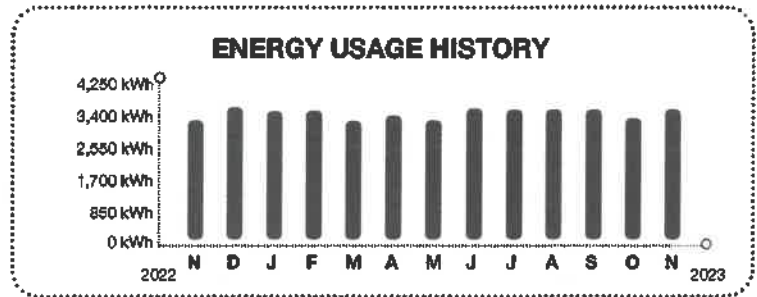
28 TURNBULL CREEK RD #ENTRY
SAINT AUGUSTINE, FL 32092

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

\$500.68
TOTAL AMOUNT YOU OWE

Nov 27, 2023
NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	467.11
Payments received	-467.11
Balance before new charges	0.00
Total new charges	500.68
Total amount you owe	\$500.68

(See page 2 for bill details.)

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MIAMI FL 33188-0001



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97899-67024
ACCOUNT NUMBER

\$500.68
TOTAL AMOUNT YOU OWE

Nov 27, 2023
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name:
GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

Account Number:
97899-87024

BILL DETAILS

Amount of your last bill	467.11
Payment received - Thank you	-467.11
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$356.61
Fuel: (\$0.031510 per kWh)	\$118.51
Electric service amount	487.80
Gross receipts tax (State tax)	12.52
Taxes and charges	12.52
Regulatory fee (State fee)	0.36
Total new charges	\$500.68
Total amount you owe	\$500.68

METER SUMMARY

Meter reading - Meter KCD9310. Next meter reading Dec 5, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	94110		90349		3761

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 6, 2023	Oct 6, 2023	Nov 4, 2022
kWh Used	3761	3502	3443
Service days	31	29	29
kWh/day	121	120	118
Amount	\$500.68	\$467.11	\$411.12

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

[FPL.com/BusinessOnCall](https://www.fpl.com/BusinessOnCall)

Outstanding reliability

For the seventh time in eight years, FPL earned top national honors for service reliability.

[FPL.com/Reliability](https://www.fpl.com/Reliability)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



GRAND OAKS CDD
 1055 TURNBULL CREEK RD
 ST AUGUSTINE, FL 32092

Agenda Page 154
Statement Date: November 06, 2023

Amount Due: \$1.76

Due Date: November 27, 2023
Account #: 221008719785

Account Summary

Current Service Period: October 03, 2023 - October 30, 2023	
Previous Amount Due	-\$78.80
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$78.80
Current Month's Charges	\$80.56
Amount Due by November 27, 2023	
	\$1.76

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Your average daily THMS used was **0% higher** than it was in your previous period.



Scan here to view your account online.

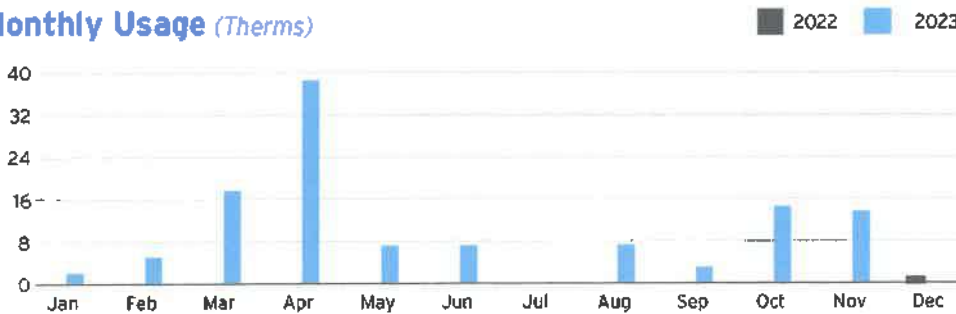


If you smell rotten eggs, a gas leak or damaged pipeline could be nearby. Get to a safe location. call 911 then call us at 877-832-6747.

We're here 24/7 to answer your call about natural gas emergencies.

PeoplesGas.com/Safety

Monthly Usage (Therms)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Received

Account #: 221008719785
Due Date: November 27, 2023

NOV 10 2023



Pay your bill online at PeoplesGas.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit PeoplesGas.com/Paperless to enroll now.

Amount Due: \$1.76

Payment Amount: \$ _____

682248082887

00003849 FTeco11062323111410 00000 03 01100000 18152 002
 GRAND OAKS CDD
 2005 PAN AM CIR, STE 300
 TAMPA, FL 33607-6008

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.

6822480828872210087197850000000001763

00003849-4006813-Page 1 of 4





Service For:
 1055 TURNBULL CREEK RD
 ST AUGUSTINE, FL 32092

Account #: 221008719785
Statement Date: November 06, 2023
Charges Due: November 27, 2023

Meter Read

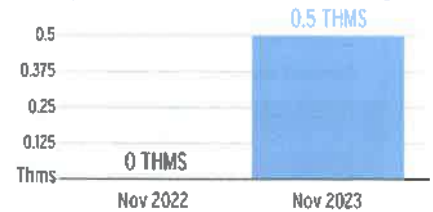
Service Period: Oct 03, 2023 - Oct 30, 2023

Rate Schedule: General Service 1 - Transportation

Meter Number	Read Date	Current Reading	Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AIX43880	10/30/2023	113	100	13 CCF	1.045	1.0000	13.6 Therms	28 Days

Charge Details

Avg THMS Used Per Day



Natural Gas Charges		
Customer Charge		\$45.00
Distribution Charge	13.6 THMS @ \$0.35885	\$4.88
Swing Service Charge	13.6 THMS @ \$0.02080	\$0.28
Florida Gross Receipts Tax		\$0.40
Natural Gas Service Cost		\$50.56

Important Messages

Other Fees and Charges		
Miscellaneous Charges		
Gas Management	1 x \$30.0000	\$30.00
Total Miscellaneous Charges		\$30.00

Total Current Month's Charges \$80.56

For more information about your bill and understanding your charges, please visit [PeoplesGas.com](https://www.PeoplesGas.com)

Ways To Pay Your Bill

- Bank Draft**
 Visit [PeoplesGas.com](https://www.PeoplesGas.com) for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at [PeoplesGas.com](https://www.PeoplesGas.com)
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at [PeoplesGas.com](https://www.PeoplesGas.com). Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Peoples Gas
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Residential Customer Care:**
 813-223-0800 (Tampa)
 863-299-0800 (Lakeland)
 352-622-0111 (Ocala)
 954-453-0777 (Broward)
 305-940-0139 (Miami)
 727-826-3333 (St. Petersburg)
 407-425-4662 (Orlando)
 904-739-1211 (Jacksonville)
 877-832-6747 (All Other Counties)
- Online:**
[PeoplesGas.com](https://www.PeoplesGas.com)
- Phone:**
Commercial Customer Care:
 866-832-6249
 Hearing Impaired/TTY:
 7-1-1
Natural Gas Outage:
 877-832-6747
Natural Gas Energy Conservation Rebates:
 877-832-6747

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent at Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

00003649-0006013-Page 2 of 4



ACCOUNT NAME		ACCOUNT #	PAGE #
Grand Oaks CDD		803757	1 of 1
STATEMENT #	BILLING PERIOD	PAYMENT DUE DATE	
0005990657	Oct 1- Oct 31, 2023	November 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$1,435.43	

BILLING ACCOUNT NAME AND ADDRESS

Grand Oaks Cdd
 2005 Pan Am Cir. Ste. 300
 Tampa, FL 33607-6008



Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number:

Date	Description	Amount
10/1/23	Balance Forward	\$1,415.52
10/31/23	Finance Charge	\$19.91

Received

NOV 13 2023

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$1,435.43
Service Fee 3.99%	\$57.27
*Cash/Check/ACH Discount	-\$57.27
*Payment Amount by Cash/Check/ACH	\$1,435.43
Payment Amount by Credit Card	\$1,492.70

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		STATEMENT NUMBER		AMOUNT PAID
Grand Oaks CDD		803757		0005990657		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$19.91	\$88.40	\$1,327.12	\$0.00	\$0.00	\$0.00	\$1,435.43
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX		\$1,492.70
				Card Number _____		
				Exp Date / / CVV Code _____		
				Signature Date _____		

000080375700000000000059906570014354367178



RENT PAYMENT TO:
 CINTAS CORP
 P.O. BOX 630910
 CINCINNATI, OH 45263-0910

VIEW & PAY YOUR BILLS ONLINE:
 WWW.CINTAS.COM/RYACCOUNT

CUSTOMER SVC/BILLING
 CINTAS FAX #

Agenda Page 157
 904-741-6116

READY FOR THE WORKDAY™

INVOICE

SHIP TO: GRAND DAKES
 1055 TURNBULL CREEK RD
 SAINT AUGUSTINE, FL 32092

INVOICE # 4173036265
 INVOICE DATE 11/06/2023
 SOLD TO # 21633153
 PAYER # 21633153
 PAYMENT TERMS NET 10 EDM
 SORT # 02800002944
 CINTAS ROUTE 54 / DAY 1 / STOP 023

BILL TO: GRAND DAKES
 1055 TURNBULL CREEK RD
 SAINT AUGUSTINE, FL 32092

EMPL/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10186	4X6 ACTIVE SCRAPER	01	F	2	5.800	11.60	N
	X10189	3X5 XTRAC MAT DRYX	01	F	2	8.120	16.24	N
	X10192	4X6 XTRAC MAT DRYX	01	F	3	9.200	27.60	N
	X45690	84V AIR CARE COUNTER DISP GRY-	01	F	2	4.640	9.28	N
	X9210	URINAL SCREEN SVC	01	F	3	1.160	3.48	N
		SUBTOTAL					68.44	
		SERVICE CHARGE					6.90	N
		SUBTOTAL					75.34	
		TAX					(0.00)	
		TOTAL USD					75.34	

TOTAL ADJUST. _____
 TAX ADJUST. _____
 NET TOTAL _____

CUSTOMER TOTAL CURRENT: 411.50 PAST DUE: 226.02 30 DAYS: 336.16 60 DAYS: 75.34 90+ DAYS: 0.00

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE : CINTAS CORPORATION #0280 / 1595 TRANSPORT CT., / JACKSONVILLE, FL 32218



REMIT PAYMENT TO:
 CINTAS CORP
 P.O. BOX 630710
 CINCINNATI, OH 45263-0910

VIEW & PAY YOUR BILLS ONLINE:
 WWW.CINTAS.COM/RYACCOUNT

CUSTOMER SVC/BILLING
 CINTAS FAX #

Agenda Page 158
 904-741-6116

INVOICE

SHIP TO: GRAND DAKES
 1055 TURNBULL CREEK RD
 SAINT AUGUSTINE, FL 32092

INVOICE # 4173764025
 INVOICE DATE 11/13/2023

SOLD TO # 21633153
 PAYER # 21633153
 PAYMENT TERMS NET 10 EDM
 SORT # 02800002944
 CINTAS ROUTE 54 / DAY 1 / STOP 023

BILL TO: GRAND DAKES
 1055 TURNBULL CREEK RD
 SAINT AUGUSTINE, FL 32092

ENFR/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCN	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10186	4X6 ACTIVE SCRAPER	01	F	2	5.800	11.60	N
	X10189	3X5 XTRAC MAT ONYX	01	F	2	8.120	16.24	N
	X10192	4X6 XTRAC MAT ONYX	01	F	3	9.280	27.84	N
	X45690	D&O AIR CARE COUNTER DISP GRV-	01	F	2	4.640	9.28	N
	X9210	UNIMAL SCREEN SVC	01	F	3	1.160	3.48	N
		SUBTOTAL					68.44	
		SERVICE CHARGE					6.90	N
		SUBTOTAL					75.34	
		TAX					(0.00)	
		TOTAL USD					75.34	

TOTAL ADJUST. _____
 TAX ADJUST. _____
 NET TOTAL _____

CUSTOMER TOTAL CURRENCY: 486.84 PAST DUE: 226.02 30 DAYS: 336.16 60 DAYS: 0.00 90+ DAYS: 75.34

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE : CINTAS CORPORATION #0200 / 1595 TRANSPORT ET., / JACKSONVILLE, FL 32218



REMIT PAYMENT TO:
 CINTAS CORP
 P.O. BOX 630910
 CINCINNATI, OH 45263-0910

VIEW & PAY YOUR BILLS ONLINE:
 WWW.CINTAS.COM/MYACCOUNT

CUSTOMER SVC/BILLING
 CINTAS FAX #

Agenda Page 159
 904-741-6116

INVOICE

SHIP TO: GRAND BAKES
 1055 TURNBULL CREEK RD
 SAINT AUGUSTINE, FL 32092

INVOICE # 4175216604
 INVOICE DATE 11/27/2023

SOLD TO # 21633153
 PAYER # 21633153
 PAYMENT TERMS NET 10 EOM
 SORT # 02800002944
 CINTAS ROUTE 54 / DAY 1 / STOP 023

BILL TO: GRAND BAKES
 1055 TURNBULL CREEK RD
 SAINT AUGUSTINE, FL 32092

ENP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	K10186	4X6 ACTIVE SCRAPER	01	F	2	5.800	11.60	N
	X10189	3X5 XTRAC MAT DRYX	01	F	2	8.120	16.24	N
	X10192	4X6 XTRAC MAT DRYX	01	F	3	9.280	27.84	N
	X45490	BAU AIR CARE COUNTER DISP SKY-	01	F	2	4.640	9.28	N
	X45498	BAU AIR CARE CITRUS RFL-	04	F	2	0.000	0.00	N
	X62295	NET WIPES PLUS/100 COUNT-	04	F	1	34.800	34.80	N
	X9210	URINAL SCREEN SVC	01	F	3	1.160	3.48	N
	X9215	URINAL SCREEN RFL-	04	F	3	0.000	0.00	N
		SUBTOTAL					103.24	
		SERVICE CHARGE					6.90	N
		SUBTOTAL					110.14	
		TAX					(0.00)	
		TOTAL USD					110.14	

TOTAL ADJUST.

-34.80

TAX ADJUST.

NET TOTAL

75.34

CUSTOMER TOTAL CURRENT: 226.02 PAST DUE: 411.50 30 DAYS: 226.02 60 DAYS: 336.16 90+ DAYS: 75.34

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE : CINTAS CORPORATION #0280 / 1595 TRANSPORT CT. , / JACKSONVILLE, FL 32218

Debra Weller, Storyteller

DEBRA WELLER-EDUCATOR, STORYTELLER, CONSULTANT
510 Los Caminos Street, St. Augustine, Florida 32095

949-295-7634 debteller136@gmail.com

<https://story-tellingcourses.com>



To: Grand Oaks St. Augustine
1055 Turnbull Creek Road
St. Augustine, FL 32092
Attn: Community Manager
Rebekah Scroggins/LCAM 407-466-2018
rebekah.scroggins@inframark.com

INVOICE

Performance Date: Dec. 9, 2023

time: 6:30-7:30

Fee: \$150.00

Event- Holiday Bedtime Pajama Story Time

Mrs. Sunshine Santa Claus will perform a one hour
interactive storytelling, singing and dancing
family show. Following the performance
families may take selfie photos with Mrs. SC.

total fee

\$150.00

Thank you! Make check payable to : Debra Weller

🎄 A \$75.00 retainer fee is charged if the event is cancelled within 24 hours of contracted date.

CHECK REQUEST FORM
Grand Oaks

Date: 11/27/2023

Invoice#: 11172023-1

Vendor#: V00026

Vendor Name: Grand Oaks

Pay From: Truist Acct# 9049

Description: 11/06

Code to: 201.103200.1000

Amount: \$9,493.96

Requested By: 11/27/2023
Teresa Farlow

GRAND OAKS CDD

DISTRICT CHECK REQUEST

Date 11/17/2023

Payable To Grand Oaks CDD

Check Amount \$9,493.96

Check Description Series 2019 - FY 24 Tax Dist. ID #2 10/19-11/6

Check Amount ~~\$5,805.70~~

Check Description ~~Series 2020 - FY 24 Tax Dist. ID #2 10/19-11/6~~

Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric
Authorization

DM				
Fund		<u>001</u>		
G/L		<u>20702</u>		
Object Code				
Chk #			Date	

GRAND OAKS CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
FISCAL YEAR 2024, TAX YEAR 2023

Dollar Amounts	Fiscal Year 2024 Percentages	
536,578.44	36.812%	0.368100
571,534.07	39.210%	0.392100
349,501.34	23.978%	0.239880
1,457,613.85	100.00000%	1.000000

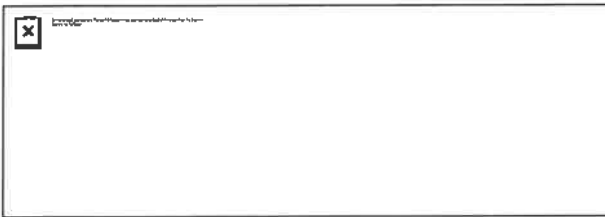
Net O&M
Net DS Series 2019
Net DS Series 2020
Net Total

Date Received	Amount Received	36.81%		39.21%	39.21%	23.98%	23.98%	Proof	Distribution Number & Date Transferred
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units						
11/17/2023	24,212.96	8,913.30	8,913.30	9,493.96	9,493.96	5,805.70	5,805.70	-	#2 10/19-11/6
11/22/2023	59,088.54	21,751.74	21,751.74	23,168.77	23,168.77	14,168.03	14,168.03	-	#3 11/7-11/14
TOTAL	83,301.50	30,665.04	30,665.04	32,662.73	32,662.73	19,973.73	19,973.73	-	
Net Total on Roll	1,457,613.85		536,578.44	571,534.07	571,534.07	349,501.34	349,501.34	-	
Collection Surplus / (Deficit)	(1,374,312.35)		(505,913.40)	(\$38,871.34)	(\$38,871.34)	(329,527.61)	(329,527.61)	-	

Eric Davidson

From: Dennis W. Hollingsworth, CFC <taxcollector@stjohnstax.us>
Sent: Friday, November 17, 2023 12:49 PM
To: Eric Davidson
Subject: St Johns Tax Collector - Distribution Notice

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.



P.O. Box 9001
 ST. AUGUSTINE, FLORIDA 32085
 P: 904 209 2250
 F: 904 209 2283
WWW.SJCTAX.US

RECEIPT OF DEPOSIT OF COUNTY FUNDS
 (AS PROVIDED BY SEC. 136.03, F.S.)

DATE: 11/17/2023
TO: GRAND OAKS CDD
FROM: Dennis W. Hollingsworth, St. Johns County Tax Collector
TOTAL: \$24,212.96
 Distribution #2 for 2023 taxes (10/19/2023 – 11/6/2023)

GRAND OAKS CDD

Fund / Fee	Tax	Interest	Discount	Commission	Total
GRAND OAKS CDD	\$25,736.56	\$0.00	(\$1,029.46)	(\$494.14)	\$24,212.96
				Total Remitted:	\$24,212.96

Sincerely,

Christopher L. Swanson
 Finance Director
 St. Johns County Tax Collector
 904-209-2251
cswanson@sictax.us

ST. AUGUSTINE - MAIN
4030 LEWIS SPEEDWAY
ST. AUGUSTINE, FL 32084

DUPONT CENTER
6658 US 1 SOUTH
ST. AUGUSTINE, FL 32086

JULINGTON CREEK
725 FLORA BRANCH BLVD
SAINT JOHNS, FL 32259

PONTE VEDRA
151 SAWGRASS CORNERS DR, STE 100
PONTE VEDRA BEACH, FL 32082

Eric Davidson

From: Dennis W. Hollingsworth, CFC <taxcollector@stjohnstax.us>
Sent: Wednesday, November 22, 2023 12:19 PM
To: Eric Davidson
Subject: St Johns Tax Collector - Distribution Notice

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.



P.O. Box 9001
 ST. AUGUSTINE, FLORIDA 32085
 P: 904 209 2250
 F: 904 209 2283
WWW.SJCTAX.US

RECEIPT OF DEPOSIT OF COUNTY FUNDS
 (AS PROVIDED BY SEC. 136.03, F.S.)

DATE: 11/22/2023
TO: GRAND OAKS CDD
FROM: Dennis W. Hollingsworth, St. Johns County Tax Collector
TOTAL: \$59,088.54
 Current Distribution #3 (11-07-2023 - 11-14-2023)

GRAND OAKS CDD

Fund / Fee	Tax	Interest	Discount	Commission	Total
GRAND OAKS CDD	\$62,806.70	\$0.00	(\$2,512.27)	(\$1,205.89)	\$59,088.54
				Total Remitted:	\$59,088.54

Sincerely,

Christopher L. Swanson
 Finance Director
 St. Johns County Tax Collector
 904-209-2251
cswanson@sictax.us

ST. AUGUSTINE - MAIN
4030 LEWIS SPEEDWAY
ST. AUGUSTINE, FL 32084

DUPONT CENTER
6658 US 1 SOUTH
ST. AUGUSTINE, FL 32086

JULINGTON CREEK
725 FLORA BRANCH BLVD
SAINT JOHNS, FL 32259

PONTE VEDRA
151 SAWGRASS CORNERS DR, STE 100
PONTE VEDRA BEACH, FL 32082

CHECK REQUEST FORM
Grand Oaks

Date: 11/27/2023

Invoice#: 11172023-2

Vendor#: V00026

Vendor Name: Grand Oaks

Pay From: Truist Acct# 9049

Description: 11/06

Code to: 202.103200.1000

Amount: \$5,805.70

Requested By: Teresa Farlow 11/27/2023

GRAND OAKS CDD

DISTRICT CHECK REQUEST

Date 11/17/2023

Payable To Grand Oaks CDD

Check Amount ~~\$9,493.96~~

Check Description ~~Series 2019 - FY 24 Tax Dist. ID #2 10/19-11/6~~

Check Amount \$5,805.70

Check Description Series 2020 - FY 24 Tax Dist. ID #2 10/19-11/6

Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric
Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

GRAND OAKS CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2024, TAX YEAR 2023

	Fiscal Year 2024 Percentages	
Dollar Amounts		
536,578.44	36.812%	0.368100
571,534.07	39.210%	0.392100
349,501.34	23.978%	0.239800
1,457,613.85	100.0000%	1.000000

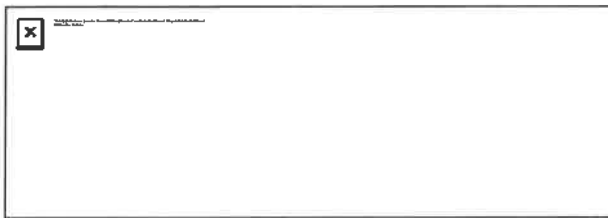
Net O&M	
Net DS Series 2019	
Net DS Series 2020	
Net Total	

Date Received	Amount Received	36.81% Raw Numbers Operations Revenue, Occupied Units	36.81% Rounded Operations Revenue, Occupied Units	39.21% Raw Numbers 2019 Debt Service Revenue	39.21% Rounded 2019 Debt Service Revenue	23.98% Raw Numbers 2020 Debt Service Revenue	23.98% Rounded 2020 Debt Service Revenue	Proof	Distribution Number & Date Transferred
11/17/2023	24,212.96	8,913.30	8,913.30	9,493.96	9,493.96	5,805.70	5,805.70	-	#2 10/19-11/6
11/22/2023	59,088.54	21,751.74	21,751.74	23,168.77	23,168.77	14,168.03	14,168.03	-	#3 11/7-11/14
		-	-	-	-	-	-	-	
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TOTAL	83,301.50	30,665.04	30,665.04	32,662.73	32,662.73	19,973.73	19,973.73	-	
Net Total on Roll	1,457,613.85		536,578.44	571,534.07	571,534.07	349,501.34	349,501.34	-	
Collection Surplus / (Deficit)	(1,374,312.35)		(505,913.40)	(538,871.34)	(538,871.34)	(329,527.61)	(329,527.61)		

Eric Davidson

From: Dennis W. Hollingsworth, CFC <taxcollector@stjohnstax.us>
Sent: Friday, November 17, 2023 12:49 PM
To: Eric Davidson
Subject: St Johns Tax Collector - Distribution Notice

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P.O. Box 9001
 ST. AUGUSTINE, FLORIDA 32085
 P: 904 209 2250
 F: 904 209 2283
WWW.SJCTAX.US

RECEIPT OF DEPOSIT OF COUNTY FUNDS
 (AS PROVIDED BY SEC. 136.03, F.S.)

DATE: 11/17/2023
TO: GRAND OAKS CDD
FROM: Dennis W. Hollingsworth, St. Johns County Tax Collector
TOTAL: \$24,212.96
 Distribution #2 for 2023 taxes (10/19/2023 – 11/6/2023)

GRAND OAKS CDD

Fund / Fee	Tax	Interest	Discount	Commission	Total
GRAND OAKS CDD	\$25,736.56	\$0.00	(\$1,029.46)	(\$494.14)	\$24,212.96
				Total Remitted:	\$24,212.96

Sincerely,

Christopher L. Swanson
 Finance Director
 St. Johns County Tax Collector
 904-209-2251
cswanson@sjctax.us

INNOVATION INTEGRITY EXPERTISE
 MAILING ADDRESS FOR ALL LOCATIONS: P.O. BOX 9001 ST. AUGUSTINE, FL 32085-9001

ST. AUGUSTINE - MAIN
4030 LEWIS SPEEDWAY
ST. AUGUSTINE, FL 32084

DUPONT CENTER
6658 US 1 SOUTH
ST. AUGUSTINE, FL 32086

JULINGTON CREEK
725 FLORA BRANCH BLVD
SAINT JOHNS, FL 32259

PONTE VEDRA
151 SAWGRASS CORNERS DR, STE 100
PONTE VEDRA BEACH, FL 32082

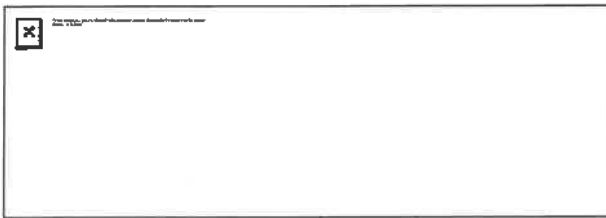
1

1

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 (AS PROVIDED BY SEC. 136.03, F.S.)

DATE: 11/22/2023
TO: GRAND OAKS CDD
FROM: Dennis W. Hollingsworth, St. Johns County Tax Collector
TOTAL: \$59,088.54
 Current Distribution #3 (11-07-2023 - 11-14-2023)

GRAND OAKS CDD

Fund / Fee	Tax	Interest	Discount	Commission	Total
GRAND OAKS CDD	\$62,806.70	\$0.00	(\$2,512.27)	(\$1,205.89)	\$59,088.54
				Total Remitted:	\$59,088.54

Sincerely,

Christopher L. Swanson
 Finance Director
 St. Johns County Tax Collector
 904-209-2251
cswanson@sictax.us

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725 FLORA BRANCH BLVD
SAINT JOHNS, FL 32259

PONTE VEDRA
151 SAWGRASS CORNERS DR, STE 100
PONTE VEDRA BEACH, FL 32082

CHECK REQUEST FORM
Grand Oaks

Date: 11/27/2023

Invoice#: 11222023-1

Vendor#: V00026

Vendor Name: Grand Oaks

Pay From: Truist Acct# 9049

Description: 11/14

Code to: 201.103200.1000

Amount: \$23,168.77

Requested By: Teresa Farlow 11/27/2023

GRAND OAKS CDD

DISTRICT CHECK REQUEST

Date 11/22/2023

Payable To Grand Oaks CDD

Check Amount \$23,168.77

Check Description Series 2019 - FY 24 Tax Dist. ID #3 11/7-11/14

Check Amount ~~\$14,168.03~~

Check Description ~~Series 2020 - FY 24 Tax Dist. ID #3 11/7-11/14~~

Special Instructions ~~Do not mail. Please give to Eric~~

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric
Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

GRAND OAKS CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
FISCAL YEAR 2024, TAX YEAR 2023

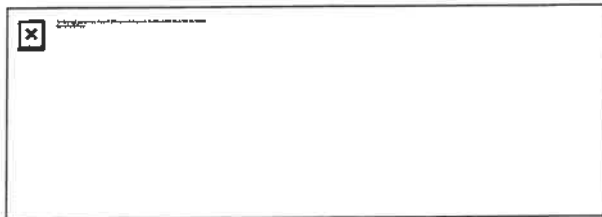
	Dollar Amounts	Fiscal Year 2024 Percentages	
Net O&M	536,578.44	36.812%	0.368100
Net DS Series 2019	571,534.07	39.210%	0.392100
Net DS Series 2020	349,501.34	23.978%	0.239800
Net Total	1,457,613.85	100.0000%	1.000000

Date Received	Amount Received	36.81%	36.81%	39.21%	39.21%	23.98%	23.98%	Proof	Distribution Number & Date Transferred
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue	Raw Numbers 2020 Debt Service Revenue	Rounded 2020 Debt Service Revenue		
11/17/2023	24,212.96	8,913.30	8,913.30	9,493.96	9,493.96	5,805.70	5,805.70	-	#2 10/19-11/6
11/22/2023	59,088.54	21,751.74	21,751.74	23,168.77	23,168.77	14,168.03	14,168.03	-	#3 11/7-11/14
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Net Total on Roll	1,457,613.85		536,578.44		571,534.07		349,501.34		
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To: Eric Davidson
Subject: St Johns Tax Collector - Distribution Notice

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WWW.SJCTAX.US

RECEIPT OF DEPOSIT OF COUNTY FUNDS
 (AS PROVIDED BY SEC. 136.03, F.S.)

DATE: 11/17/2023
TO: GRAND OAKS CDD
FROM: Dennis W. Hollingsworth, St. Johns County Tax Collector
TOTAL: \$24,212.96
 Distribution #2 for 2023 taxes (10/19/2023 – 11/6/2023)

GRAND OAKS CDD

Fund / Fee	Tax	Interest	Discount	Commission	Total
GRAND OAKS CDD	\$25,736.56	\$0.00	(\$1,029.46)	(\$494.14)	\$24,212.96
				Total Remitted:	\$24,212.96

Sincerely,

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 Finance Director
 St. Johns County Tax Collector
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cswanson@sictax.us

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ST. AUGUSTINE, FL 32084

DUPONT CENTER
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ST. AUGUSTINE, FL 32086

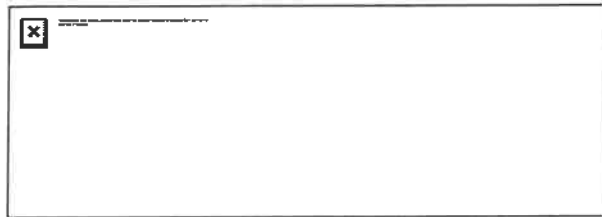
JULINGTON CREEK
725 FLORA BRANCH BLVD
SAINT JOHNS, FL 32259

PONTE VEDRA
151 SAWGRASS CORNERS DR, STE 100
PONTE VEDRA BEACH, FL 32082

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TOTAL: \$59,088.54
Current Distribution #3 (11-07-2023 - 11-14-2023)

GRAND OAKS CDD

Fund / Fee	Tax	Interest	Discount	Commission	Total
GRAND OAKS CDD	\$62,806.70	\$0.00	(\$2,512.27)	(\$1,205.89)	\$59,088.54
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Finance Director
St. Johns County Tax Collector
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cswanson@sictax.us

INNOVATION

INTEGRITY

EXPERTISE

MAILING ADDRESS FOR ALL LOCATIONS: P.O. BOX 9001 ST. AUGUSTINE, FL 32085-9001

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PONTE VEDRA
151 SAWGRASS CORNERS DR, STE 100
PONTE VEDRA BEACH, FL 32082

CHECK REQUEST FORM
Grand Oaks

Date: 11/27/2023

Invoice#: 11222023-2

Vendor#: V00026

Vendor Name: Grand Oaks

Pay From: Truist Acct# 9049

Description: Series 2020 - FY 24 Tax Dist ID 2

Code to: 202.103200.1000

Amount: \$14,168.03

Requested By: Teresa Farlow 11/27/2023

GRAND OAKS CDD

DISTRICT CHECK REQUEST

Date 11/22/2023

Payable To Grand Oaks CDD

Check Amount ~~\$23,168.77~~

Check Description ~~Series 2019 - FY 24 Tax Dist. ID #3 11/7-11/14~~

Check Amount \$14,168.03

Check Description Series 2020 - FY 24 Tax Dist. ID #3 11/7-11/14

Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

GRAND OAKS CDD

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11/22/2023	59,088.54	21,751.74	21,751.74	23,168.77	23,168.77	14,168.03	14,168.03	-	#3 11/7-11/14
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 (AS PROVIDED BY SEC. 136.03, F.S.)

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TO: GRAND OAKS CDD
FROM: Dennis W. Hollingsworth, St. Johns County Tax Collector
TOTAL: \$24,212.96
 Distribution #2 for 2023 taxes (10/19/2023 – 11/6/2023)

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				Total Remitted:	\$24,212.96

Sincerely,

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 Finance Director
 St. Johns County Tax Collector
 904-209-2251
cswanson@sictax.us

INNOVATION INTEGRITY EXPERTISE
 MAILING ADDRESS FOR ALL LOCATIONS: P.O. BOX 9001 ST. AUGUSTINE, FL 32085-9001

ST. AUGUSTINE - MAIN
4030 LEWIS SPEEDWAY
ST. AUGUSTINE, FL 32084

DUPONT CENTER
6658 US 1 SOUTH
ST. AUGUSTINE, FL 32086

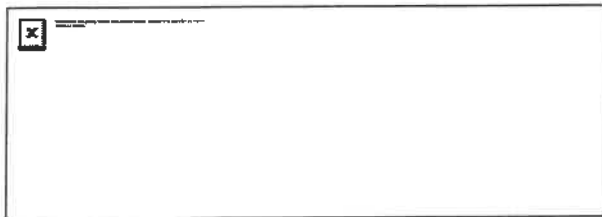
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IPFS PAY 2 - Grand Oaks Due 12.01.2023 \$5,216.23

A	CASH PRICE (TOTAL PREMIUMS)	\$59,719.00
B	CASH DOWN PAYMENT	\$5,971.90
C	PRINCIPAL BALANCE (A MINUS B)	\$53,747.10
D	DOC STAMP	\$188.30

AGENT (Name & Place of business) EGIS INSURANCE & RISK ADVISORS 150 E PALMETTO PARK RD SUITE 705 BOCA RATON, FL 33432-4827 (561)693-4515 FAX:	INSURED (Name & Residence or business) Grand Oaks CDD Inframark 12574 Flagler Center Blvd Ste 101 Jacksonville, FL 32258-2615 (904)626-0593
--	--

Commercial

Account #: _____

LOAN DISCLOSURE

Quote Number: 24198619

ANNUAL PERCENTAGE RATE The cost of your credit as a yearly rate. 12.550%	FINANCE CHARGE The dollar amount the credit will cost you. \$3,443.13	AMOUNT FINANCED The amount of credit provided to you or on your behalf. \$53,935.40	TOTAL OF PAYMENTS The amount you will have paid after you have made all payments as scheduled \$57,378.53
---	--	--	--

YOUR PAYMENT SCHEDULE WILL BE

Number Of Payments 11	Amount Of Payments \$5,216.23	When Payments Are Due Beginning: MONTHLY 11/01/2023
---	---	--

ITEMIZATION OF THE AMOUNT FINANCED: THE AMOUNT FINANCED IS FOR APPLICATION TO THE PREMIUMS SET FORTH IN THE SCHEDULE OF POLICIES UNLESS OTHERWISE NOTED.

Security: Refer to paragraph 1 below for a description of the collateral assigned to Lender to secure this loan.

Late Charges: A late charge will be imposed on any installment in default 5 days or more. This late charge will be 5.00% of the installment due.

Prepayment: If you pay your account off early, you may be entitled to a refund of a portion of the finance charge in accordance with Rule of 78's or as otherwise allowed by law. The finance charge includes a predetermined interest rate plus a non-refundable service/origination fee of \$20.00. See the terms below and on the next page for additional information about nonpayment, default and penalties.

POLICY PREFIX AND NUMBER	EFFECTIVE DATE OF POLICY	SCHEDULE OF POLICIES INSURANCE COMPANY AND GENERAL AGENT	COVERAGE	MINIMUM EARNED PERCENT	POL TERM	PREMIUM
100123392	10/01/2023	LLOYD'S LONDON - CERTAIN UNDERWRITE FLORIDA INSURANCE ALLIANCE	PACKAGE	0.000%	12	59,719.00
Broker Fee:						\$0.00
TOTAL:						\$59,719.00

The undersigned insured directs IPFS Corporation (herein, "Lender") to pay the premiums on the policies described on the Schedule of Policies. In consideration of such premium payments, subject to the provisions set forth herein, the insured agrees to pay Lender at the branch office address shown above, or as otherwise directed by Lender, the amount stated as Total of Payments in accordance with the Payment Schedule, in each case as shown in the above Loan Disclosure. The named insured(s), on a joint and several basis if more than one, hereby agree to the following provisions set forth on pages 1 and 2 of this Agreement: **1.**

SECURITY: To secure payment of all amounts due under this Agreement, insured assigns Lender a security interest in all right, title and interest to the scheduled policies, including (but only to the extent permitted by applicable law): (a) all money that is or may be due insured because of a loss under any such policy that reduces the unearned premiums (subject to the interest of any applicable mortgagee or loss payee), (b) any unearned premium under each such policy, (c) dividends which may become due insured in connection with any such policy and (d) interests arising under a state guarantee fund. **2. POWER OF ATTORNEY:** Insured irrevocably appoints its Lender attorney-in-fact with full power of substitution and full authority upon default to cancel all policies above identified. The insured agrees that Lender may endorse the insured's name on any check or draft received from the insuring company and apply the same as payment of this Agreement, returning any excess to the insured only if such excess is equal to or greater than \$1.00.

NOTICE: A. Do not sign this agreement before you read it or if it contains any blank space. B. You are entitled to a completely filled in copy of this agreement. C. Under the law, you have the right to pay in advance the full amount due and under certain conditions to obtain a partial refund of the finance charge. D. Keep your copy of this agreement to protect your legal rights.

The undersigned hereby warrants and agrees to Agent's Representations set forth herein.

DocuSigned by:

 946B1D46707A407...

 Signature of Insured or Authorized Agent

9/28/2023

 DATE

 Signature of Agent

 DATE

The finance charge begins to accrue as of the earliest policy effective date. **4. AGREEMENT EFFECTIVE DATE:** This Agreement shall be effective when written acceptance is mailed to the insured by Lender. **5. DELINQUENT PAYMENTS:** Insured will be in default if a payment is not made when it is due. The acceptance by Lender of one or more late payments from the insured shall not estop Lender or be a waiver of the rights of Lender to exercise all of its rights hereunder or under applicable law in the event of any subsequent late payment. **6. CANCELLATION:** Lender may cancel the scheduled policies after providing at least 10 days notice of its intent to cancel or any other required statutory notice if the insured does not pay any installment according to the terms of this Agreement or transfers any of the scheduled policies to a third party and the unpaid balance due to Lender shall be immediately due and payable by the insured. Lender at its option may enforce payment of this debt without recourse to the security given to Lender. **7. CANCELLATION CHARGES:** If cancellation occurs, the insured agrees to pay a finance charge on the outstanding indebtedness at the maximum rate authorized by applicable state law in effect on the date of cancellation until the outstanding indebtedness is paid in full or until such other date as required by law. **8. INSUFFICIENT FUNDS (NSF) CHARGES:** If an insured's payment is dishonored for any reason, the insured will pay to Lender a fee, if permitted by law, equal to \$15.00 or the maximum amount permitted by law. **9. MONEY RECEIVED AFTER CANCELLATION:** Any payments made to Lender after Lender's Notice of Cancellation of the insurance policy(ies) has been mailed may be credited to the insured's account without any obligation on the part of Lender to request reinstatement of any policy. Any money Lender receives from an insurance company shall be credited to the balance due Lender with any surplus refunded to whomever is entitled to the money. In the event that Lender does request a reinstatement of the policy(ies) on behalf of the insured, such a request does not guarantee that coverage under the policy(ies) will be reinstated or continued. Only the insurance company has authority to reinstate the policy (ies). The insured agrees that Lender has no liability to the insured if the policy(ies) is not reinstated. **10. ASSIGNMENT:** The insured agrees not to assign this Agreement or any policy listed hereon or any interest therein (except for the interest of mortgagees or loss payees), without the written consent of Lender, and that Lender may sell, transfer and assign its rights hereunder or under any policy without the consent of the insured, and that all agreements made by the insured hereunder and all rights and benefits conferred upon Lender shall inure to the benefit of Lender's successors and assigns (and any assignees thereof). **11. INSURANCE AGENT OR BROKER:** The insured agrees that the insurance agent or broker soliciting the policies or through whom the policies were issued is not the agent of Lender; and the agent or broker named on the front of this Agreement is neither authorized by Lender to receive installment payments under this Agreement nor to make representations, orally or in writing, to the insured on Lender's behalf (except to the extent expressly required by applicable law). As and where permissible by law, Lender may compensate your agent/broker for assisting in arranging the financing of your insurance premiums. If you have any questions about this compensation you should contact your agent/broker. **12. FINANCING NOT A CONDITION:** The law does not require a person to enter into a premium finance agreement as a condition of the purchase of insurance. **13. COLLECTION COSTS:** Insured agrees to pay attorney fees and other collection costs to Lender, not to exceed 20% of the amount due, if this Agreement is referred to an attorney or collection agency who is not a salaried employee of Lender, to collect any money insured owes under this Agreement. **14. LIMITATION OF LIABILITY:** The insured agrees that Lender's liability to the insured, any other person or entity for breach of any of the terms of this Agreement for the wrongful or improper exercise of any of its powers under this Agreement shall be limited to the amount of the principal balance outstanding, except in the event of Lender's gross negligence or willful misconduct. Insured recognizes and agrees that Lender is a lender only and not an insurance company and that in no event does Lender assume any liability as an insurer hereunder or otherwise. **15. CLASSIFICATION AND FORMATION OF AGREEMENT:** This Agreement is and will be a general intangible and not an instrument (as those terms are used in the Uniform Commercial Code) for all purposes. Any electronic signature or electronic record may be used in the formation of this Agreement, and the signatures of the insured and agent and the record of this Agreement may be in electronic form (as those terms are used in the Uniform Electronic Transactions Act). A photocopy, a facsimile or other paper or electronic record of this Agreement shall have the same legal effect as a manually signed copy. **16. REPRESENTATIONS AND WARRANTIES:** The insured represents that (a) the insured is not insolvent or presently the subject of any insolvency proceeding (or if the insured is a debtor of bankruptcy, the bankruptcy court has authorized this transaction), (b) if the insured is not an individual, that the signatory is authorized to sign this Agreement on behalf of the insured, (c) all parties responsible for payment of the premium are named and have signed this Agreement, and (d) there is no term or provision in any of the scheduled policies that would require Lender to notify or get the consent of any third party to effect cancellation of any such policy. **17. ADDITIONAL PREMIUM FINANCING:** Insured authorizes Lender to make additional advances under this premium finance agreement at the request of either the Insured or the Insured's agent with the Insured's express authorization, and subject to the approval of Lender, for any additional premium on any policy listed in the Schedule of Policies due to changes in the insurable risk. If Lender consents to the request for an additional advance, Lender will send Insured a revised payment amount ("Revised Payment Amount"). Insured agrees to pay the Revised Payment Amount, which may include additional finance charges on the newly advanced amount, and acknowledges that Lender will maintain its security interest in the Policy with full authority to cancel all policies and receive all unearned premium if Insured fails to pay the Revised Payment Amount. **18. PRIVACY:** Our privacy policy may be found at <https://ipfs.com/Privacy>. **19. ENTIRE DOCUMENT / GOVERNING LAW:** This document is the entire Agreement between Lender and the insured and can only be changed in writing and signed by both parties except that the insured authorizes Lender to insert or correct on this Agreement, if omitted or incorrect, the insurer's name and the policy number(s). Lender is also authorized to correct patent errors and omissions in this Agreement. In the event that any provision of this Agreement is found to be illegal or unenforceable, it shall be deemed severed from the remaining provisions, which shall remain in full force and effect. The laws of the State of Florida will govern this Agreement. **20. AUTHORIZATION:** The insurance company(ies) and their agents, any intermediaries and the agent / broker named in this Agreement and their successors and assigns are hereby authorized and directed by insured to provide Lender with full and complete information regarding all financed insurance policy(ies), including without limitation the status and calculation of unearned premiums, and Lender is authorized and directed to provide such parties with full and complete information and documentation regarding the financing of such insurance policy(ies), including a copy of this Agreement and any related notices. **21. WAIVER OF SOVEREIGN IMMUNITY:** The insured expressly waives any sovereign immunity available to the insured, and agrees to be subject to the laws as set forth in this Agreement (and the jurisdiction of federal and/or state courts) for all matters relating to the collection and enforcement of amounts owed under this Agreement and the security interest in the scheduled policies granted hereby.

AGENT/BROKER REPRESENTATIONS

The agent/broker executing this, and any future, agreements represents, warrants and agrees: (1) installment payments totaling \$0.00 and all applicable down payment(s) have been received from the insured in immediately available funds, (2) the insured has received a copy of this Agreement; if the agent/broker has signed this Agreement on the insured's behalf, the insured has expressly authorized the agent/broker to sign this Agreement on its behalf or, if the insured has signed, to the best of the undersigned's knowledge and belief such signature is genuine, (3) the policies are in full force and effect and the information in the Schedule of Policies including the premium amounts is correct, (4) no direct company bill, audit, or reporting form policies or policies subject to retrospective rating or to minimum earned premium are included, except as indicated, and the deposit of provisional premiums is not less than anticipated premiums to be earned for the full term of the policies, (5) the policies can be cancelled by the insured or Lender (or its successors and assigns) on 10 days notice and the unearned premiums will be computed on the standard short rate or pro rata table except as indicated, (6) there are no bankruptcy, receivership, or insolvency proceedings affecting the insured, (7) to hold Lender, its successors and assigns harmless against any loss or expense (including attorney fees) resulting from these representations or from errors, omissions or inaccuracies of agent/broker in preparing this Agreement, (8) to pay the down payment and any funding amounts received from Lender under this Agreement to the insurance company or general agent (less any commissions where applicable), (9) to hold in trust for Lender or its assigns any payments made or credited to the insured through or to agent/broker directly or indirectly, actually or constructively by the insurance companies and to pay the monies, as well as the unearned commissions to Lender or its assigns upon demand to satisfy the outstanding indebtedness of the insured, (10) all material information concerning the insured and the financed policies necessary for Lender to cancel such policies and receive the unearned premium has been disclosed to Lender, (11) no term or provision of any financed policy requires Lender to notify or get the consent of any third party to effect cancellation of such policy, and (12) to promptly notify Lender in writing if any information on this Agreement becomes inaccurate.



AutoPay

Enroll in AutoPay on ipfs.com

IPFS Corporation® has made it easier than ever to pay your insurance coverages with AutoPay. Enrolling in AutoPay is easy and provides peace of mind by allowing you to set up recurring ACH or credit card payments to make your monthly installment payment automatically. After you have received your web access code, visit ipfs.com, view your account status page, and select Set Up to get started with AutoPay*!

AutoPay Benefits:



Easily maintain coverage



No risk of forgetting to make a payment



Less paperwork



Getting signed up is as easy as clicking the words **Set Up** on your **Account Status** page in column labeled the **AutoPay Method**.



*Fees may apply.



Please contact your account or sales executive for more information, or visit ipfs.com



*Our payment processing service provider may charge a technology fee, where allowed by law, related to processing a payment. IPFS's payment processing service provider may charge a fee to set up AutoPay on behalf of a borrower. IPFS is a trade name affiliated with IPFS Corporation (IPFS), a premium finance company. Loans remain subject to acceptance by IPFS in its sole discretion. Issuance of a quote does not constitute an offer to lend. Access to products and services described herein may be subject to change and is subject to IPFS's standard terms and conditions in all respects, including the terms and conditions specifically applicable to use of IPFS's website and mobile applications, as applicable, and IPFS's eForms Disclosure and Consent Agreement. IPFS is not responsible for insufficient funds or overdraft fees. Copyright © 2023 IPFS Corporation. All rights reserved.

November 14, 2023

Grand Oaks Community Development District

INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2023 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due: \$ 119.60

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

Dennis W. Hollingsworth, C.F.C.
St. Johns County Tax Collector



PO Box 6569
Hilton Head Island, SC 29938

Invoice 736809	
Date	PO/Contract#
11/07/23	
Account Manager	Terms
ZACHARY HIGGINBOTHAM	Due on Receipt

Bill To
Grand Oaks CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Property Address
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092

Please detach and return with payment. *PAYMENTS DUE UPON RECEIPT* Thank You!

Description	Qty/UOM	Rate	Amount
-------------	---------	------	--------

#57487 - Irrigation Repairs from July/August Report

Repairs needed along with the inspections made during July and August. This also includes a Valve Replacement in front of the annual beds at The Grove.

Landscape Enhancement Work - 11/03/2023 \$2,420.00

#58167 - Annual Install Fall 2023

Landscape Enhancement Work - 11/03/2023 \$3,555.00

Total
\$5,975.00

Please note our remit to address: PO BOX 6569, Hilton Head Island, SC 29938

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$53,571.20	\$4,833.00	\$22,726.00	\$21,876.00	\$39,812.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com

MAKE CHECK PAYABLE TO:



Post Office Box 20122
Tampa, FL 33622-0122
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



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CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

Please check if address below is incorrect and indicate change on reverse side

GRAND OAKS CDD
2005 Pan Am Cir
Tampa, FL 33607

ACCOUNT NUMBER

DATE

BALANCE

729170

11/1/2023

\$200.00

The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

00000000172171001000000013660600000002000084

Please Return this portion with your payment

Invoice Due Date 11/11/2023

Invoice 136606B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
Turnbull Creek Blvd, St Augustine, Florida 32092 Tampa, FL 33607					
11/1/2023	Fountain Cleaning Service - Quarterly		\$200.00	\$0.00	\$200.00

Please remit payment for this month's invoice.

Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$7295.00

This Invoice Total:

\$200.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 729170

Portal Registration #: 5D65AC7B

Corporate Address

4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Customer Portal Link: www.lakedoctors.com/contact-us/

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

First Coast Home Services LLC's fchomesvc@gmail.com
Company +1 (904) 838-8712
603 St Johns Ave
Green Cove Springs, FL 32043

Grand Oaks CDD

Bill to
Grand Oaks CDD

Invoice details

Invoice no.: 457
Invoice date: 11/09/2023
Due date: 12/09/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Pressure washing amenities building, pool furniture, pool house, areas of sidewalk, mail center and clean out gutters		0	\$1,780.00	\$1,780.00

Total **\$1,780.00**

Ways to pay



Note to customer

Thank you for your business.

6D.

GRAND OAKS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
ARSENAULT CERTIFIED POOL CONSULTANT	GOCDD1223	\$2,655.95		POOL SERVICE - JANUARY 2024
INFRAMARK LLC	105780	\$345.42		DISRICT INVOICE NOVEMBER 2023
NORTHEAST QUALITY SERV LLC	33192	\$985.00		CLEANING SERVICE - DECEMBER 2023
THE GREENERY INC.	739480	\$19,084.00		LANDSCAPE MAINT. - DECEMBER 2023
WM CORPORATE SERVICES, INC.	0037397-4032-6	\$471.29		WASTE SERVICE - DECEMBER 2023
Monthly Contract Subtotal		\$23,541.66		
Variable Contract				
GRAU AND ASSOCIATES	24887	\$1,500.00		AUDIT FYE 09/30/2022
Variable Contract Subtotal		\$1,500.00		
Utilities				
FPL	02407 91475 120523	\$1,603.37		ELECTRICITY SERVICE - 11/06/23-12/05/23
FPL	05528 43534 120523	\$26.94		ELECTRICITY SERVICE - 11/06/23-12/05/23
FPL	41929 72349 120623	\$1,356.71		ELECTRICITY SERVICE - 11/07/23-12/06/23
FPL	4258 111323 ACH	\$3,104.93		ELECTRICITY SERVICE - 10/13/23-11/13/23
FPL	55409 33537 120523	\$26.45		ELECTRICITY SERVICE - 11/06/23-12/05/23
FPL	83858 24258 121223	\$3,104.93		ELECTRICITY SERVICE - 11/13/23-12/12/23
FPL	97899 67024 120523	\$472.30	\$9,695.63	ELECTRICITY SERVICE - 11/06/23-12/05/23
ST. JOHNS COUNTY UTILITIE DEPT	579429 144104 BAL	\$7.79		READ DATES - 10/19/23-11/19/23
TECO	9785 120723 ACH	\$75.00		ELECTRICITY SERVICE - 10/31/23-11/30/23
Utilities Subtotal		\$9,778.42		
Regular Services				
CINTAS CORPORATION	4175899577	\$75.34		CLUBHOUSE OPERATIONS
CINTAS CORPORATION	4176568408	\$75.34		CLUBHOUSE OPERATIONS
CINTAS CORPORATION	4177931924	\$75.34	\$226.02	CLUBHOUSE OPERATIONS
DOMINION ENGINEERING GROUP	2023-6318	\$1,480.00		DISTRICT ENGINEER SERVICES
GANNETT FLORIDA LOCALIQ	0006061983	\$1,589.78		AD SERVICE
GRAND OAKS CDD	12142023-01	\$40,397.07		SERIES 2019 FY24 TAX DIST ID#4 11/15-11/22
GRAND OAKS CDD	12142023-02	\$24,703.39	\$65,100.46	SERIES 2020 FY24 TAX DIST ID #411/15-11/22
IPFS	120623	\$5,737.85		PAYMENT #2
KUTAK ROCK LLP	3327624	\$1,151.00		GENERAL CONSULTING - PROFESSIONAL LEGAL SERVICES
M&G HOLIDAY LIGHTING	1784	\$2,343.25		HOLIDAY LIGHTING - REMAINDER
SOUTHEAST UTILITIES SERVICES, INC.	487430	\$760.00		LABOR ONLY - 11/13/23
Regular Services Subtotal		\$78,388.36		

GRAND OAKS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services				
THE GREENERY INC.	739991	\$252.45		IRRIGATION BREAK ALONG SIDEWALK
THE GREENERY INC.	740342	\$26,512.00	\$26,764.45	PINE BARK - LANDSCAPE ENHANCEMENT WORK - 12/15/23 - 12/19/23
Additional Services Subtotal		\$26,764.45		
TOTAL		\$139,972.89		

Approved (with any necessary revisions noted):

 Signature:

Title (Check one):

Chariman Vice Chariman Assistant Secretary

INVOICE



Rick Arsenault Certified Pool
 3653 Regent Blvd Ste 503
 Jacksonville, FL 32224
 (904) 997-6679
 andy@certifiedpoolconsultant.com

BILL TO:

Grand Oaks CDD
 c/o Inframark Management Services
 Jacksonville, FL 32258

Invoice No: GOCDD1223
 Status: Open
 Invoice Date: 12/25/2023
 Due Date: 12/25/2023
 Total: \$2,655.95

Description	Quantity	Unit Price	Total
January GRAND OAKS COMMERCIAL POOL	1.0	\$1,895.00	\$1,895.00
Sodium Hypochlorite, per gallon	130.0	\$4.25	\$552.50
Sulfuric Acid, per gallon	15.0	\$5.98	\$89.70
Chemical Delivery	1.0	\$100.00	\$100.00
Filter Aid for Diatomaceous Earth Filters, per #	15.0	\$1.25	\$18.75

Notes

Subtotal:	\$2,655.95
Invoice Amount:	\$2,655.95
Previous Payment(s):	\$0.00
Amount Due (USD)	\$2,655.95

Thank you for doing business with us!



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#

#105780

DATE

11/30/2023

CUSTOMER ID

C2300

NET TERMS

Net 30

PO#

DUE DATE

12/30/2023

BILL TO

Grand Oaks CDD
 2005 Pan Am Cir Ste 300
 Tampa FL 33607-6008
 United States

Services provided for the Month of: **November 2023**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	29	Ea	0.15		4.35
Postage	5	Ea	0.63		3.15
Rebekah Scroggins 9-25-23 HP *INSTANT INK \$53.74, 9-11-23 HP *INSTANT INK \$53.74, 9-11-23 AMAZON.COM \$36.80, 10-5-23 AMAZON.COM \$83.26, 10-9-2023 HP *INSTANT INK \$53.74, 10-11-23 AMZN MKTP US \$56.64	1	Ea	337.92		337.92
Subtotal					345.42

Subtotal	\$345.42
Tax	\$0.00
Total Due	\$345.42

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Northeast Quality Services LLC
dba Vanguard Cleaning Systems of Northeast Florida
7235 Bentley Road
Suite 237
Jacksonville, FL 32256
 Phone (904) 332-9090 Fax (904) 332-9070
 Invoice Inquiries (973) 334-3355 x107

Invoice

Date	Invoice #
12/1/2023	33192

PLEASE REMIT CHECK PAYMENTS TO:
Northeast Quality Services LLC
dba Vanguard Cleaning Systems of Northeast Florida
115 Route 46 West, Suite A-8
Mountain Lakes, NJ 07046

Bill To:

Grand Oaks CDD
 1055 Turnbull Creek Road
 Saint Augustine, FL 32092

Please reference your invoice number(s) upon submitting payment.

P.O. No.	Terms	Due Date	Project
	Net 30	12/31/2023	

Description	Qty	Rate	Amount
December (12/1/2023 - 12/31/2023) Monthly Service - Cleaning 2x per week (Mon. & Fri.)	1	985.00	985.00T

	Subtotal	\$985.00
ADDITIONAL PAYMENT OPTIONS:	Sales Tax (0.0%)	\$0.00
<i>Pay online via e-check at https://bit.ly/2KfeFpW</i>	Total	\$985.00
<i>Pay check by phone (973) 334-3355 x 107.</i>	Payments/Credits	\$0.00
<i>Auto ACH is available. Please email afranek@vanguardcleaning.com to enroll.</i>	Balance Due	\$985.00



PO Box 6569
Hilton Head Island, SC 29938

Bill To
Grand Oaks CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

12/04/23	
ZACHARY HIGGINBOTHAM	Due on Receipt
	\$19,084.00
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092	

Please detach and return with payment. ***PAYMENTS DUE UPON RECEIPT*** Thank You!

Description	Amount
#50833 - Maintenance Contract Services - Grand Oaks CDD December 2023	\$19,084.00
Total	\$19,084.00

Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

P.O. Box 6569 Hilton Head Island, SC 29938.

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$25,059.00	\$47,596.20	\$24,739.00	\$3,795.00	\$60,713.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com

DEC 05 2023

Customer ID:
Customer Name:
Service Period:
Invoice Date:
Invoice Number:

28-35356-73002
GRAND OAKS CDD
12/01/23-12/31/23
11/28/2023
0037397-4032-6

How to Contact Us

Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.



Customer Service: (904) 827-1005

Your Payment is Due

Dec 28, 2023

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$625.50

If payment is received after 12/28/2023: **\$ 641.14**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
293.36		(139.15)		0.00		471.29		625.50

DETAILS OF SERVICE

Details for Service Location: Grand Oaks Cdd, 1055 Turnbull Creek Rd, Saint Augustine FL 32092 **Customer ID: 28-35356-73002**

Description	Date	Ticket	Quantity	Amount
Overage Service Yards Incident# 46697981 Picture taken on 11/14/2023 at 04:19 AM Ticket Total	11/14/23	322790	1.00	260.00 0.00 260.00
4 Yard Dumpster 1X Week Energy Surcharge Administrative Charge ST JOHN CM 5% FRANCHISE Total Current Charges	12/01/23		1.00	116.08 64.27 8.50 22.44 471.29

✂ ----- Please detach and send the lower portion with payment --- (no cash or staples) -----

WMM
WASTE MANAGEMENT INC. OF FLORIDA
WM OF ST JOHNS COUNTY
PO BOX 3020
MONROE, WI 53566-8320
(904) 827-1005

Invoice Date	Invoice Number	Customer ID <i>(Include with your payment)</i>
11/28/2023	0037397-4032-6	28-35356-73002
Payment Terms	Total Due	Amount
Total Due by 12/28/2023 If Received after 12/28/2023	\$625.50 \$641.14	471.29

4032000283535673002000373970000004712900000062550 2

0028367 01 AB 0.537 **AUTO T6 0 7332 33607-600875 -C04-P28395-11
K0290C61
GRAND OAKS CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

K0290C61



Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648



035-0039098-4032-9

Grau and Associates

951 W. Yamato Road, Suite 280
 Boca Raton, FL 33431-
 www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Grand Oaks Community Development District
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607*

*Invoice No. 24887
 Date 12/01/2023*

SERVICE	AMOUNT
Audit FYE 09/30/2022	\$ <u>1,500.00</u>
Current Amount Due	\$ <u><u>1,500.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	1,000.00	3,500.00	0.00	6,000.00

Payment due upon receipt.



Electric Bill Statement

For: Nov 6, 2023 to Dec 5, 2023 (29 days)

Statement Date: Dec 5, 2023

Account Number: 02407-91475

Service Address:

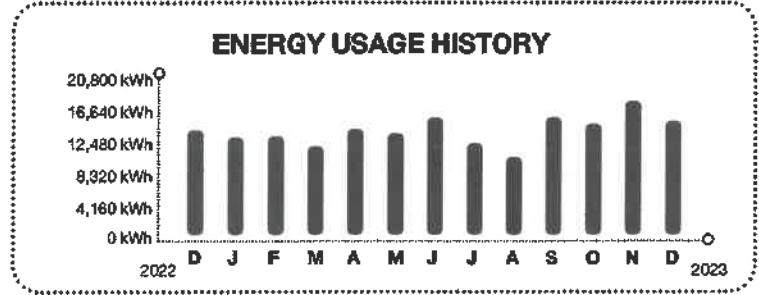
594 TURNBULL CREEK RD # MAIL KIOSK
SAINT AUGUSTINE, FL 32092

GRAND OAKS CDD,
Here's what you owe for this billing period.

CURRENT BILL

\$1,603.37
TOTAL AMOUNT YOU OWE

Dec 27, 2023
NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	3,371.54
Payments received	-3,371.54
Balance before new charges	0.00
Total new charges	1,603.37
Total amount you owe	\$1,603.37

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after February 23, 2024 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved new rates effective Jan. 1, 2024. Learn more at FPL.com/Rates.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



Received 27
DEC 08 2023

1304024079147507330610000

0001 0002 060715

10

The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

GRAND OAKS CDD
C/O MERITUS COMMUNITIES
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit FPL.com/PayBill for ways to pay.

02407-91475
ACCOUNT NUMBER

\$1,603.37
TOTAL AMOUNT YOU OWE

Dec 27, 2023
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name:
GRAND OAKS CDD

Account Number:
02407-91475

FPL.com Page 2

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0002 0002 060715

E001

BILL DETAILS

Amount of your last bill	3,371.54
Payments received - Thank you	-3,371.54
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$557.46
Fuel: (\$0.031510 per kWh)	\$506.65
Demand: (\$12.65 per KW)	\$468.05
Electric service amount	1,562.14
Gross receipts tax (State tax)	40.08
Taxes and charges	40.08
Regulatory fee (State fee)	1.15
Total new charges	\$1,603.37
Total amount you owe	\$1,603.37

METER SUMMARY

Meter reading - Meter KL23642. Next meter reading Jan 5, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	05949		89870		16079
Demand KW	36.88				37

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 5, 2023	Nov 6, 2023	Dec 6, 2022
kWh Used	16079	18901	14815
Service days	29	31	32
kWh/day	554	609	462
Amount	\$1,603.37	\$1,795.06	\$1,460.47

KEEP IN MIND

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Electric Bill Statement

For: Nov 6, 2023 to Dec 5, 2023 (29 days)

Statement Date: Dec 5, 2023

Account Number: 05528-43534

Service Address:

22 WILLOW CREEK CT # ENTRY
SAINT AUGUSTINE, FL 32092

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

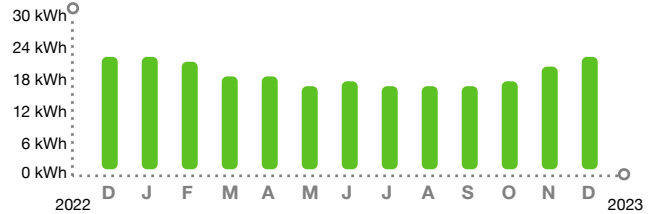
\$26.94

TOTAL AMOUNT YOU OWE

Dec 27, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

Payment received after February 23, 2024 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	26.84
Payments received	-26.84
Balance before new charges	0.00
<hr/>	
Total new charges	26.94
Total amount you owe	\$26.94

(See page 2 for bill details.)

The Florida Public Service Commission has approved new rates effective Jan. 1, 2024. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

1304055284353464962000000

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MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/paybill) for ways to pay.

05528-43534
ACCOUNT NUMBER

\$26.94
TOTAL AMOUNT YOU OWE

Dec 27, 2023
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name: GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

Account Number: 05528-43534

BILL DETAILS

Amount of your last bill	26.84
Payment received - Thank you	-26.84
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Minimum base bill charge:	\$10.67
Non-fuel: (\$0.094820 per kWh)	\$2.18
Fuel: (\$0.031510 per kWh)	\$0.72
Electric service amount	26.25
Gross receipts tax (State tax)	0.67
Taxes and charges	0.67
Regulatory fee (State fee)	0.02
Total new charges	\$26.94
Total amount you owe	\$26.94

METER SUMMARY

Meter reading - Meter ACD8936. Next meter reading Jan 5, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	00628		00605		23

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 5, 2023	Nov 6, 2023	Dec 6, 2022
kWh Used	23	21	23
Service days	29	31	32
kWh/day	1	1	1
Amount	\$26.94	\$26.84	\$26.74

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Electric Bill Statement

For: Nov 7, 2023 to Dec 6, 2023 (29 days)

Statement Date: Dec 6, 2023

Account Number: 41929-72349

Service Address:

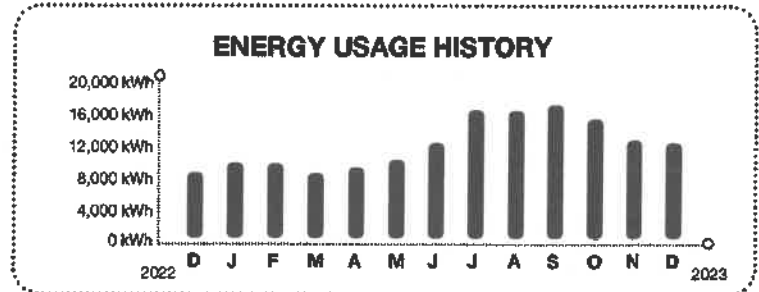
1055 TURNBULL CREEK RD #AMENITY
SAINT AUGUSTINE, FL 32092

GRAND OAKS COMMUNITY DEVEL OPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

\$1,356.71
TOTAL AMOUNT YOU OWE

Dec 27, 2023
NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	2,942.51
Payments received	-2,942.51
Balance before new charges	0.00
Total new charges	1,356.71
Total amount you owe	\$1,356.71

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after February 23, 2024 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved new rates effective Jan. 1, 2024. Learn more at FPL.com/Rates.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



Received
DEC 11 2023

1305419297234971765310000

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41929-72349
ACCOUNT NUMBER

\$1,356.71
TOTAL AMOUNT YOU OWE

Dec 27, 2023
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name: GRAND OAKS
Account Number: 41929-72349
 COMMUNITY DEVELOPMENT DISTRICT

BILL DETAILS

Amount of your last bill	2,942.51
Payments received - Thank you	-2,942.51
<hr/>	
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$29.98
Non-fuel: <small>(\$0.034670 per kWh)</small>	\$451.44
Fuel: <small>(\$0.031510 per kWh)</small>	\$410.29
Demand: <small>(\$12.65 per KW)</small>	\$430.10
<hr/>	
Electric service amount	1,321.81
Gross receipts tax (State tax)	33.92
Taxes and charges	33.92
Regulatory fee (State fee)	0.98
<hr/>	
Total new charges	\$1,356.71
<hr/>	
Total amount you owe	\$1,356.71

METER SUMMARY

Meter reading - Meter KLL2329. Next meter reading Jan 6, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	94984		81963		13021
Demand KW	33.88				34

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 6, 2023	Nov 7, 2023	Dec 7, 2022
kWh Used	13021	13351	8905
Service days	29	29	30
kWh/day	449	460	296
Amount	\$1,356.71	\$1,366.13	\$947.68

KEEP IN MIND

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Electric Bill Statement

For: Oct 13, 2023 to Nov 13, 2023 (31 days)

Statement Date: Nov 13, 2023

Account Number: 83858-24258

Service Address:

3625 STATE ROAD 16
SAINT AUGUSTINE, FL 32092

GRAND OAKS COMMUNITY DEVELO,
Here's what you owe for this billing period.

CURRENT BILL

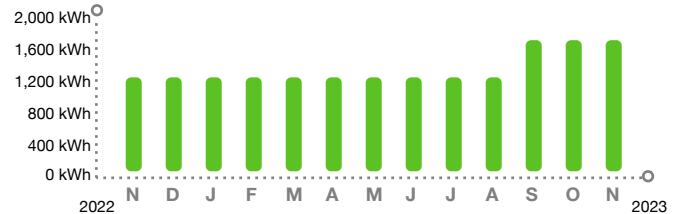
\$7,056.46

TOTAL AMOUNT YOU OWE

Dec 4, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

Did you forget? \$3,951.53 of this bill is past due. If payment has been made, we thank you and apologize for this reminder. Payment received after February 01, 2024 is considered LATE; a late payment charge of 1% will apply. Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

BILL SUMMARY

Amount of your last bill	3,951.53
Balance before new charges	3,951.53
Total new charges	3,104.93
Total amount you owe	\$7,056.46

(See page 2 for bill details.)

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



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83858-24258
ACCOUNT NUMBER

\$7,056.46
TOTAL AMOUNT YOU OWE

Dec 4, 2023
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name:
GRAND OAKS
COMMUNITY DEVELO

Account Number:
83858-24258

BILL DETAILS

Amount of your last bill	3,951.53
Balance before new charges	\$3,951.53
New Charges	
Rate: SL-1 STREET LIGHTING SERVICE	
Electric service amount **	3,099.04
Gross receipts tax (State tax)	3.65
Taxes and charges	3.65
Regulatory fee (State fee)	2.24
Total new charges	\$3,104.93
Total amount you owe	\$7,056.46

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.049080 per kWh
Fuel charge:	\$0.030850 per kWh

METER SUMMARY

Next bill date Dec 12, 2023.

Usage Type	Usage
Total kWh used	1788

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 13, 2023	Oct 13, 2023	Nov 11, 2022
kWh Used	1788	1788	1281
Service days	31	30	29
kWh/day	58	60	44
Amount	\$3,104.93	\$3,104.93	\$2,071.11

KEEP IN MIND

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Customer Name:
GRAND OAKS
COMMUNITY DEVELO

Account Number:
83858-24258

For: 10-13-2023 to 11-13-2023 (31 days)
kWh/Day: 58
Service Address:
3625 STATE ROAD 16
SAINT AUGUSTINE, FL 32092

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F861204	39	3292	F	26		338	
Energy					0.400000		10.40
Non-energy							
Fixtures					4.500000		117.00
Maintenance					1.450000		37.70
F861224	39	3500	F	55		715	
Energy					0.400000		22.00
Non-energy							
Fixtures					7.500000		412.50
Maintenance					1.450000		79.75
F863252	60	7580	F	35		735	
Energy					0.800000		28.00
Non-energy							
Fixtures					13.500000		472.50
Maintenance					1.450000		50.75
PMF0001				75			
Non-energy							
Fixtures					9.610000		720.75
PWSH18B				35			
Non-energy							
Fixtures					17.460000		611.10
UCNP				7,653			
Non-energy							
Maintenance					0.048650		372.32
Additional lighting facility charge							
Non-energy							82.32

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



GRAND OAKS COMMUNITY DEVELO
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



Customer Name:
 GRAND OAKS
 COMMUNITY DEVELO

Account Number:
 83858-24258

For: 10-13-2023 to 11-13-2023 (31 days)
kWh/Day: 58
Service Address:
 3625 STATE ROAD 16
 SAINT AUGUSTINE, FL 32092

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		60.40
					Non-energy sub total		2,956.69
					Sub total	1,788	3,017.09
					Energy conservation cost recovery		0.68
					Capacity payment recovery charge		0.29
					Environmental cost recovery charge		0.79
					Storm restoration recovery charge		27.28
					Transition rider credit		-7.40
					Storm protection recovery charge		5.15
					Fuel charge		55.16
					Electric service amount		3,099.04
					Gross receipts tax (State tax)		3.65
					Regulatory fee (State fee)		2.24
					Total	1,788	3,104.93

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
 H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



Electric Bill Statement

For: Nov 6, 2023 to Dec 5, 2023 (29 days)

Statement Date: Dec 5, 2023

Account Number: 55409-33537

Service Address:

26 BLACKJACK OAK WAY # ENTRY
SAINT AUGUSTINE, FL 32092

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

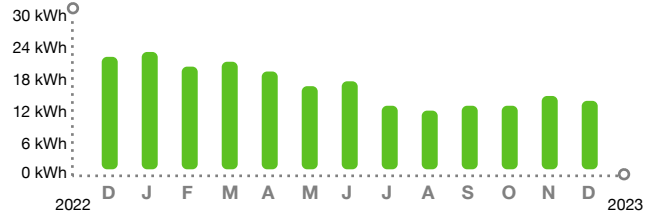
\$26.45

TOTAL AMOUNT YOU OWE

Dec 27, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

Payment received after February 23, 2024 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	26.49
Payments received	-26.49
Balance before new charges	0.00
<hr/>	
Total new charges	26.45
Total amount you owe	\$26.45

(See page 2 for bill details.)

The Florida Public Service Commission has approved new rates effective Jan. 1, 2024. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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Hearing/Speech Impaired: 711 (Relay Service)



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1304554093353705462000000

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55409-33537

ACCOUNT NUMBER

\$26.45

TOTAL AMOUNT YOU OWE

Dec 27, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
GRAND OAKS
COMMUNITY DEVEL
OPMENT DISTRICT

Account Number:
55409-33537

BILL DETAILS

Amount of your last bill	26.49
Payment received - Thank you	-26.49
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Minimum base bill charge:	\$11.31
Non-fuel: (\$0.094820 per kWh)	\$1.34
Fuel: (\$0.031510 per kWh)	\$0.44
Electric service amount	25.77
Gross receipts tax (State tax)	0.66
Taxes and charges	0.66
Regulatory fee (State fee)	0.02
Total new charges	\$26.45
Total amount you owe	\$26.45

METER SUMMARY

Meter reading - Meter ACD8935. Next meter reading Jan 5, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	00550		00536		14

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 5, 2023	Nov 6, 2023	Dec 6, 2022
kWh Used	14	15	23
Service days	29	31	32
kWh/day	0	0	1
Amount	\$26.45	\$26.49	\$26.74

KEEP IN MIND

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Electric Bill Statement

For: Nov 13, 2023 to Dec 12, 2023 (29 days)

Statement Date: Dec 12, 2023

Account Number: 83858-24258

Service Address:

3625 STATE ROAD 16
SAINT AUGUSTINE, FL 32092

GRAND OAKS COMMUNITY DEVELO,
Here's what you owe for this billing period.

CURRENT BILL

\$6,209.86

TOTAL AMOUNT YOU OWE

Jan 2, 2024

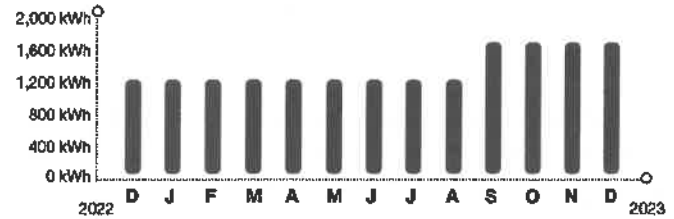
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	7,056.46
Payments received	-3,951.53
Balance before new charges	3,104.93
Total new charges	3,104.93
Total amount you owe	\$6,209.86

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Did you forget? \$3,104.93 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after March 04, 2024 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

The Florida Public Service Commission has approved new rates effective Jan. 1, 2024. Learn more at FPL.com/Rates.

Customer Service: (388) 252-1541
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Hearing/Speech Impaired: 711 (Relay Service)



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DEC 15 2023

310493 130983858242582689026000

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83858-24258
ACCOUNT NUMBER

\$6,209.86
TOTAL AMOUNT YOU OWE

Jan 2, 2024
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name:
GRAND OAKS
COMMUNITY DEVELO

Account Number:
83858-24258

BILL DETAILS

Amount of your last bill	7,056.46
Payment received - Thank you	-3,951.53
Balance before new charges	\$3,104.93
New Charges	
Rate: SL-1 STREET LIGHTING SERVICE	
Electric service amount **	3,099.04
Gross receipts tax (State tax)	3.65
Taxes and charges	3.65
Regulatory fee (State fee)	2.24
Total new charges	\$3,104.93
Total amount you owe	\$6,209.86

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.049080 per kWh
Fuel charge:	\$0.030850 per kWh

METER SUMMARY

Next bill date Jan 11, 2024.

Usage Type	Usage
Total kWh used	1788

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
	Dec 12, 2023	Nov 13, 2023	Dec 13, 2022
Service to kWh Used	1788	1788	1281
Service days	29	31	32
kWh/day	62	58	40
Amount	\$3,104.93	\$3,104.93	\$2,071.11

KEEP IN MIND

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Customer Name:
GRAND OAKS
COMMUNITY DEVELO

Account Number:
83858-24258

FPL.com Page 1

0003 0004 065792 ESLA

For: 11-13-2023 to 12-12-2023 (29 days)
kWh/Day: 62
Service Address:
3625 STATE ROAD 16
SAINT AUGUSTINE, FL 32092

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F861204 Energy Non-energy Fixtures Maintenance	39	3292	F	26	0.400000 4.500000 1.450000	338	10.40 117.00 37.70
F861224 Energy Non-energy Fixtures Maintenance	39	3500	F	55	0.400000 7.500000 1.450000	715	22.00 412.50 79.75
F863252 Energy Non-energy Fixtures Maintenance	60	7580	F	35	0.800000 13.500000 1.450000	735	28.00 472.50 50.75
PMF0001 Non-energy Fixtures				75	9.610000		720.75
PWSH18B Non-energy Fixtures				35	17.460000		611.10
UCNP Non-energy Maintenance				7,653	0.048650		372.32
Additional lighting facility charge Non-energy							82.32

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



GRAND OAKS COMMUNITY DEVELO
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008





Customer Name:
GRAND OAKS
COMMUNITY DEVELO

Account Number:
83858-24258

For: 11-13-2023 to 12-12-2023 (29 days)
kWh/Day: 62
Service Address:
3825 STATE ROAD 18
SAINT AUGUSTINE, FL 32092

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
							60.40
							2,956.69
						1,788	3,017.09
							0.68
							0.29
							0.79
							27.28
							-7.40
							5.15
							55.16
							3,099.04
							3.65
							2.24
						1,788	3,104.93

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



Electric Bill Statement

For: Nov 6, 2023 to Dec 5, 2023 (29 days)

Statement Date: Dec 5, 2023

Account Number: 97899-67024

Service Address:

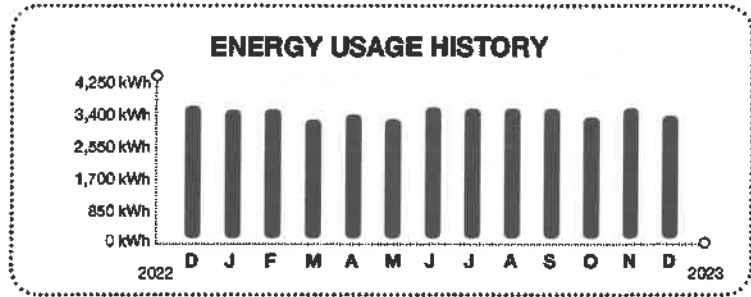
28 TURNBULL CREEK RD #ENTRY
SAINT AUGUSTINE, FL 32092

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

CURRENT BILL

\$472.30
TOTAL AMOUNT YOU OWE

Dec 27, 2023
NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	500.68
Payments received	-500.68
Balance before new charges	0.00
Total new charges	472.30
Total amount you owe	\$472.30

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after February 23, 2024 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved new rates effective Jan. 1, 2024. Learn more at FPL.com/Rates.

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



Received / 27
DEC 08 2023

13049789967024 0327400000

0001 0002 060714 10

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit FPL.com/PayBill for ways to pay.

97899-67024
ACCOUNT NUMBER

\$472.30
TOTAL AMOUNT YOU OWE

Dec 27, 2023
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name:
GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

Account Number:
97899-67024

BILL DETAILS

Amount of your last bill	500.68
Payment received - Thank you	-500.68
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$335.86
Fuel: (\$0.031510 per kWh)	\$111.61
Electric service amount	460.15
Gross receipts tax (State tax)	11.81
Taxes and charges	11.81
Regulatory fee (State fee)	0.34
Total new charges	\$472.30
Total amount you owe	\$472.30

METER SUMMARY

Meter reading - Meter KCD9310. Next meter reading Jan 5, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	97652		94110		3542

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 5, 2023	Nov 6, 2023	Dec 6, 2022
kWh Used	3542	3761	3819
Service days	29	31	32
kWh/day	122	121	119
Amount	\$472.30	\$500.68	\$454.68

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

Deck the holidays safely

When handling decorations, look for power lines. Keep you and what you are touching at least 10 ft away.

FPL.com/Safety

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Phone (904) 209-2700
 Fax (904) 209-2718
 Toll Free (877) 837-2311

1205 State Road 16
 St. Augustine, FL 32084

Statement Date 11/19/2023	Agenda Page 224 Current Charges Due Date 12/19/2023
-------------------------------------	--

Current Month Activity

Service Dates	Service Description	Units	Amount	Total
10/19/23	Amount of Your Last Statement			519.01
	Past Due Balance			519.01
	Water Rates			
	Meter Maintenance Charge	9.00	1.00	9.00
	Base Rate	120.04	1.00	120.04
Consumption Fees	0 - 40,000 Gallons	3.81	24.32	92.66
	Water Total	24.32		221.70
	Wastewater Rates			
	Base Rate	141.01	1.00	141.01
Consumption Fees	0 + Sewer Gallons	6.64	24.32	161.48
	Wastewater Total	24.32		302.49
	Past Due Balance			519.01
	Current Charges			524.19
	Amount Now Due / Credits			1,043.20

GRAND OAKS COMMUNITY DEVELOPEME
 Account Number:
579429-144104
 Service Address:
 1055 TURNBULL CREEK RD
 Service Type: Commercial
 Days in Billing Cycle: 31
 Geo Code: WGV
 Meter Number: 79900023
 Current Read Date: 11/19/2023
 Previous Read Date: 10/19/2023
 Current Reading: 32964
 Previous Reading: 30532
 Gallons Used (1000's): 24.32

\$7.79

Past Due Balances are subject to a Late Fee of 1.5% or \$5.00, whichever is greater and disconnection of service if not paid.

Message Center

In 2022, SJCUD detected 11 contaminants in the drinking water. All contaminants were at allowable levels & no health based violations were reported. Please go to www.sjcl.us/WaterReport/NorthWest.pdf to view you report. This report contains important info about the source & quality of your water. To receive a hard copy of the report or if you have any questions please call 904-209-2700.

www.sjcutility.us

See reverse for monthly draft options or credit card payments

Please detach and return with your payment.



St. Johns County Utility
 Department
 1205 State Road 16
 St. Augustine, FL 32084-3006

		Account #	Past Due Balance	
		579429-144104	DUE UPON RECEIPT	
Previous Balance	Current	Amount	After Due Date	
Less Payments	Charges/Credits	Now Due	Pay	
519.01	524.19	1,043.20	1,058.85	
Please Enter Amount Paid		\$		

\$7.79

579429

Please write your account number on your check and remit to:



GRAND OAKS COMMUNITY DEVELOPMENT
 DISTRIC
 C/O MERITUS
 2005 PAN AM CIR STE 300
 TAMPA, FL 33607

St. Johns County Utility Department
 Post Office Drawer 3006
 St. Augustine, Florida 32085-3006



USA Check for Address Change

000000144104000000579429000000104320



GRAND OAKS CDD
 1055 TURNBULL CREEK RD
 ST AUGUSTINE, FL 32092

Amount Due: \$75.00
Due Date: December 28, 2023
Account #: 221008719785

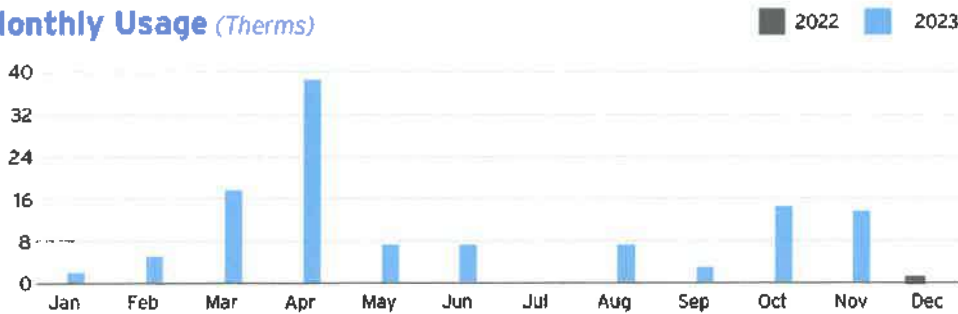
Account Summary

Current Service Period: October 31, 2023 - December 01, 2023	
Previous Amount Due	\$1.76
Payment(s) Received Since Last Statement	-\$1.76
Current Month's Charges	\$75.00
Amount Due by December 28, 2023	\$75.00

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Monthly Usage (Therms)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008719785
Due Date: December 28, 2023

Pay your bill online at PeoplesGas.com
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit PeoplesGas.com/Paperless to enroll now.

Received
 DEC 14 2023

Amount Due: \$75.00
Payment Amount: \$ _____
 650149488676

00003489 FTFCO112082304531110 00000 03 01000000 18079 002
GRAND OAKS CDD
 2005 PAN AM CIR, STE 300
 TAMPA, FL 33607-6008

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.

6501494886762210087197850000000075002

00003489-0007645-Page 1 of 4





Service For:
 1055 TURNBULL CREEK RD
 ST AUGUSTINE, FL 32092

Account #: 221008719785
 Statement Date: December 07, 2023
 Charges Due: December 28, 2023

Meter Read

Service Period: Oct 31, 2023 - Dec 01, 2023

Rate Schedule: General Service 1 - Transportation

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AIX43880	12/01/2023	113	113	0 CCF	1,042	1.0000	0.0 Therms	32 Days

Charge Details

Natural Gas Charges	
Customer Charge	\$45.00
Natural Gas Service Cost	\$45.00

Other Fees and Charges	
Miscellaneous Charges	
Gas Management	1 X \$30.0000 \$30.00
Total Miscellaneous Charges	\$30.00

Total Current Month's Charges \$75.00

Avg THMS Used Per Day



Important Messages

For more information about your bill and understanding your charges, please visit PeoplesGas.com

Ways To Pay Your Bill

- Bank Draft**
 Visit PeoplesGas.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at PeoplesGas.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at PeoplesGas.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Peoples Gas
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Residential Customer Care:**
 813-223-0800 (Tampa)
 863-299-0800 (Lakeland)
 352-622-0111 (Ocala)
 954-453-0777 (Broward)
 305-940-0139 (Miami)
 727-826-3333 (St. Petersburg)
 407-425-4662 (Orlando)
 904-739-1211 (Jacksonville)
 877-832-6747 (All Other Counties)
- Online:**
PeoplesGas.com
- Phone:**
Commercial Customer Care:
 866-832-6249
- Hearing Impaired/TTY:**
 7-1-1
- Natural Gas Outage:**
 877-832-6747
- Natural Gas Energy Conservation Rebates:**
 877-832-6747

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent at Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

00003458-0007645-Pag 2 of 4



READY FOR THE WORKDAY™

REMIT PAYMENT TO:
CINTAS CORP
P. O. BOX 630910
CINCINNATI, OH 45263-0910

VIEW & PAY YOUR BILLS ONLINE:
WWW.CINTAS.COM/RYACCOUNT

CUSTOMER SVC/BILLING 833-270-0514
CINTAS FAX # 904-741-6116

Agenda Page 227

INVOICE

SHIP TO: GRAND DAKES
1055 TURNBULL CREEK RD
SAINT AUGUSTINE, FL 32092

INVOICE # 4175099577
INVOICE DATE 12/04/2023

SOLD TO # 21633153
PAYER # 21633153
PAYMENT TERMS NET 10 EOM
SORT # 02000002944
CINTAS ROUTE 54 / DAY 1 / STOP 023

BILL TO: GRAND DAKES
1055 TURNBULL CREEK RD
SAINT AUGUSTINE, FL 32092

MP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10186	4X6 ACTIVE SCRAPER	01	F	2	5.800	11.60	N
	X10109	5X6 XTRAC MAT DRYX	01	F	2	8.120	16.24	N
	X10192	4X6 XTRAC MAT DMYS	01	F	3	9.280	27.84	N
	X45690	D&V AIR CARE COUNTER DISP GRAY-	01	F	2	4.640	9.28	N
	X9210	URINAL SCREEN SVC	01	F	3	1.160	3.48	N
		SUBTOTAL					68.44	
		SERVICE CHARGE					6.90	N
		SUBTOTAL					75.34	
		TAX					(0.00)	
		TOTAL USD					75.34	

TOTAL ADJUST. _____

TAX ADJUST. _____

NET TOTAL _____

CUSTOMER TOTAL CURRENT: 336.16 PAST DUE: 411.50 30 DAYS: 226.02 60 DAYS: 336.16 90+ DAYS: 75.34

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE : CINTAS CORPORATION #0200 / 1595 TRANSPORT CT., / JACKSONVILLE, FL 32210



READY FOR THE WORKDAY™

REMIT PAYMENT TO:
CINTAS CORP
P.O. BOX 630910
CINCINNATI, OH 45263-0910

VIEW & PAY YOUR BILLS ONLINE:
WWW.CINTAS.COM/NY&CDUNT

CUSTOMER SVC/BILLING
CINTAS FAX #

Agenda Page 228
833-290-0514
904-741-6116

INVOICE

SHIP TO: GRAND DAKES
1055 TURNBULL CREEK RD
SAINT AUGUSTINE, FL 32092

INVOICE # 4176568408
INVOICE DATE 12/11/2023

BILL TO: GRAND DAKES
1055 TURNBULL CREEK RD
SAINT AUGUSTINE, FL 32092

SOLD TO # 21633153
PAYER # 21633153
PAYMENT TERMS NET 10 EOM
SORT # 02800002944
CINTAS ROUTE 54 / DAY 1 / STOP 029

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10186	426 ACTIVE SCRAPER	01	F	2	5.800	11.60	N
	X10189	3X5 XTRAC MAT DMX	01	F	2	8.120	16.24	N
	X10192	4X6 XTRAC MAT DMX	01	F	3	9.280	27.84	N
	X45690	D&D AIR CARE COUNTER DISP CRY-	01	F	2	4.640	9.28	N
	X9210	USUAL SCREEN SVC	01	F	3	1.160	3.48	N
		SUBTOTAL					69.44	
		SERVICE CHARGE					6.90	N
		SUBTOTAL					75.34	
		TAX					(0.00)	
		TOTAL USD					75.34	

TOTAL ADJUST. _____

TAX ADJUST. _____

NET TOTAL _____

CUSTOMER TOTAL CURRENT: 411.50 PAST DUE: 411.50 30 DAYS: 226.02 60 DAYS: 336.16 90+ DAYS: 75.34

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE : CINTAS CORPORATION #0280 / 1595 TRANSPORT CT., / JACKSONVILLE, FL 32210



READY FOR THE WORKDAY™

REMIT PAYMENT TO:
CINTAS CORP
P. O. BOX 630510
CINCINNATI, OH 45263-0910

VIEW & PAY YOUR BILLS ONLINE:
WWW.CINTAS.COM/MYACCOUNT

CUSTOMER SVC/BILLING
CINTAS FAX #

Agenda Page 229
984-741-6116

INVOICE

SHIP TO: GRAND DAMES
1055 TURNBULL CREEK RD
SAINT AUGUSTINE, FL 32092

INVOICE # 4177931924
INVOICE DATE 12/22/2023

SOLD TO # 21633153
PAYER # 21633153
PAYMENT TERMS NET 10 EDM
SBRT # 02900002944
CINTAS ROUTE 22 / DAY 5 / STOP 001

BILL TO: GRAND DAMES
1055 TURNBULL CREEK RD
SAINT AUGUSTINE, FL 32092

EMPT/LOCKS	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10106	4X6 ACTIVE SCRAPER	01	F	2	5.800	11.60	N
	X10109	3X5 XTRAC MAT DRYX	01	F	2	8.120	16.24	N
	X10192	4X6 XTRAC MAT DRYX	01	F	3	9.280	27.84	N
	X45890	D&V AIR CARE COUNTER DISP GRV-	01	F	2	4.640	9.28	N
	X9210	ORIGINAL SCREEN SVC	01	F	3	1.160	3.48	N
		SUBTOTAL					68.44	
		SERVICE CHARGE					6.90	N
		SUBTOTAL					75.34	
		TAX					(0.00)	
		TOTAL USD					75.34	

TOTAL ADJUST. _____
TAX ADJUST. _____
NET TOTAL _____

CUSTOMER TOTAL CURRENT: 115.00 PAST DUE: 110.14 30 DAYS: 75.34 60 DAYS: 75.34 90+ DAYS: 150.68

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE : CINTAS CORPORATION 09290 / 1595 TRANSPORT CT., / JACKSONVILLE, FL 32218

***** INVOICE *****



Dominion Engineering Group, Inc.
4348 Southpoint Blvd., Suite 201
Jacksonville, Florida 32216
(904) 854-4500

Date: December 1, 2023
 Invoice Number 2023-6318
 Net 15 days

Mr. Keith Hyatt, Chairman
 C/o Anna Lyalina
Grand Oaks CDD
 2005 Pan Am Circle, Ste. 300
 Tampa, Florida 33607
inframark@avidbill.com

Reference: Grand Oaks CDD, St. Johns County, Florida
DEG Project Number 2157.004
Assessment Area 2 & 3

Task 1 CDD District Engineer (hourly)

Employee Level	Billing Amount (hourly)	Total Hours this period	Total Due
Administrative	\$85	0	\$0.00
CADD Designer	\$130	2	\$260.00
Engineer	\$125	0	\$0.00
Professional Engineer	\$145	7	\$1015.00
Principal	\$205	1	\$205.00
TOTAL		10	\$1,480.00

1. Reviewed bills and approved requisitions
2. Response to board request for pond II flooding and drainage around two oak stands.
3. Prepared status report for CDD residents and attended CDD meeting on 11/27/23 to discuss drainage issues.
4. Prepared construction cost estimates

Amount Due \$1,480.00

PM REVIEW: initials (wes) Select Contract Term Regarding Invoicing: Per our Contract, terms are net fifteen (15) days. Past due balances shall be subject to interest at the rate of 1.5 percent per month. All DEG invoices for services under this contract will be considered correct as rendered to the Client unless questioned by the Client, in writing, within 15 days of the date of the invoice.



Received
DEC 12 2023

ACCOUNT NAME Grand Oaks CDD		Agenda Page 231 ACCOUNT # 803757	PAGE # 1 of 1
INVOICE # 0006061983	BILLING PERIOD Nov 1- Nov 30, 2023	PAYMENT DUE DATE December 20, 2023	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$1,528.78	

BILLING ACCOUNT NAME AND ADDRESS

Grand Oaks Cdd
2005 Pan Am Cir. Ste. 300
Tampa, FL 33607-6008

Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
 All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number:

Date	Description	Amount
11/1/23	Balance Forward	\$1,435.43
11/30/23	Finance Charge	\$19.91

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
11/20/23	9526398	Notice of Rescheduled Meeting		\$73.44

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$1,528.78
Service Fee 3.99%	\$61.00
*Cash/Check/ACH Discount	-\$61.00
*Payment Amount by Cash/Check/ACH	\$1,528.78
Payment Amount by Credit Card	\$1,589.78

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Grand Oaks CDD		ACCOUNT NUMBER 803757		INVOICE NUMBER 0006061983		AMOUNT PAID
CURRENT DUE \$93.35	30 DAYS PAST DUE \$19.91	60 DAYS PAST DUE \$88.40	90 DAYS PAST DUE \$1,327.12	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$1,528.78
REMITTANCE ADDRESS (include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocalIQ PO Box 631244 Cincinnati, OH 45263-1244				<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX		\$1,589.78
				Card Number _____		
				Exp Date ____/____/____	CVV Code _____	
				Signature _____		Date _____

000080375700000000000000060619830015287867178

CHECK REQUEST FORM
Grand Oaks

Date: 12/15/2023

Invoice#: 12142023-01

Vendor#: V00026

Vendor Name: Grand Oaks

Pay From: Truist Acct# 9049

Description: Series 2019 - FY 24 Tax Dist ID #4 11/15-11/22

Code to: 201.103200.1000

Amount: \$40,397.07

Requested By: Teresa Farlow 12/15/2023

GRAND OAKS CDD

DISTRICT CHECK REQUEST

Date 12/14/2023

Payable To Grand Oaks CDD

Check Amount \$40,397.07

Check Description Series 2019 - FY 24 Tax Dist. ID #4 11/15-11/22

Check Amount \$24,703.39

Check Description Series 2020 - FY 24 Tax Dist. ID #4 11/15-11/22

Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

Eric Davidson

From: Dennis W. Hollingsworth, CFC <taxcollector@stjohnstax.us>
Sent: Thursday, December 14, 2023 1:00 PM
To: Eric Davidson
Subject: St Johns Tax Collector - Distribution Notice

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.



P.O. Box 9001
 ST. AUGUSTINE, FLORIDA 32085
 P: 904 209 2250
 F: 904 209 2283
WWW.SICTAX.US

RECEIPT OF DEPOSIT OF COUNTY FUNDS
 (AS PROVIDED BY SEC. 136.03, F.S.)

DATE: 12/14/2023
TO: GRAND OAKS CDD
FROM: Dennis W. Hollingsworth, St. Johns County Tax Collector
TOTAL: \$103,026.80
 Current Distribution #4 (11/15/2023 - 11/22/2023)

GRAND OAKS CDD

Fund / Fee	Tax	Interest	Discount	Commission	Total
GRAND OAKS CDD	\$109,509.74	\$0.00	(\$4,380.35)	(\$2,102.59)	\$103,026.80
				Total Remitted:	\$103,026.80

Sincerely,

Christopher L. Swanson
 Finance Director
 St. Johns County Tax Collector
 904-209-2251
cswanson@sictax.us

GRAND OAKS CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2024, TAX YEAR 2023

Dollar Amounts	Fiscal Year 2024 Percentages
536,578.44	36.812%
571,534.07	39.210%
349,501.34	23.978%
1,457,613.85	100.0000%

Net O&M
 Net DS Series 2019
 Net DS Series 2020
 Net Total

Date Received	Amount Received	36.81%		39.21%		39.21%		23.98%		23.98%		Proof	Distribution Number & Date Transferred
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue	Raw Numbers 2020 Debt Service Revenue	Rounded 2020 Debt Service Revenue	Raw Numbers 200 Debt Service Revenue	Rounded 200 Debt Service Revenue				
11/17/2023	24,212.96	8,913.30	8,913.30	9,493.96	9,493.96	5,805.70	5,805.70	-	-	-	-	-	#2 10/19-11/6
11/22/2023	59,088.54	21,751.74	21,751.74	23,168.77	23,168.77	14,168.03	14,168.03	-	-	-	-	-	#3 11/7-11/14
12/14/2023	103,026.80	37,926.34	37,926.34	40,397.07	40,397.07	24,703.39	24,703.39	-	-	-	-	-	#4 11/15-11/22
		-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-
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		-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	186,328.30	68,591.38	68,591.38	73,059.80	73,059.80	44,677.12	44,677.12	44,677.12	44,677.12	44,677.12	44,677.12	-	
Net Total on Roll	1,457,613.85		536,578.44		571,534.07		349,501.34		349,501.34		349,501.34		
Collection Surplus / (Deficit)	(1,271,285.55)		(467,987.06)		(498,474.27)		(304,824.22)		(304,824.22)		(304,824.22)		

CHECK REQUEST FORM
Grand Oaks

Date: 12/15/2023

Invoice#: 12142023-02

Vendor#: V00026

Vendor Name: Grand Oaks

Pay From: Truist Acct# 9049

Description: Series 2020 - FY 24 Tax Dist ID #4 11/15-11/22

Code to: 202.103200.1000

Amount: \$24,703.39

Requested By: Teresa Farlow 12/15/2023

GRAND OAKS CDD

DISTRICT CHECK REQUEST

Date 12/14/2023

Payable To Grand Oaks CDD

Check Amount \$40,397.07

Check Description Series 2019 - FY 24 Tax Dist. ID #4 11/15-11/22

Check Amount \$24,703.39

Check Description Series 2020 - FY 24 Tax Dist. ID #4 11/15-11/22

Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

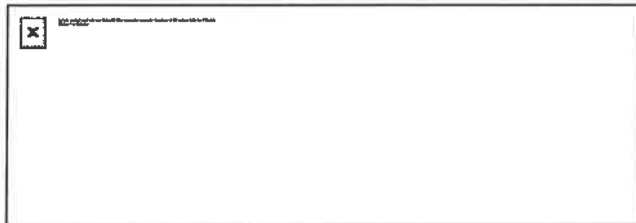
Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

Eric Davidson

From: Dennis W. Hollingsworth, CFC <taxcollector@stjohnstax.us>
Sent: Thursday, December 14, 2023 1:00 PM
To: Eric Davidson
Subject: St Johns Tax Collector - Distribution Notice

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.



P.O. Box 9001
 ST. AUGUSTINE, FLORIDA 32085
 P: 904 209 2250
 F: 904 209 2283
WWW.SICTAX.US

RECEIPT OF DEPOSIT OF COUNTY FUNDS
 (AS PROVIDED BY SEC. 136.03, F.S.)

DATE: 12/14/2023
TO: GRAND OAKS CDD
FROM: Dennis W. Hollingsworth, St. Johns County Tax Collector
TOTAL: \$103,026.80
 Current Distribution #4 (11/15/2023 - 11/22/2023)

GRAND OAKS CDD

Fund / Fee	Tax	Interest	Discount	Commission	Total
GRAND OAKS CDD	\$109,509.74	\$0.00	(\$4,380.35)	(\$2,102.59)	\$103,026.80
				Total Remitted:	\$103,026.80

Sincerely,

Christopher L. Swanson
 Finance Director
 St. Johns County Tax Collector
 904-209-2251
cswanson@sictax.us

GRAND OAKS CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2024, TAX YEAR 2023

	Dollar Amounts	Fiscal Year 2024 Percentages
Net O&M	536,578.44	36.812%
Net DS Series 2019	571,534.07	39.210%
Net DS Series 2020	349,501.34	23.978%
Net Total	1,457,613.85	100.00000%

Date Received	Amount Received	36.81%		39.21%		39.21%		23.98%		23.98%		Distribution Number & Date Transferred
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue	Raw Numbers 2020 Debt Service Revenue	Rounded 2020 Debt Service Revenue	Raw Numbers 200 Debt Service Revenue	Rounded 200 Debt Service Revenue	Proof		
11/17/2023	24,212.96	8,913.30	8,913.30	9,493.96	9,493.96	5,805.70	5,805.70	-	-	-	-	#2 10/19-11/6
11/22/2023	59,088.54	21,751.74	21,751.74	23,168.77	23,168.77	14,168.03	14,168.03	-	-	-	-	#3 11/7-11/14
12/14/2023	103,026.80	37,926.34	37,926.34	40,397.07	40,397.07	24,703.39	24,703.39	-	-	-	-	#4 11/15-11/22
		-	-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	-	
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		-	-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	-	
TOTAL	186,328.30	68,591.38	68,591.38	73,059.80	73,059.80	44,677.12	44,677.12	-	-	-	-	
Net Total on Roll	1,457,613.85		536,578.44		571,534.07		349,501.34					
Collection Surplus / (Deficit)	(1,271,285.55)		(467,987.06)		(498,474.27)		(304,824.22)					

IPFS CORPORATION

(IPFS)
GAA.PROCESSING@IPFS.COM
400 NORTHRIDGE ROAD SUITE 450
ATLANTA, GA 30350
PHONE: (877)513-9487 - FAX: (770)225-2866

NOTICE OF INTENT TO CANCEL

DATE OF NOTICE	ACCOUNT NUMBER	PAYMENT NO.
12/06/23	GAA-D41160	2

IF ANY QUESTIONS, PLEASE CALL: (877)513-9487

AMOUNT OF CURRENT PAYMENT	LATE CHARGE	PREVIOUS FEES NOT PAID	OTHER AMOUNTS	PLEASE PAY THIS AMOUNT
\$5,216.23	\$260.81	\$260.81	\$0.00	\$5,737.85



0-0.4800 00000D9RPBAGR 19/39 BIN:0 0-1200

AGENT

EGIS INSURANCE & RISK ADVISORS
150 E PALMETTO PARK RD
SUITE 705
BOCA RATON, FL 33432-4827

INSURED

GRAND OAKS CDD
INFRAMARK
12574 FLAGLER CENTER BLVD STE
101
JACKSONVILLE, FL 32258-2615

Your payment is now due. If IPFS does not receive the amount due on or before 12/24/23, 5:00 PM Central Time your financed insurance policies will be cancelled. (KINDLY DISREGARD THIS NOTICE IF YOU HAVE ALREADY MAILED YOUR PAYMENT) MAKE YOUR PAYMENT NOW TO KEEP YOUR INSURANCE IN FORCE. THIS IS THE ONLY NOTICE YOU WILL RECEIVE BEFORE CANCELLATION IS MADE.

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

NY, SC, FL & MD INSUREDS: SEE LAST PAGE

DETACH HERE

Written notations on this coupon will NOT be received.
To ensure proper credit, include coupon with payment.

INSURED

GRAND OAKS CDD
INFRAMARK
12574 FLAGLER CENTER BLVD STE
101
JACKSONVILLE, FL 32258-2615

For any overnight or priority delivery, please mail to:
IPFS CORPORATION
1055 BROADWAY
11TH FLOOR
KANSAS CITY, MO 64105
For questions, please call (800)584-9969

INTENT (07/16) Copyright 2016 IPFS Corporation

PAYMENT COUPON

PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
2	GAA-D41160	12/01/23

PAYMENT DUE	\$5,216.23
LATE FEE	\$260.81
OTHER FEES DUE	\$260.81
OTHER AMOUNTS DUE	\$0.00

MAKE CHECK PAYABLE AND REMIT TO:

IPFS CORPORATION
P.O. BOX 412086
KANSAS CITY, MO 64141-2086

IF RECEIVED AFTER 12/06/23
5:00 PM CENTRAL TIME
PLEASE PAY THIS AMOUNT

\$5,737.85

GAA0D411605 00005737855

0-0.4800 00000D9RPBAGR 19/39 BIN:0 0-1200

IPFS CORPORATION

(IPFS)
GAA.PROCESSING@IPFS.COM
400 NORTHRIDGE ROAD SUITE 450
ATLANTA, GA 30350
PHONE: (877)513-9487 - FAX: (770)225-2866

NOTICE OF INTENT TO CANCEL

REFER TO THIS
ACCOUNT NO. IN ALL
CORRESPONDENCE

ACCOUNT NUMBER

GAA-D41160

SCHEDULE A

AGENT

EGIS INSURANCE & RISK ADVISORS
150 E PALMETTO PARK RD
SUITE 705
BOCA RATON, FL 33432-4827

INSURED

GRAND OAKS CDD
INFRAMARK
12574 FLAGLER CENTER BLVD STE
101
JACKSONVILLE, FL 32258-2615

SCHEDULE OF POLICIES

POLICY PREFIX AND NUMBER	EFFECTIVE DATE	FULL NAME OF INSURER AND GENERAL AGENT OTHER THAN SUBMITTING PRODUCER TO WHOM COPY OF THIS NOTICE WAS SENT	COVERAGE FIRE, AUTO MAR, I.M., CAS	POLICY TERM IN MONTHS COVERED BY PREM.	PREMIUM FINANCED
100123392	10/01/23	LLOYD'S LONDON - CERTAIN UNDERWRITE FLORIDA INSURANCE ALLIANCE	PKG	12	\$59,719.00

0-0-4800 00000D9RERBAGR 20/39 BIN:0 0-1201

IPFS CORPORATION

(IPFS)
GAA.PROCESSING@IPFS.COM
400 NORTHRIDGE ROAD SUITE 450
ATLANTA, GA 30350
PHONE: (877)513-9487 - FAX: (770)225-2866

NOTICE OF INTENT TO CANCEL

DATE OF NOTICE	ACCOUNT NUMBER	PAYMENT NO.
12/06/23	GAA-D41160	2

**FOR FLORIDA ONLY
NOTICE:**

IF THIS INSURANCE CONTRACT OR CONTRACTS PROVIDE MOTOR VEHICLE LIABILITY INSURANCE REQUIRED BY THE FINANCIAL RESPONSIBILITY LAW, PROOF OF FINANCIAL RESPONSIBILITY IS REQUIRED TO BE MAINTAINED CONTINUOUSLY FOR A PERIOD OF THREE (3) YEARS PURSUANT TO CHAPTER 324, FLORIDA STATUTES AND THE OPERATION OF A VEHICLE WITHOUT SUCH FINANCIAL RESPONSIBILITY IS UNLAWFUL.

0-0-4800 00000D9REBAGR 21/39 BIN:0 0-1202

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 20, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3327624

Client Matter No. 8523-1

Notification Email: eftgroup@kutakrock.com

Mr. Brian Lamb
 Grand Oaks CDD
 MERITUS DISTRICTS
 Suite 120
 2005 Pan Am Circle
 Tampa, FL 33607

Invoice No. 3327624
 8523-1

Re: General Counsel

For Professional Legal Services Rendered

11/02/23	J. Johnson	0.60	252.00	Confer with Roper regarding litigation matters and follow up
11/05/23	J. Johnson	0.40	168.00	Review correspondence from Roper (litigation)
11/10/23	A. Warner	0.10	17.00	Prepare affidavit of Johnson to Bob Koncar and forward to Johnson
11/15/23	J. Johnson	0.40	168.00	Review multiple correspondence on tree house injury claim
11/20/23	J. Johnson	0.20	84.00	Review resident correspondence to DM
11/27/23	J. Johnson	1.10	462.00	Prepare for and attend CDD meeting; post meeting follow up
TOTAL HOURS		2.80		

KUTAK ROCK LLP

Grand Oaks CDD
 December 20, 2023
 Client Matter No. 8523-1
 Invoice No. 3327624
 Page 2

TOTAL FOR SERVICES RENDERED	\$1,151.00
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TOTAL CURRENT AMOUNT DUE	\$1,151.00
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UNPAID INVOICES:

August 28, 2023	Invoice No. 3267571	5,058.50
September 26, 2023	Invoice No. 3282307	7,724.50
October 27, 2023	Invoice No. 3297342	5,978.74
November 28, 2023	Invoice No. 3312728	673.00

TOTAL DUE	<u>\$20,585.74</u>
-----------	--------------------

M&G Holiday Lighting

4845 Belle Terre Pkwy
 Palm Coast, FL 32164 US
 holiday@mgbusinessventures.com



INVOICE

BILL TO
 Rebekah Scroggins
 Grand Oaks

INVOICE 1784
 DATE 11/20/2023
 TERMS Due on receipt
 DUE DATE 11/20/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Holiday Lighting - New Install C7 Warm White lighting highlighting amenity center roofline and full length of Grand Oaks monument	1	2,750.00	2,750.00
	Holiday Lighting - New Install 4 36 inch prelit wreaths with 12 inch bows. Two each for amenity center and Grand Oaks monument	1	620.00	620.00
	Holiday Lighting - New Install 6 36 inch unlit wreaths. Two each for individual neighborhood monuments	1	688.50	688.50
	Holiday Lighting - New Install 5 9 x 14 unlit garland applied two to community center monument and one for each neighborhood monument	1	384.75	384.75
	Miscellaneous - Wire - Plugs, Supplies, etc Miscellaneous - Wire - Plugs, Supplies, etc - includes removal and storage till next season	1	200.00	200.00

PAYMENT	2,300.00
BALANCE DUE	\$2,343.25

Southeast Utilities Services, Inc. filterzones@gmail.com
1595 Timber Trace Drive +1 (904) 501-0523
St. Augustine, FL 32092

Grand Oaks CDD

Bill to
Grand Oaks CDD

Ship to
Grand Oaks CDD

Invoice details

Invoice no.: 487430
Terms: Net 15
Invoice date: 11/30/2023
Due date: 12/15/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Labor only physical repair or maintenance/ complete monthly contract		1	\$300.00	\$300.00
2.		Labor only physical repair or maintenance/ 4 hours extra pool-deck-ball court- sidewalk leave, trash work		4	\$57.50	\$230.00
3.		Labor only 11/13/2023, installed no dumping sign at dumpster site. picked up and transport abandoned bike. removed burnt/damaged trash can and debris, cleaned area, removed can container and lid for repainting.		4	\$57.50	\$230.00
					Total	\$760.00



PO Box 6569
Hilton Head Island, SC 29938

Invoice 739991	
Date	PO/Contract#
12/14/23	
Account Manager	Terms
ZACHARY HIGGINBOTHAM	Due on Receipt
Total Amount	\$252.45
Property Address	
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092	

Bill To
Grand Oaks CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Please detach and return with payment. *PAYMENTS DUE UPON RECEIPT* Thank You!

Description	Qty/UOM	Rate	Amount
#60911 - Irrigation Break Along Sidewalk Repaired broken 1" pipe and replaced 1 - 6" spray on zone 17 Needed couplings, fittings & 3' +/- of PVC.			
<i>Landscape Enhancement Work - 12/12/2023</i>			\$252.45
Total			\$252.45

Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

P.O. Box 6569 Hilton Head Island, SC 29938.

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$19,336.45	\$44,965.00	\$13,439.20	\$22,726.00	\$61,688.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com



PO Box 6569
Hilton Head Island, SC 29938

Bill To
Grand Oaks CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

12/21/23	
ZACHARY HIGGINBOTHAM	Due on Receipt
	\$26,512.00
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092	

Please detach and return with payment. *PAYMENTS DUE UPON RECEIPT* Thank You!

Description	Amount
#58188 - Pine Bark Install Oct 2023 443 cu yds of mini pine bark mulch to be installed via truck and hose. <i>Landscape Enhancement Work - 12/15/2023</i>	\$23,922.00
#59128 - The Bluffs Landscape Edging Ran edging down the sidewalk to keep the soil and mulch from running over the sidewalk. <i>Landscape Enhancement Work - 12/19/2023</i>	\$1,295.00
#60555 - The Groves Landscape Edging Ran edging down the sidewalk to keep the soil and mulch from running over the sidewalk. <i>Landscape Enhancement Work - 12/19/2023</i>	\$1,295.00
Total	\$26,512.00

Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

P.O. Box 6569 Hilton Head Island, SC 29938.

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$45,848.45	\$44,965.00	\$13,439.20	\$21,556.00	\$22,051.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com

6E.

Grand Oaks Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2019A	SERIES 2020	SERIES 2021	SERIES 2019A	SERIES 2020	SERIES 2021	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS										
Cash - Operating Account	\$ 9,102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,102
Due From Developer	257,301	-	-	-	-	-	-	-	-	257,301
Due From Other Funds	-	46,541	20,807	6,104	-	-	-	-	-	73,452
Investments:										
Acquisition & Construction Account	-	-	12	-	12,623	21,010	6,944	-	-	40,589
Interest Account	-	-	1,317	-	-	-	-	-	-	1,317
Prepayment Account	-	268	-	-	-	-	-	-	-	268
Reserve Fund	-	676,697	933,184	300,024	-	-	-	-	-	1,909,905
Revenue Fund	-	432,228	364,908	22	-	-	-	-	-	797,158
State Road 16 Subaccount	-	-	-	-	-	-	406,452	-	-	406,452
Prepaid Items	3,350	-	-	-	-	-	-	-	-	3,350
Deposits	1,560	-	-	-	-	-	-	-	-	1,560
Fixed Assets										
Construction Work In Process	-	-	-	-	-	-	-	25,866,101	-	25,866,101
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	1,557,457	1,557,457
Amount To Be Provided	-	-	-	-	-	-	-	-	28,968,823	28,968,823
TOTAL ASSETS	\$ 271,313	\$ 1,155,734	\$ 1,320,228	\$ 306,150	\$ 12,623	\$ 21,010	\$ 413,396	\$ 25,866,101	\$ 30,526,280	\$ 59,892,835
LIABILITIES										
Accounts Payable	\$ 314,048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 314,048
Accounts Payable - Other	19,436	-	-	-	-	1,493,695	-	-	-	1,513,131
Deferred Revenue	32,382	-	-	-	-	-	-	-	-	32,382
Bonds Payable	-	-	-	-	-	-	-	-	30,526,280	30,526,280
Due To Other Funds	33,829	-	-	-	12,127	20,803	6,693	-	-	73,452
TOTAL LIABILITIES	399,695	-	-	-	12,127	1,514,498	6,693	-	30,526,280	32,459,293

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2019A	SERIES 2020	SERIES 2021	SERIES 2019A	SERIES 2020	SERIES 2021	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	PROJECTS	PROJECTS	PROJECTS	FUND	DEBT FUND	
FUND BALANCES										
Nonspendable:										
Prepaid Items	3,350	-	-	-	-	-	-	-	-	3,350
Restricted for:										
Debt Service	-	1,155,734	1,320,228	306,150	-	-	-	-	-	2,782,112
Capital Projects	-	-	-	-	496	-	406,703	-	-	407,199
Unassigned:	(131,732)	-	-	-	-	(1,493,488)	-	25,866,101	-	24,240,881
TOTAL FUND BALANCES	(128,382)	1,155,734	1,320,228	306,150	496	(1,493,488)	406,703	25,866,101	-	27,433,542
TOTAL LIABILITIES & FUND BALANCES	\$ 271,313	\$ 1,155,734	\$ 1,320,228	\$ 306,150	\$ 12,623	\$ 21,010	\$ 413,396	\$ 25,866,101	\$ 30,526,280	\$ 59,892,835

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending October 31, 2023
 General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 18	\$ 18	0.00%
Special Assmnts- Tax Collector	536,577	-	(536,577)	0.00%
Special Assmnts- CDD Collected	524,443	-	(524,443)	0.00%
TOTAL REVENUES	1,061,020	18	(1,061,002)	0.00%

EXPENDITURES

Administration

Supervisor Fees	12,000	-	12,000	0.00%
ProfServ-Dissemination Agent	9,000	667	8,333	7.41%
ProfServ-Trustee Fees	11,000	4,041	6,959	36.74%
District Counsel	12,000	-	12,000	0.00%
District Engineer	5,000	1,305	3,695	26.10%
District Manager	54,075	4,375	49,700	8.09%
Accounting Services	9,270	750	8,520	8.09%
Auditing Services	5,000	-	5,000	0.00%
Website Compliance	4,000	1,553	2,447	38.83%
Postage, Phone, Faxes, Copies	300	283	17	94.33%
Public Officials Insurance	2,800	-	2,800	0.00%
Legal Advertising	2,000	108	1,892	5.40%
Bank Fees	150	-	150	0.00%
Website Administration	1,500	100	1,400	6.67%
Office Supplies	250	-	250	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	128,520	13,357	115,163	10.39%

Electric Utility Services

Utility - Electric	160,000	7,661	152,339	4.79%
Total Electric Utility Services	160,000	7,661	152,339	4.79%

Water-Sewer Comb Services

Utility - Water	9,000	557	8,443	6.19%
Total Water-Sewer Comb Services	9,000	557	8,443	6.19%

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending October 31, 2023
 General Fund (001)
 (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	38,000	1,250	36,750	3.29%
Insurance -Property & Casualty	22,000	5,216	16,784	23.71%
R&M-General	2,500	-	2,500	0.00%
Landscape Maintenance	340,000	28,512	311,488	8.39%
R&M-Hardscape Cleaning	14,000	-	14,000	0.00%
Plant Replacement Program	10,000	4,833	5,167	48.33%
Miscellaneous Maintenance	14,000	-	14,000	0.00%
Irrigation Maintenance	8,500	-	8,500	0.00%
Total Other Physical Environment	449,000	39,811	409,189	8.87%
<u>Road and Street Facilities</u>				
Sidewalk & Pavement Repair	5,000	-	5,000	0.00%
Total Road and Street Facilities	5,000	-	5,000	0.00%
<u>Parks and Receptions</u>				
Security	195,000	12,044	182,956	6.18%
R&M-Pools	24,500	2,516	21,984	10.27%
Recreation / Park Facility Maintenance	35,000	1,593	33,407	4.55%
Cabana Maint. & Repair	5,000	-	5,000	0.00%
Recreation Equip. Maint.	5,000	3,066	1,934	61.32%
Total Parks and Receptions	264,500	19,219	245,281	7.27%
<u>Reserves</u>				
Capital Reserve	45,000	-	45,000	0.00%
Total Reserves	45,000	-	45,000	0.00%
TOTAL EXPENDITURES & RESERVES	1,061,020	80,605	980,415	7.60%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(80,587)	(80,587)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(47,795)		
FUND BALANCE, ENDING		\$ (128,382)		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending October 31, 2023
 Series 2019A Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 571,534	\$ -	\$ (571,534)	0.00%
Special Assmnts- CDD Collected	101,504	148,707	47,203	146.50%
TOTAL REVENUES	673,038	148,707	(524,331)	22.09%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	190,000	-	190,000	0.00%
Interest Expense	483,038	-	483,038	0.00%
Total Debt Service	673,038	-	673,038	0.00%
TOTAL EXPENDITURES	673,038	-	673,038	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	148,707	148,707	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,007,027		
FUND BALANCE, ENDING		\$ 1,155,734		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
Series 2020 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,109	\$ 4,109	0.00%
Special Assmnts- Tax Collector	349,501	-	(349,501)	0.00%
Special Assmnts- CDD Collected	584,287	364,811	(219,476)	62.44%
TOTAL REVENUES	933,788	368,920	(564,868)	39.51%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	275,000	-	275,000	0.00%
Interest Expense	658,788	-	658,788	0.00%
Total Debt Service	933,788	-	933,788	0.00%
TOTAL EXPENDITURES	933,788	-	933,788	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	368,920	368,920	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		951,308		
FUND BALANCE, ENDING		\$ 1,320,228		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending October 31, 2023
 Series 2021 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,319	\$ 1,319	0.00%
Special Assmnts- CDD Collected	297,900	-	(297,900)	0.00%
TOTAL REVENUES	297,900	1,319	(296,581)	0.44%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	110,000	-	110,000	0.00%
Interest Expense	187,900	-	187,900	0.00%
Total Debt Service	297,900	-	297,900	0.00%
TOTAL EXPENDITURES	297,900	-	297,900	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,319	1,319	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		304,831		
FUND BALANCE, ENDING		\$ 306,150		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending October 31, 2023
 Series 2019A Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		496		
FUND BALANCE, ENDING		\$ 496		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending October 31, 2023
 Series 2020 Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 72	\$ 72	0.00%
TOTAL REVENUES	-	72	72	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	72	72	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(1,493,560)		
FUND BALANCE, ENDING		<u>\$ (1,493,488)</u>		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending October 31, 2023
 Series 2021 Capital Projects Fund (303)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,184	\$ 2,184	0.00%
TOTAL REVENUES	-	2,184	2,184	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	89,396	(89,396)	0.00%
Total Construction In Progress	-	89,396	(89,396)	0.00%
TOTAL EXPENDITURES	-	89,396	(89,396)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(87,212)	(87,212)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		493,915		
FUND BALANCE, ENDING		\$ 406,703		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending October 31, 2023
 General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		25,866,101		
FUND BALANCE, ENDING		<u>\$ 25,866,101</u>		

GRAND OAKS CDD

Bank Reconciliation

Bank Account No. 9049 TRUIST- GF Operating
 Statement No. 10-23A
 Statement Date 10/31/2023

G/L Balance (LCY)	9,102.36	Statement Balance	10,943.39
G/L Balance	9,102.36	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	9,102.36	Subtotal	10,943.39
Negative Adjustments	0.00	Outstanding Checks	1,841.03
	<hr/>	Differences	0.00
Ending G/L Balance	9,102.36	Ending Balance	9,102.36
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
7/1/2023		JE000429	Reverse VOID CK#1223##### Grand Oaks	1,841.03	0.00	1,841.03
Total Outstanding Checks.....				1,841.03		1,841.03

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Grand Oaks Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2023

Prepared by:



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Phone (813) 873-7300 ~ Fax (813) 873-7070

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019A	SERIES 2020	SERIES 2021	SERIES 2019A	SERIES 2020	SERIES 2021	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
ASSETS										
Cash - Operating Account	\$ 82,598	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,598
Cash in Transit	-	32,663	19,974	-	-	-	-	-	-	52,637
Due From Developer	257,301	-	-	-	-	-	-	-	-	257,301
Due From Other Funds	-	129,840	25,048	7,468	-	-	-	-	-	162,356
Investments:										
Acquisition & Construction Account	-	-	12	-	18,797	25,345	8,338	-	-	52,492
Interest Account	-	-	1,323	-	-	-	-	-	-	1,323
Prepayment Account	-	271	-	-	-	-	-	-	-	271
Reserve Fund	-	676,697	933,184	300,024	-	-	-	-	-	1,909,905
Revenue Fund	-	144,508	35,783	86,139	-	-	-	-	-	266,430
State Road 16 Subaccount	-	-	-	-	-	-	354,230	-	-	354,230
Deposits	1,560	-	-	-	-	-	-	-	-	1,560
Fixed Assets										
Construction Work In Process	-	-	-	-	-	-	-	25,866,101	-	25,866,101
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	1,557,457	1,557,457
Amount To Be Provided	-	-	-	-	-	-	-	-	28,968,823	28,968,823
TOTAL ASSETS	\$ 341,459	\$ 983,979	\$ 1,015,324	\$ 393,631	\$ 18,797	\$ 25,345	\$ 362,568	\$ 25,866,101	\$ 30,526,280	\$ 59,533,484
LIABILITIES										
Accounts Payable	\$ 340,006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 340,006
Accounts Payable - Other	19,436	-	-	-	-	1,493,695	-	-	-	1,513,131
Deferred Revenue	32,382	-	-	-	-	-	-	-	-	32,382
Bonds Payable	-	-	-	-	-	-	-	-	30,526,280	30,526,280
Due To Other Funds	111,077	-	-	-	18,178	25,044	8,057	-	-	162,356
TOTAL LIABILITIES	502,901	-	-	-	18,178	1,518,739	8,057	-	30,526,280	32,574,155

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2019A	SERIES 2020	SERIES 2021	SERIES 2019A	SERIES 2020	SERIES 2021	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
FUND BALANCES										
Restricted for:										
Debt Service	-	983,979	1,015,324	393,631	-	-	-	-	-	2,392,934
Capital Projects	-	-	-	-	619	-	354,511	-	-	355,130
Unassigned:	(161,442)	-	-	-	-	(1,493,394)	-	25,866,101	-	24,211,265
TOTAL FUND BALANCES	(161,442)	983,979	1,015,324	393,631	619	(1,493,394)	354,511	25,866,101	-	26,959,329
TOTAL LIABILITIES & FUND BALANCES	\$ 341,459	\$ 983,979	\$ 1,015,324	\$ 393,631	\$ 18,797	\$ 25,345	\$ 362,568	\$ 25,866,101	\$ 30,526,280	\$ 59,533,484

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending November 30, 2023
 General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 19	\$ 19	0.00%
Special Assmnts- Tax Collector	536,577	30,665	(505,912)	5.71%
Special Assmnts- CDD Collected	524,443	-	(524,443)	0.00%
TOTAL REVENUES	1,061,020	30,684	(1,030,336)	2.89%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	200	11,800	1.67%
ProfServ-Dissemination Agent	9,000	1,333	7,667	14.81%
ProfServ-Trustee Fees	11,000	4,041	6,959	36.74%
District Counsel	12,000	-	12,000	0.00%
District Engineer	5,000	1,305	3,695	26.10%
District Manager	54,075	8,750	45,325	16.18%
Accounting Services	9,270	1,500	7,770	16.18%
Auditing Services	5,000	-	5,000	0.00%
Website Compliance	4,000	1,553	2,447	38.83%
Postage, Phone, Faxes, Copies	300	410	(110)	136.67%
Public Officials Insurance	2,800	-	2,800	0.00%
Legal Advertising	2,000	108	1,892	5.40%
Bank Fees	150	-	150	0.00%
Website Administration	1,500	200	1,300	13.33%
Office Supplies	250	338	(88)	135.20%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	128,520	19,913	108,607	15.49%
<u>Electric Utility Services</u>				
Utility - Electric	160,000	11,413	148,587	7.13%
Total Electric Utility Services	160,000	11,413	148,587	7.13%
<u>Water-Sewer Comb Services</u>				
Utility - Water	9,000	1,124	7,876	12.49%
Total Water-Sewer Comb Services	9,000	1,124	7,876	12.49%

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending November 30, 2023
 General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	38,000	2,700	35,300	7.11%
Insurance -Property & Casualty	22,000	10,432	11,568	47.42%
R&M-General	2,500	14	2,486	0.56%
Landscape Maintenance	340,000	53,571	286,429	15.76%
R&M-Hardscape Cleaning	14,000	-	14,000	0.00%
Plant Replacement Program	10,000	4,833	5,167	48.33%
Miscellaneous Maintenance	14,000	-	14,000	0.00%
Irrigation Maintenance	8,500	-	8,500	0.00%
Total Other Physical Environment	449,000	71,550	377,450	15.94%
<u>Road and Street Facilities</u>				
Sidewalk & Pavement Repair	5,000	-	5,000	0.00%
Total Road and Street Facilities	5,000	-	5,000	0.00%
<u>Parks and Receptions</u>				
Security	195,000	24,089	170,911	12.35%
R&M-Pools	24,500	5,866	18,634	23.94%
Recreation / Park Facility Maintenance	35,000	4,605	30,395	13.16%
Cabana Maint. & Repair	5,000	-	5,000	0.00%
Recreation Equip. Maint.	5,000	5,771	(771)	115.42%
Total Parks and Receptions	264,500	40,331	224,169	15.25%
<u>Reserves</u>				
Capital Reserve	45,000	-	45,000	0.00%
Total Reserves	45,000	-	45,000	0.00%
TOTAL EXPENDITURES & RESERVES	1,061,020	144,331	916,689	13.60%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(113,647)	(113,647)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(47,795)		
FUND BALANCE, ENDING		\$ (161,442)		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023
Series 2019A Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 8,702	\$ 8,702	0.00%
Special Assmnts- Tax Collector	571,534	32,663	(538,871)	5.71%
Special Assmnts- CDD Collected	101,504	368,762	267,258	363.30%
TOTAL REVENUES	673,038	410,127	(262,911)	60.94%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	190,000	190,000	-	100.00%
Interest Expense	483,038	243,175	239,863	50.34%
Total Debt Service	673,038	433,175	239,863	64.36%
TOTAL EXPENDITURES	673,038	433,175	239,863	64.36%
Excess (deficiency) of revenues Over (under) expenditures	-	(23,048)	(23,048)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,007,027		
FUND BALANCE, ENDING		\$ 983,979		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023
Series 2020 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 8,625	\$ 8,625	0.00%
Special Assmnts- Tax Collector	349,501	19,974	(329,527)	5.72%
Special Assmnts- CDD Collected	584,287	364,811	(219,476)	62.44%
TOTAL REVENUES	933,788	393,410	(540,378)	42.13%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	275,000	-	275,000	0.00%
Interest Expense	658,788	329,394	329,394	50.00%
Total Debt Service	933,788	329,394	604,394	35.28%
TOTAL EXPENDITURES	933,788	329,394	604,394	35.28%
Excess (deficiency) of revenues Over (under) expenditures	-	64,016	64,016	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		951,308		
FUND BALANCE, ENDING		\$ 1,015,324		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending November 30, 2023
 Series 2021 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,683	\$ 2,683	0.00%
Special Assmnts- CDD Collected	297,900	290,067	(7,833)	97.37%
TOTAL REVENUES	297,900	292,750	(5,150)	98.27%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	110,000	110,000	-	100.00%
Interest Expense	187,900	93,950	93,950	50.00%
Total Debt Service	297,900	203,950	93,950	68.46%
TOTAL EXPENDITURES	297,900	203,950	93,950	68.46%
Excess (deficiency) of revenues				
Over (under) expenditures	-	88,800	88,800	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		304,831		
FUND BALANCE, ENDING		\$ 393,631		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending November 30, 2023
 Series 2019A Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 124	\$ 124	0.00%
TOTAL REVENUES	-	124	124	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	124	124	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		495		
FUND BALANCE, ENDING		\$ 619		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending November 30, 2023
 Series 2020 Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 166	\$ 166	0.00%
TOTAL REVENUES	-	166	166	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	166	166	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(1,493,560)		
FUND BALANCE, ENDING		<u>\$ (1,493,394)</u>		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending November 30, 2023
 Series 2021 Capital Projects Fund (303)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,267	\$ 4,267	0.00%
TOTAL REVENUES	-	4,267	4,267	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	143,671	(143,671)	0.00%
Total Construction In Progress	-	143,671	(143,671)	0.00%
TOTAL EXPENDITURES	-	143,671	(143,671)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(139,404)	(139,404)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		493,915		
FUND BALANCE, ENDING		\$ 354,511		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending November 30, 2023
 General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		25,866,101		
FUND BALANCE, ENDING		<u>\$ 25,866,101</u>		

GRAND OAKS CDD

Bank Reconciliation

Bank Account No. 9049 TRUIST- GF Operating
 Statement No. 11-23
 Statement Date 11/30/2023

G/L Balance (LCY)	82,597.63	Statement Balance	152,455.52
G/L Balance	82,597.63	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	152,455.52
Subtotal	82,597.63	Outstanding Checks	69,857.89
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	82,597.63	Ending Balance	82,597.63
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
11/20/2023	Payment	1479	FLORIDA DEPARTMENT OF	175.00	175.00	0.00
11/21/2023	Payment	1480	FPL	10,854.66	10,854.66	0.00
11/21/2023	Payment	1483	ST. JOHNS COUNTY UTILITIE DEPT	556.70	556.70	0.00
11/21/2023	Payment	1484	TECO	1.76	1.76	0.00
11/21/2023	Payment	1486	WM CORPORATE SERVICES, INC.	154.21	154.21	0.00
11/27/2023	Payment	1487	THE LAKE DOCTORS, INC.	7,295.00	7,295.00	0.00
11/17/2023		JE000559	rev Transfer 5000 to 001 entered twice	77,247.96	77,247.96	0.00
Total Checks				96,285.29	96,285.29	0.00
Deposits						
11/14/2023		JE000558	Transfer 5000 to 001	G/L Ac 77,247.96	77,247.96	0.00
11/17/2023		JE000499	WIRE - O&M Toll Bros	G/L Ac 77,247.96	77,247.96	0.00
11/17/2023		JE000560	Tax Revenue/Debt Service	G/L Ac 24,212.96	24,212.96	0.00
11/22/2023		JE000561	Tax Revenue/Debt Service	G/L Ac 59,088.54	59,088.54	0.00
Total Deposits				237,797.42	237,797.42	0.00
Outstanding Checks						
7/1/2023		JE000429	Reverse VOID CK#1223##### Grand Oaks	1,841.03	0.00	1,841.03
11/21/2023	Payment	1482	IPFS	5,216.23	0.00	5,216.23
11/21/2023	Payment	1485	US BANK	4,040.63	0.00	4,040.63
11/29/2023	Payment	1488	CA FLORIDA HOLDINGS LLC	1,435.43	0.00	1,435.43
11/29/2023	Payment	1489	FLORIDA NATURAL GAS	13.74	0.00	13.74
11/29/2023	Payment	1490	HOTWIRE COMMUNICATIONS	734.37	0.00	734.37
11/29/2023	Payment	1491	NORTHEAST QUALITY SERV LLC	3,940.00	0.00	3,940.00
11/29/2023	Payment	1492	GRAND OAKS CDD	52,636.46	0.00	52,636.46
Total Outstanding Checks.....				69,857.89		69,857.89

6G.

Grand Oaks Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019A			SERIES 2020			SERIES 2021			GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND				
ASSETS												
Cash - Operating Account	\$ 112,159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112,159
Cash in Transit	-	40,397	24,703	-	-	-	-	-	-	-	-	65,100
Due From Developer	257,301	-	-	-	-	-	-	-	-	-	-	257,301
Due From Other Funds	-	146,410	37,448	8,777	-	-	-	-	-	-	-	192,635
Investments:												
Acquisition & Construction Account	-	-	12	-	21,833	29,529	9,684	-	-	-	-	61,058
Interest Account	-	-	1,329	-	-	-	-	-	-	-	-	1,329
Prepayment Account	-	272	-	-	-	-	-	-	-	-	-	272
Reserve Fund	-	676,697	933,184	300,024	-	-	-	-	-	-	-	1,909,905
Revenue Fund	-	177,564	632,642	86,515	-	-	-	-	-	-	-	896,721
State Road 16 Subaccount	-	-	-	-	-	-	224,761	-	-	-	-	224,761
Deposits	1,560	-	-	-	-	-	-	-	-	-	-	1,560
Fixed Assets												
Construction Work In Process	-	-	-	-	-	-	-	-	25,866,101	-	-	25,866,101
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	-	1,557,457	-	1,557,457
Amount To Be Provided	-	-	-	-	-	-	-	-	-	-	28,968,823	28,968,823
TOTAL ASSETS	\$ 371,020	\$ 1,041,340	\$ 1,629,318	\$ 395,316	\$ 21,833	\$ 29,529	\$ 234,445	\$ 25,866,101	\$ 30,526,280	\$ 60,115,182		
LIABILITIES												
Accounts Payable	\$ 234,730	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 234,730
Accounts Payable - Other	35,872	-	-	-	-	1,493,695	-	-	-	-	-	1,529,567
Deferred Revenue	32,382	-	-	-	-	-	-	-	-	-	-	32,382
Bonds Payable	-	-	-	-	-	-	-	-	-	30,526,280	-	30,526,280
Due To Other Funds	133,018	-	-	-	21,133	29,118	9,366	-	-	-	-	192,635
TOTAL LIABILITIES	436,002	-	-	-	21,133	1,522,813	9,366	-	30,526,280	32,515,594		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019A	SERIES 2020	SERIES 2021	SERIES 2019A	SERIES 2020	SERIES 2021	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
FUND BALANCES										
Restricted for:										
Debt Service	-	1,041,340	1,629,318	395,316	-	-	-	-	-	3,065,974
Capital Projects	-	-	-	-	700	-	225,079	-	-	225,779
Unassigned:	(64,982)	-	-	-	-	(1,493,284)	-	25,866,101	-	24,307,835
TOTAL FUND BALANCES	(64,982)	1,041,340	1,629,318	395,316	700	(1,493,284)	225,079	25,866,101	-	27,599,588
TOTAL LIABILITIES & FUND BALANCES	\$ 371,020	\$ 1,041,340	\$ 1,629,318	\$ 395,316	\$ 21,833	\$ 29,529	\$ 234,445	\$ 25,866,101	\$ 30,526,280	\$ 60,115,182

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending December 31, 2023
 General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 19	\$ 19	0.00%
Special Assmnts- Tax Collector	536,577	81,374	(455,203)	15.17%
Special Assmnts- CDD Collected	524,443	138,367	(386,076)	26.38%
TOTAL REVENUES	1,061,020	219,760	(841,260)	20.71%

EXPENDITURES

Administration

Supervisor Fees	12,000	200	11,800	1.67%
ProfServ-Dissemination Agent	9,000	2,000	7,000	22.22%
ProfServ-Trustee Fees	11,000	4,041	6,959	36.74%
District Counsel	12,000	1,151	10,849	9.59%
District Engineer	5,000	2,785	2,215	55.70%
District Manager	54,075	13,125	40,950	24.27%
Accounting Services	9,270	2,250	7,020	24.27%
Auditing Services	5,000	-	5,000	0.00%
Website Compliance	4,000	1,553	2,447	38.83%
Postage, Phone, Faxes, Copies	300	410	(110)	136.67%
Public Officials Insurance	2,800	-	2,800	0.00%
Legal Advertising	2,000	1,698	302	84.90%
Bank Fees	150	-	150	0.00%
Website Administration	1,500	300	1,200	20.00%
Office Supplies	250	338	(88)	135.20%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	128,520	30,026	98,494	23.36%

Electric Utility Services

Utility - Electric	160,000	21,228	138,772	13.27%
Total Electric Utility Services	160,000	21,228	138,772	13.27%

Water-Sewer Comb Services

Utility - Water	9,000	1,527	7,473	16.97%
Total Water-Sewer Comb Services	9,000	1,527	7,473	16.97%

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending December 31, 2023
 General Fund (001)
 (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	38,000	2,700	35,300	7.11%
Insurance -Property & Casualty	22,000	16,170	5,830	73.50%
R&M-General	2,500	164	2,336	6.56%
Landscape Maintenance	340,000	99,167	240,833	29.17%
R&M-Hardscape Cleaning	14,000	-	14,000	0.00%
Plant Replacement Program	10,000	4,833	5,167	48.33%
Miscellaneous Maintenance	14,000	-	14,000	0.00%
Irrigation Maintenance	8,500	252	8,248	2.96%
Total Other Physical Environment	449,000	123,286	325,714	27.46%
<u>Road and Street Facilities</u>				
Sidewalk & Pavement Repair	5,000	-	5,000	0.00%
Total Road and Street Facilities	5,000	-	5,000	0.00%
<u>Parks and Receptions</u>				
Security	195,000	36,133	158,867	18.53%
R&M-Pools	24,500	8,522	15,978	34.78%
Recreation / Park Facility Maintenance	35,000	7,570	27,430	21.63%
Cabana Maint. & Repair	5,000	-	5,000	0.00%
Recreation Equip. Maint.	5,000	8,655	(3,655)	173.10%
Total Parks and Receptions	264,500	60,880	203,620	23.02%
<u>Reserves</u>				
Capital Reserve	45,000	-	45,000	0.00%
Total Reserves	45,000	-	45,000	0.00%
TOTAL EXPENDITURES & RESERVES	1,061,020	236,947	824,073	22.33%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(17,187)	(17,187)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(47,795)		
FUND BALANCE, ENDING		\$ (64,982)		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending December 31, 2023
 Series 2019A Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 12,051	\$ 12,051	0.00%
Special Assmnts- Tax Collector	571,534	86,675	(484,859)	15.17%
Special Assmnts- CDD Collected	101,504	368,762	267,258	363.30%
TOTAL REVENUES	673,038	467,488	(205,550)	69.46%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	190,000	190,000	-	100.00%
Interest Expense	483,038	243,175	239,863	50.34%
Total Debt Service	673,038	433,175	239,863	64.36%
TOTAL EXPENDITURES	673,038	433,175	239,863	64.36%
Excess (deficiency) of revenues				
Over (under) expenditures	-	34,313	34,313	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,007,027		
FUND BALANCE, ENDING		\$ 1,041,340		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending December 31, 2023
 Series 2020 Debt Service Fund (202)
 (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 12,860	\$ 12,860	0.00%
Special Assmnts- Tax Collector	349,501	53,003	(296,498)	15.17%
Special Assmnts- CDD Collected	584,287	941,541	357,254	161.14%
TOTAL REVENUES	933,788	1,007,404	73,616	107.88%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	275,000	-	275,000	0.00%
Interest Expense	658,788	329,394	329,394	50.00%
Total Debt Service	933,788	329,394	604,394	35.28%
TOTAL EXPENDITURES	933,788	329,394	604,394	35.28%
Excess (deficiency) of revenues Over (under) expenditures	-	678,010	678,010	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		951,308		
FUND BALANCE, ENDING		\$ 1,629,318		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2023
Series 2021 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,368	\$ 4,368	0.00%
Special Assmnts- CDD Collected	297,900	290,067	(7,833)	97.37%
TOTAL REVENUES	297,900	294,435	(3,465)	98.84%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	110,000	110,000	-	100.00%
Interest Expense	187,900	93,950	93,950	50.00%
Total Debt Service	297,900	203,950	93,950	68.46%
TOTAL EXPENDITURES	297,900	203,950	93,950	68.46%
Excess (deficiency) of revenues Over (under) expenditures	-	90,485	90,485	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		304,831		
FUND BALANCE, ENDING		\$ 395,316		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending December 31, 2023
 Series 2019A Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 205	\$ 205	0.00%
TOTAL REVENUES	-	205	205	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	205	205	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		495		
FUND BALANCE, ENDING		\$ 700		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending December 31, 2023
 Series 2020 Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 276	\$ 276	0.00%
TOTAL REVENUES	-	276	276	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	276	276	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(1,493,560)		
FUND BALANCE, ENDING		<u>\$ (1,493,284)</u>		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending December 31, 2023
 Series 2021 Capital Projects Fund (303)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,856	\$ 5,856	0.00%
TOTAL REVENUES	-	5,856	5,856	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	274,692	(274,692)	0.00%
Total Construction In Progress	-	274,692	(274,692)	0.00%
TOTAL EXPENDITURES	-	274,692	(274,692)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(268,836)	(268,836)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		493,915		
FUND BALANCE, ENDING		\$ 225,079		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending December 31, 2023
 General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		25,866,101		
FUND BALANCE, ENDING		<u>\$ 25,866,101</u>		

GRAND OAKS CDD

Bank Reconciliation

Bank Account No. 9049 TRUIST- GF Operating
 Statement No. 12-23
 Statement Date 12/31/2023

G/L Balance (LCY)	112,158.68	Statement Balance	222,662.99
G/L Balance	112,158.68	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	222,662.99
Subtotal	112,158.68	Outstanding Checks	110,504.31
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	112,158.68	Ending Balance	112,158.68
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
11/21/2023	Payment	1482	IPFS	5,216.23	5,216.23	0.00
11/21/2023	Payment	1485	US BANK	4,040.63	4,040.63	0.00
11/29/2023	Payment	1488	CA FLORIDA HOLDINGS LLC	1,435.43	1,435.43	0.00
11/29/2023	Payment	1489	FLORIDA NATURAL GAS	13.74	13.74	0.00
11/29/2023	Payment	1490	HOTWIRE COMMUNICATIONS	734.37	734.37	0.00
11/29/2023	Payment	1491	NORTHEAST QUALITY SERV LLC	3,940.00	3,940.00	0.00
11/29/2023	Payment	1492	GRAND OAKS CDD	52,636.46	52,636.46	0.00
12/5/2023	Payment	1494	AMELIA BUILDING MAINTENANCE INC	195.06	195.06	0.00
12/5/2023	Payment	1495	AMY COROB	1,200.00	1,200.00	0.00
12/5/2023	Payment	1496	ARSENAULT CERTIFIED POOL CONSULTA	12,578.88	12,578.88	0.00
12/5/2023	Payment	1498	CINTAS CORPORATION	1,008.48	1,008.48	0.00
12/5/2023	Payment	1499	DOMINION ENGINEERING GROUP	6,062.50	6,062.50	0.00
12/5/2023	Payment	1500	FIRST COAST HOME SERVICES, LLC	1,780.00	1,780.00	0.00
12/5/2023	Payment	1501	INFRAMARK LLC	40,164.79	40,164.79	0.00
12/5/2023	Payment	1502	INNERSYNC	3,064.80	3,064.80	0.00
12/5/2023	Payment	1503	IPFS	5,216.23	5,216.23	0.00
12/5/2023	Payment	1504	KUTAK ROCK LLP	8,838.00	8,838.00	0.00
12/5/2023	Payment	1505	SOUTHEAST UTILITIES SERVICES, INC.	3,602.50	3,602.50	0.00
12/5/2023	Payment	1506	ST. JOHNS COUNTY UTILITIE DEPT	567.70	567.70	0.00
12/5/2023	Payment	1507	THE GREENERY INC.	40,807.00	40,807.00	0.00
12/18/2023	Payment	1508	DEBRA WELLER	150.00	150.00	0.00
12/18/2023	Payment	1509	FPL	3,485.77	3,485.77	0.00
12/18/2023	Payment	1511	IPFS	5,737.85	5,737.85	0.00
12/18/2023	Payment	1512	NORTHEAST QUALITY SERV LLC	985.00	985.00	0.00
12/18/2023	Payment	1513	SOUTHEAST UTILITIES SERVICES, INC.	760.00	760.00	0.00
12/18/2023	Payment	1514	ST. JOHNS COUNTY TAX COLLECTOR	119.60	119.60	0.00
12/18/2023	Payment	1515	TECO	75.00	75.00	0.00
12/11/2023	Payment	DD009	Payment of Invoice 000901	1,494.00	1,494.00	0.00
Total Checks				205,910.02	205,910.02	0.00

Deposits

12/5/2023		JE000526	CK#91608689##### - O&M	G/L Ac	138,366.85	138,366.85	0.00
12/14/2023		JE000582	Tax Revenue/ Debt Service	G/L Ac	103,026.80	103,026.80	0.00

GRAND OAKS CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
12/22/2023		JE000583	Tax Revenue/ Debt Service	G/L Ac	34,723.84	34,723.84	0.00
Total Deposits					276,117.49	276,117.49	0.00
Outstanding Checks							
7/1/2023		JE000429	Reverse VOID CK#1223##### Grand Oaks		1,841.03	0.00	1,841.03
12/5/2023	Payment	1493	ALBRITTON HEATING AND AIR INC		4,850.00	0.00	4,850.00
12/18/2023	Payment	1510	INFRAMARK LLC		38,241.53	0.00	38,241.53
12/18/2023	Payment	1516	WM CORPORATE SERVICES, INC.		471.29	0.00	471.29
12/21/2023	Payment	1517	GRAND OAKS CDD		65,100.46	0.00	65,100.46
Total Outstanding Checks.....					110,504.31		110,504.31

Seventh Order of Business

7A



Quarterly Compliance Audit Report

Grand Oaks

Date: December 2023 - 4th Quarter

Prepared for: Sandra Demarco

Developer: Inframark

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

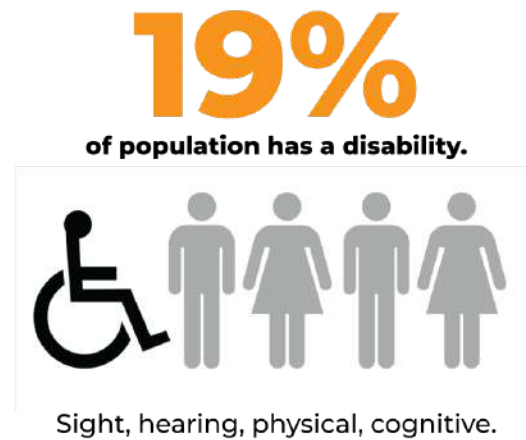
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web