

**GRAND OAKS
COMMUNITY DEVELOPMENT
DISTRICT**

MARCH 22, 2024

AGENDA PACKAGE

CALL IN INFORMATION:

+1 646-838-1601

ID: 384 252 164#



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
Linda Cruz, Assistant Secretary

District Staff

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

Meeting Agenda

Friday, March 22, 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**
- 5. Action Items**
- 6. Consent Agenda**
 - A. Approval of Minutes of the February 22, 2024 Meeting
 - B. Consideration of Operations and Maintenance Expenditures February 2024
 - C. Acceptance of the Financials and Approval of the Check Register for February 2024
- 7. Manager's Report**
 - A. Attorney's Report**
 - B. Engineer's Report**
 - C. Additional Items**
 - D. Supervisors' Requests or Comments**
 - E. Adjournment**

**Next regular meeting scheduled for April 25, 2024 at 2:00 p.m.*

Fifth Order of Business

Memorandum

March 22, 2024

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

District Managers Report:

- Tab 1: **Discussion/Action Concerning Drainage Behind Garden Court:**
Background: In the January Board meeting, the Board approved moving forward with the acquisition of bids for the Garden Court drainage project:
Powers - \$568,139.71 (no schedule)
Premier American - \$135,451.97 (14 working days)
Lark Contracting - \$54,973.00 (Requested schedule/timeframe)

- Tab 2: **Discussion/Action Concerning Future Community Events:**
Background: Inframark has provided four Community Event proposals for consideration by the Board (**See Attached**)
 - Spring Event: \$1,800
 - Freedom Fest: June 29th \$1,650
 - Adult Casino Night: \$2,935
 - Polar Express Experience \$2,795

- Tab 3: **Discuss of FY 25 Budget:(See Attached)**

Tab 2

GRAND OAKS CDD – SPRING EVENT OR BACK TO SCHOOL EVENT

Saturday Event – 2-hour event

Amenity Center Grounds

Event to include:

- DJ \$300
- Foam Party \$450
- Snow Cone Station \$300
- Customized BINGO cards/Other Games/Prizes \$250
- Lifestyle Specialist Fee – (Create, plan, vendor coordination, sponsor recruitment, purchasing, set up/cleanup & event execution \$500

EVENT PRICED FOR UP TO 200 ATTENDEES

TOTAL COST \$ 1,800

GRAND OAKS CDD – FREEDOM FEST

Saturday, June 29, 2024, 4p.m.-6p.m.

Community Pool & Amenity Center Grounds

FREEDOM FEST to include:

- | | |
|---|---------|
| • Food Truck | No Cost |
| • DJ – Set up poolside | \$300 |
| • Patriotic Decorations – Amenity Center grounds & Pool area | \$250 |
| • Pool Side Patriotic Trivia - Supplies/ Prizes | \$100 |
| • All American Snack Shack in concession
(Red, White & Blue popsicles, Dole fruit pops & boiled peanuts) | \$225 |
| • Stars & Stripes Scavenger Hunt for kids (Supplies/Prizes) | \$275 |
| • Lifestyle Specialist Fee – (Create, plan, vendor coordination, sponsor recruitment, purchasing, set up/cleanup & event execution) | \$500 |

EVENT PRICED FOR UP TO 200 ATTENDEES

TOTAL COST \$ 1,650

Add On option – Apple Pie Eating Contest/Prizes
(Adult Contest & Kids Contest)

\$ 100

GRAND OAKS CDD – ADULT CASINO NIGHT

Adults only Event

Friday Night in 2024 6:00 p.m. – 9:00 p.m.

Amenity Center

Casino Event to include:

- Dealers & Game Tables (2 Blackjack, 1 Craps Table, 1 Roulette table) \$1,375
- Decorations/Serving Supplies(plates, cups, etc.) \$ 300
- Raffle Tickets & Prizes (Plus sponsorships) \$ 100
- Appetizer Food Stations – Pulled pork sliders, charcuterie grazing table with fruits, veggies, potato salad, cheeses & more. \$ 500
- Dessert table – Variety of bite size desserts \$ 85
- Beverage Station – Water, Sweet & Lemonade \$ 75
- Lifestyle Specialist Fee – (Create, plan, vendor coordination, sponsor recruitment, purchasing, set up/cleanup & event execution) \$ 500

Due to limited facility space the event is priced for up to 50 attendees.

TOTAL COST \$ 2,935

Optional Add-on – Beer & Wine Bar with Licensed Bartender \$ 630
(2 Drink tickets per person)

GRAND OAKS CDD – POLAR EXPRESS EXPERIENCE

December Event 6pm-8pm

Amenity Center & Amenity Center Grounds

Polar Express Experience to include:

- Santa Clause with Photo Booth – Customized keepsake photo \$650
- Santa Treats to hand out – Believe Bells & Candy \$100
- Santa’s Throne Chair – District will own for future holiday events \$120
- Outdoor Movie Screen Showing the *Polar Express Movie*
Popcorn with Customized event container \$650
- Hot Chocolate Bar/Cookies – Dunkin Donut Hot Chocolate \$525
- Event & Holiday Décor - \$250
- Lifestyle Specialist Fee – (Create, plan, vendor coordination, sponsor recruitment, purchasing, set up/cleanup & event execution) \$500

EVENT PRICED FOR UP TO 250 ATTENDEES

TOTAL COST \$ 2,795

Add On option – Trackless Train – Train rides \$ 905

**Add-On option – Ticket Booth Set Up with Ticket Master
& Polar Express Conductor \$ 85**

Sponsors will be contacted in an attempt to help offset some of the event costs

Tab 3

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2024	THRU FEB-24	MAR-24 - SEP-24	PROJECTED FY 2024		BUDGET FY 2025
REVENUES						
Interest - Investments	\$ -	\$ 20	\$ -	\$ 20	0%	\$ -
Operations & Maintenance Assmts - On Roll	536,577	478,721	57,856	536,577	0%	729,018
Developer Contributions	524,443	207,888	316,555	524,443	0%	184,324
Other Miscellaneous Revenues	-	1,395	-	1,395	0%	-
TOTAL REVENUES	1,061,020	688,024	374,411	1,062,435		913,341
EXPENDITURES						
<u>Financial and Administrative</u>						
Supervisor Fees	12,000	400	11,600	12,000	0%	12,000
Onsite Staff	195,000	58,007	136,993	195,000	0%	195,000
District Management	54,075	22,138	31,937	54,075	0%	55,697
Accounting Services	9,270	3,795	5,475	9,270	0%	9,548
Dissemination Agent/Reporting	9,000	3,500	5,500	9,000	0%	9,270
Website Admin Services	1,500	588	912	1,500	0%	1,545
District Engineer	5,000	11,498	-	11,498	130%	13,200
District Counsel	12,000	16,525	-	16,525	38%	20,000
Trustees Fees	11,000	8,081	2,919	11,000	0%	9,500
Auditing Services	5,000	-	5,000	5,000	0%	6,600
Postage, Phone, Faxes, Copies	300	1,147	-	1,147	282%	1,200
Legal Advertising	2,000	1,873	127	2,000	0%	2,200
Bank Fees	150	-	150	150	0%	150
Dues, Licenses & Fees	175	175	-	175	0%	175
Onsite Office Supplies	250	338	-	338	35%	600
Website ADA Compliance	4,000	1,553	2,447	4,000	0%	4,200
Total Financial and Administrative	\$ 320,720	\$ 129,618	\$ 203,060	\$ 332,678		\$ 340,885
<u>Insurance</u>						
General Liability	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Public Officials Insurance	2,800	2,788	12	2,800	0%	3,500
Property & Casualty Insurance	22,000	56,931	-	56,931	159%	58,000
Deductible	-	-	-	-	0%	25,000
Total Insurance	\$ 24,800	\$ 59,719	\$ 12	\$ 59,731		\$ 86,500
<u>Utility Services</u>						
Electric Utility Services	\$ 160,000	\$ 34,490	\$ 125,510	\$ 160,000	0%	\$ 165,000
Water/Waste	9,000	2,468.00	6,532	9,000	0%	12,000
Gas	-	-	-	-	0%	2,000
Total Utility Services	\$ 169,000	\$ 36,958	\$ 132,042	\$ 169,000		\$ 179,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2024	THRU FEB-24	MAR-24 - SEP-24	PROJECTED FY 2024		BUDGET FY 2025
<u>Amenity</u>						
Janitorial - Contract	-	-	-	-	0%	11,820
Janitorial - Supplies/Other	-	-	-	-	0%	1,500
Garbage Dumpster - Rental/Collection	-	-	-	-	0%	1,800
Dog Waste Station Service and Supplies	-	-	-	-	0%	650
Sidewalk, Pavement, Signage R&M	5,000	-	5,000	5,000	0%	5,000
Pool Treatments & Other R&M	24,500	11,080	13,420	24,500	0%	27,000
MISC	5,000	-	5,000	5,000	0%	5,000
Special Events	-	-	-	-	0%	7,000
Holiday Decorations	-	-	-	-	0%	2,000
Recreation / Park Facility Maintenance	35,000	12,399	22,601	35,000	0%	15,000
Recreation Equipment Maintenance	5,000	14,615	-	14,615	192%	20,000
Total Amenity	\$ 74,500	\$ 38,094	\$ 46,021	\$ 84,115		\$ 96,770
<u>Landscape and Pond Maintenance</u>						
Landscape Maintenance - Contract	\$ 340,000	\$ 96,242	\$ 243,758	\$ 340,000	0%	\$ 229,008
Landscaping - Mulch	-	-	-	-	0%	40,000
Landscaping - Annuals	-	-	-	-	0%	14,265
Landscaping - Plant Replacement Program	10,000	12,348	-	12,348	23%	15,000
Irrigation Maintenance	8,500	5,649	2,851	8,500	0%	10,000
Waterway Management Program	38,000	5,400	32,600	38,000	0%	16,000
R&M - General	2,500	1,141	1,359	2,500	0%	5,000
R&M - Hardscape Cleaning	14,000	-	14,000	14,000	0%	14,000
Miscellaneous Maintenance	14,000	38,368	-	38,368	174%	20,000
Total Landscape and Pond Maintenance	\$ 427,000	\$ 159,148	\$ 294,568	\$ 453,716		\$ 363,273
<u>Reserves</u>						
Reserves	45,000	-	45,000	45,000	0%	100,000
Total Reserve	\$ 45,000	\$ -	\$ 45,000	\$ 45,000		\$ 100,000
TOTAL EXPENDITURES	\$ 1,061,020	\$ 423,537	\$ 720,703	\$ 1,144,240		\$ 1,166,428
Excess (deficiency) of revenues	\$ -	\$ 264,487	\$ (346,292)	\$ (81,805)		\$ (253,087)
FUND BALANCE, BEGINNING	\$ -	\$ -	\$ 264,487	\$ -		\$ (81,805)
FUND BALANCE, ENDING	\$ -	\$ 264,487	\$ (81,805)	\$ (81,805)		\$ (334,892)

Sixth Order of Business

6A

February 22, 2024

42 **FIFTH ORDER OF BUSINESS** **Action Items**

43 There being none, the next order of business followed.

44

45 **SIXTH ORDER OF BUSINESS** **Consent Agenda**

- 46 **A. Approval of Minutes of the January 25, 2024 Meeting**
- 47 **B. Consideration of Operations and Maintenance Expenditures January 2024**
- 48 **C. Acceptance of the Financials and Approval of the Check Register for January**
- 49 **2024**

50

51 On MOTION by Mr. Smith seconded by Mr. Harris, with all in
52 favor, the Consent Agenda was approved.

53

54 **SEVENTH ORDER OF BUSINESS** **Manager’s Report**

- 55 **A. Memo Regarding Board Seats and Future Events**
- 56 • Ms. Julia Smith submitted a letter of resignation from the Board.

57

58 On MOTION by Mr. Hyatt seconded by Mr. Harris, with all in
59 favor, Ms. Smith's resignation was accepted.

60

61 On MOTION by Mr. Hyatt seconded by Mr. Harris, with all in
62 favor, Mr. Marc Harris was appointed to the unexpired term
63 previously held by Ms. Smith and Seat #3 was declared.

64

65 **C. Consideration of Resolution 2024-01, Confirming St. John's County SOE to**
66 **conduct the 2024 General Election**

67

68 On MOTION by Mr. Hyatt seconded by Mr. Smith, with all in
69 favor, Resolution 2024-01, Confirming St. Johns County
70 Supervisor of Elections to conduct the 2024 General Election, was
71 adopted.

72

73 On MOTION by Mr. Hyatt seconded by Mr. Smith, with all in
74 favor, Ms. Linda Cruz was appointed to Seat #3.

75

76 **EIGHTH ORDER OF BUSINESS** **Attorney’s Report**

77 There being no report, the next item followed.

78

79 **NINTH ORDER OF BUSINESS** **Engineer’s Report**

80 There being none, the next order of business followed.

81

82 **TENTH ORDER OF BUSINESS** **Additional Items**

83 There being none, the next order of business followed.

84

85 **ELEVENTH ORDER OF BUSINESS** **Supervisors’ Requests or Comments**

86 There being none, the next order of business followed.

87

88

89 **TWELFTH ORDER OF BUSINESS** **Adjournment**
90 There being no further business, the meeting was adjourned.

91
92
93

94 _____
95 Bob Koncar
District Manager

Keith Hyatt
Chairperson

6B.

GRAND OAKS CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	110066	\$17,090.81		DISTRICT INVOICE FEBRUARY 2024
INFRAMARK LLC	110645	\$1,450.70	\$18,541.51	DISTRICT SERVICES FEBRUARY 2024
IPFS	6	\$31,297.38		INSURANCE PAYMENT- FINAL PAYMENT
NORTHEAST QUALITY SERV LLC	33798	\$985.00		CLEANING SERVICE - FEBRUARY 2024
THE GREENERY INC.	744568	\$19,084.00		LANDSCAPE MAINT. - FEBRUARY 2024
THE LAKE DOCTORS, INC.	155891B	\$1,250.00		WATER MANAGEMENT - FEBRUARY 2024
WM CORPORATE SERVICES, INC.	0039370-4032-1	\$155.04		WASTE SERVICE - FEBRUARY 2024
Monthly Contract Subtotal		\$71,312.93		
Variable Contract				
		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities				
FLORIDA NATURAL GAS	975162ES	\$9.69		FUEL
FPL	02407 91475 020624	\$1,615.29		ELECTRIC - 01/05/24-02/06/24
FPL	05528 43534 020624	\$27.03		ELECTRIC - 01/05/24-02/06/24
FPL	41929 72349 020724	\$1,490.27		ELECTRIC - 01/06/24-02/07/24
FPL	55409 33537 020624	\$26.36		ELECTRIC - 01/05/24-02/06/24
FPL	83858 24258 013124	\$3,101.89		ELECTRIC - 12/12/23-01/11/24
FPL	85601 33517 020724	\$34.57		ELECTRIC - 01/06/24-02/07/24
FPL	97899 67024 020624	\$517.43	\$6,812.84	ELECTRIC - 01/05/24-02/06/24
ST. JOHNS COUNTY UTILITIE DEPT	579429 139988 021724	\$37.14		METER 90140530
ST. JOHNS COUNTY UTILITIE DEPT	579429 144104 011924	\$399.10		METER 79900023
ST. JOHNS COUNTY UTILITIE DEPT	579429 144104 021724	\$428.58	\$864.82	METER 79900023
TECO	221008719785 020724	\$99.55		ELECTRIC - 01/04/24-01/31/24
Utilities Subtotal		\$7,786.90		

GRAND OAKS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services				
CINTAS CORPORATION	4160419116	\$75.34		CLUBHOUSE OPERATIONS
CINTAS CORPORATION	4174412123	\$75.34		CLUBHOUSE OPERATIONS
CINTAS CORPORATION	4181642864	\$75.34		CLUBHOUSE OPERATIONS
CINTAS CORPORATION	4182358955	\$75.34	\$301.36	CLUBHOUSE OPERATIONS
DOMINION ENGINEERING GROUP	2024-6419	\$6,277.50		DISTRICT ENGINEER
DOODYCALLS OF JACKSONVILLE	JAC-0103445	\$52.00		PET STATION - JANUARY 2024
GRAND OAKS CDD	02142024-01	\$180,175.43		SERIES 2019 FY24 TAX DIST ID 7
GRAND OAKS CDD	02142024-02	\$110,179.88	\$290,355.31	SERIES 2020 FY24 TAX DIST ID 7
KUTAK ROCK LLP	3355392	\$13,496.74		PROFESSIONAL LEGAL SERVICES
MACROLEASE	0824 021924 ACH	\$1,568.70		EQUIPMENT
MACROLEASE	3824 021224 ACH	\$1,494.00	\$3,062.70	EQUIPMENT
MHD COMMUNICATIONS	33266	\$37.50		PASSWORD RESET
THE GREENERY INC.	743090	\$2,228.85		IRRIGATION REPAIRS - DECEMBER 2023
THE GREENERY INC.	744922	\$3,960.00	\$6,188.85	ANNUAL INSTALL - JANUARY 2024
THE LAKE DOCTORS, INC.	157153B	\$200.00		FOUNTAIN CLEANING - QUARTERLY
Regular Services Subtotal		\$319,971.96		
Additional Services				
JOHN THOMAS HELTON, JR	01092024	\$250.00		WESTERN EVENT - 01/20/24
SOUTHEAST UTILITIES SERVICES, INC.	487437	\$1,852.50		LABOR REPAIRS - JANUARY 2024
Additional Services Subtotal		\$2,102.50		
TOTAL		\$401,174.29		

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#110066

DATE
2/6/2024

CUSTOMER ID
C2300

NET TERMS
Net 30

PO#

DUE DATE
3/7/2024

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

Services provided for the Month of: February 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	772.50		772.50
Dissemination Services	1	Ea	750.00		750.00
District Management	1	Ea	4,506.25		4,506.25
Personnel Services	1	Ea	10,937.06		10,937.06
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					17,090.81

Subtotal	\$17,090.81
Tax	\$0.00
Total Due	\$17,090.81

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.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#110645

DATE
2/27/2024

CUSTOMER ID
C2300

NET TERMS
Net 30

PO#

DUE DATE
3/28/2024

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

Services provided for the Month of: February 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	1364	Ea	0.15		204.60
Color Copies	706	Ea	0.39		275.34
Postage	22	Ea	0.63		13.86
B/W Copies	246	Ea	0.63		154.98
Rebekah Scroggins 12-11-23 Publix \$85.67, Amazon Charges \$246.69, 1-15-2024 Sams Club \$154.76, Paypal \$200, Walmart \$39.80.	1	Ea	726.92		726.92
Agenda Packages	5	Ea	15.00		75.00
Subtotal					1,450.70

Subtotal	\$1,450.70
Tax	\$0.00
Total Due	\$1,450.70

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.

IPFS CORPORATION

P.O. BOX 412086
KANSAS CITY MO 64141-2086
(800) 584-9969 - FAX: (770) 225-2866

ipfs.com

GRAND OAKS CDD
INFRAMARK
12574 FLAGLER CENTER BLVD STE
101
JACKSONVILLE, FL 32258-2615

NOTICE OF PAYMENT DUE Agenda Page 24

Date Mailed	Account Number	Due Date
2/27/2024	GAA-D41160	4/1/2024

FOR QUESTIONS, PLEASE CALL: (800) 584-9969

IMPORTANT

To protect your account please make sure that your payment is made on or before the payment due date shown.

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

Go Green!

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at ipfs.com to learn more.

Current Balance	Payment Due
\$31,297.38	\$5,216.23

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES LISTED BELOW

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Make payments, view account information or register for eForms at ipfs.com.

First time users please use access code **L99J33BAW** to register.

DETACH HERE

Written notifications on this coupon will NOT be received. To ensure proper credit, include coupon with payment.

PREBIL - Web (Agent)

GRAND OAKS CDD
INFRAMARK
12574 FLAGLER CENTER BLVD STE
101
JACKSONVILLE, FL 32258-2615

PAYMENT COUPON

PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
6	GAA-D41160	04/01/24

<p>For overnight or priority delivery, please mail to: IPFS Corporation 1055 BROADWAY 11TH FLOOR KANSAS CITY MO 64105</p>	<p>Make payments, view account information or register for eForms at ipfs.com. First time users please access L99J33BAW to register. For questions, please call (800) 584-9969</p>
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PAYMENT DUE	\$5,216.23
OUTSTANDING FEES DUE	\$0.00
PAST DUE AMOUNT	\$0.00
PAYMENT DUE	\$5,216.23
IF RECEIVED AFTER 04/06/24	
A LATE FEE WILL APPLY	\$260.81
PLEASE PAY THIS AMOUNT	\$5,477.04

MAKE CHECK PAYABLE AND REMIT TO:
IPFS CORPORATION
P.O. BOX 730223
DALLAS, TX 75373-0223

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 #
2/1/2024	33798

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	3/2/2024	

Description	Qty	Rate	Amount
February (2/1/2024 - 2/29/2024) Monthly Service Charge	1	985.00	985.00T

Subtotal		985.00
Sales Tax (0.0%)		0.00
Total		985.00
Payments/Credits		0.00
Balance Due		985.00

ADDITIONAL PAYMENT OPTIONS:
 Pay online via e-check at <https://bit.ly/2KfeFpW>
 Pay check by phone (973) 334-3355 x 107.
 Auto ACH is available. Please email afranek@vanguardcleaning.com to enroll.



PO Box 6569
Hilton Head Island, SC 29938

Invoice 744568	
Date	PO/Contract#
02/02/24	
Account Manager	Terms
ZACHARY HIGGINBOTHAM	Due on Receipt
Total Amount	\$19,084.00
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	Amount
#50833 - Maintenance Contract Services - Grand Oaks CDD February 2024	\$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
\$21,312.85	\$45,848.45	\$0.00	\$0.00	\$0.00

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 27

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

2/1/2024

\$1,250.00

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

0000000172171001000000015589100000012500078

Please Return this invoice with your payment and
notify us of any changes to your contact information.

GRAND OAKS CDD

Turnbull Creek Blvd, St Augustine, Florida 32092 Tampa, FL 33607

Invoice Due Date 2/11/2024

Invoice 155891B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
2/1/2024	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:

\$2700.00

This Invoice Total:

\$1250.00

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

Customer #: 729170

Portal Registration #: 5D65AC7B

Customer E-mail(s): inframark@avidbill.com, rebekah.scroggins@inframark.com, Patricia.Gudmun

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

Corporate Address

4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

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:

02/01/24-02/29/24

Invoice Date:

01/25/2024

Invoice Number:

0039370-4032-1

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

Feb 24, 2024

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

\$305.03

If payment is received after 02/24/2024: **\$ 312.53**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
621.28		(471.29)		0.00		155.04		305.03

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	02/01/24		1.00	116.08
Energy Surcharge				18.31
Administrative Charge				8.50
ST JOHN CM 5% FRANCHISE				7.15
Late Payment Charge for 12/21/2023 Invoice 38345	01/20/24			5.00
Total Current Charges				155.04

----- 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

Receive
 FEB 01

Invoice Date	Invoice Number	Customer ID (Include with your payment)
01/25/2024	0039370-4032-1	28-35356-73002
Payment Terms	Total Due	Amount
Total Due by 02/24/2024	\$305.03	
If Received after 02/24/2024	\$312.53	

4032000283535673002000393700000001550400000030503 7

0055189 01 AB 0.547 **AUTO TO 0 7025 33607-600875 -C04-P55244-1

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

10290C79



Remit To:


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



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

Received
FEB 20

Invoice

MDG2024 00000258 00



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

Billing Group #:	50976
Invoice Date:	February 12, 2024
Invoice #:	975162ES
Due Date:	March 06, 2024
Current Charges:	\$9.69
Last Payment:	\$13.74
Payment Date:	December 04, 2023
Prior Balance Due:	\$0.00
Total Amount Due:	\$9.69

Current Charge Summary			
Description	Term	Therm	Cost
INSIDE FERC FGT Z3	01/03/24 - 01/31/24	6.20	\$2.57
Fuel	01/03/24 - 01/31/24	0.15	\$0.06
Commodity Charges Sub Total:		6.35	\$2.63
Transportation			\$0.51
Transportation Charges Sub Total:			\$0.51
Customer Charge			\$5.95
Miscellaneous Charges Sub Total:			\$5.95
Pre-Tax Sub Total:			\$9.09
Sales Taxes			\$0.60
Taxes Sub Total:			\$0.60
Total Current Charges:			\$9.69

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

Billing Group #:	50976
Invoice Date:	February 12, 2024
Invoice #:	975162ES
Due Date:	March 06, 2024
Current Charges:	\$9.69
Last Payment:	\$13.74
Payment Date:	December 04, 2023
Prior Balance Due:	\$0.00
Total Amount Due:	\$9.69
Amount Paid:	

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

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 #: 975162ES

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	01/03/24 - 01/31/24	6.20	\$0.4140	\$2.57
Fuel	01/03/24 - 01/31/24	0.15	\$0.4140	\$0.06
Totals:		6.35		\$2.63

Transportation Charges

Description	Units	Price	Cost
Transportation	6.20	\$0.0828	\$0.51
Totals:			\$0.51

Miscellaneous Charges

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

Taxes

Description	Cost
Florida State Tax	\$0.55
St. Johns County Tax	\$0.05
Totals:	\$0.60

Total Account Charges:

\$9.69



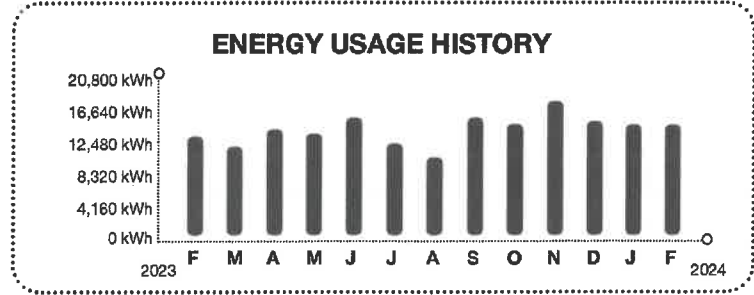
Electric Bill Statement
For: Jan 5, 2024 to Feb 6, 2024 (32 days)
Statement Date: Feb 6, 2024
Account Number: 02407-91475
Service Address:
594 TURNBULL CREEK RD # MAIL KIOSK
SAINT AUGUSTINE, FL 32092

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

CURRENT BILL

\$1,615.29
TOTAL AMOUNT YOU OWE

Feb 27, 2024
NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	1,616.50
Payments received	-1,616.50
Balance before new charges	0.00
Total new charges	1,615.29
Total amount you owe	\$1,615.29

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 26, 2024 is considered LATE; a late payment charge of 1% will apply.

New February rates are in effect. 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
FEB 09

1304024079147509251610000

0001 0002 059653 3 7 10

GRAND OAKS CDD
C/O MERITUS COMMUNITIES
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.

02407-91475

ACCOUNT NUMBER

\$1,615.29

TOTAL AMOUNT YOU OWE

Feb 27, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:
GRAND OAKS CDD

Account Number:
02407-91475

FPL.com Page 2

Agenda Page 32
0002 0002 059653

E001

BILL DETAILS

Amount of your last bill	1,616.50
Payment received - Thank you	-1,616.50
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.21
Non-fuel: (\$0.030880 per kWh)	\$481.05
Fuel: (\$0.037280 per kWh)	\$580.75
Demand: (\$13.02 per KW)	\$481.74

Electric service amount 1,573.75

Gross receipts tax (State tax) 40.38

Taxes and charges 40.38

Regulatory fee (State fee) 1.16

Total new charges \$1,615.29

Total amount you owe \$1,615.29

METER SUMMARY

Meter reading - Meter KL23642. Next meter reading Mar 6, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	37122		21544		15578
Demand KW	36.61				37

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 6, 2024	Jan 5, 2024	Feb 6, 2023
kWh Used	15578	15595	13966
Service days	32	31	31
kWh/day	486	503	450
Amount	\$1,615.29	\$1,616.50	\$1,452.58

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

Illuminate your business

Replace your interior lighting and save long-term with rebates up to \$20 for each qualifying LED fixture.

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

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: Jan 5, 2024 to Feb 6, 2024 (32 days)

Statement Date: Feb 6, 2024

Account Number: 05528-43534

Service Address:

22 WILLOW CREEK CT # ENTRY
SAINT AUGUSTINE, FL 32092

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

CURRENT BILL

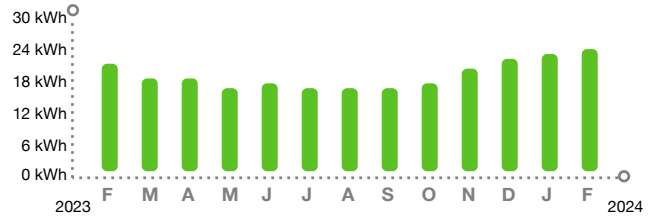
\$27.03

TOTAL AMOUNT YOU OWE

Feb 27, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after April 26, 2024 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	26.98
Payments received	-26.98
Balance before new charges	0.00
Total new charges	27.03
Total amount you owe	\$27.03

(See page 2 for bill details.)

New February rates are in effect. 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

1304055284353463072000000

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 DEVEL
OPMENT DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

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

\$27.03

TOTAL AMOUNT YOU OWE

Feb 27, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

Account Number: 05528-43534

BILL DETAILS

Amount of your last bill	26.98
Payment received - Thank you	-26.98
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.78
Minimum base bill charge:	\$10.41
Non-fuel: (\$0.088030 per kWh)	\$2.21
Fuel: (\$0.037280 per kWh)	\$0.93
Electric service amount	26.33
Gross receipts tax (State tax)	0.68
Taxes and charges	0.68
Regulatory fee (State fee)	0.02
Total new charges	\$27.03
Total amount you owe	\$27.03

METER SUMMARY

Meter reading - Meter ACD8936. Next meter reading Mar 6, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	00677		00652		25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 6, 2024	Jan 5, 2024	Feb 6, 2023
kWh Used	25	24	22
Service days	32	31	31
kWh/day	1	1	1
Amount	\$27.03	\$26.98	\$26.78

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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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.



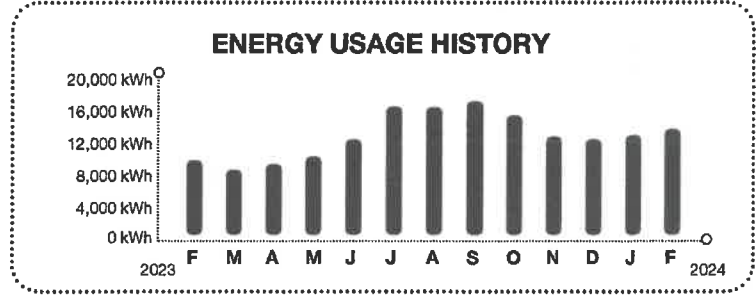
Electric Bill Statement
For: Jan 6, 2024 to Feb 7, 2024 (32 days)
Statement Date: Feb 7, 2024
Account Number: 41929-72349
Service Address:
 1055 TURNBULL CREEK RD #AMENITY
 SAINT AUGUSTINE, FL 32092

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

CURRENT BILL

\$1,490.27
 TOTAL AMOUNT YOU OWE

Feb 28, 2024
 NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	1,339.48
Payments received	-1,339.48
<hr/>	
Balance before new charges	0.00
Total new charges	1,490.27
Total amount you owe	\$1,490.27

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 29, 2024 is considered LATE; a late payment charge of 1% will apply.

New February rates are in effect. 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

FEB 12 2024

13054192972349 7209410000

0001 0004 052722 3 7 10

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



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FPL Care To Share: _____

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FPL
 GENERAL MAIL FACILITY
 MIAMI FL 33188-0001



Visit FPL.com/PayBill for ways to pay.

41929-72349
 ACCOUNT NUMBER

\$1,490.27
 TOTAL AMOUNT YOU OWE

Feb 28, 2024
 NEW CHARGES DUE BY

\$ _____
 AMOUNT ENCLOSED



Customer Name:
GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

Account Number:
41929-72349

BILL DETAILS

Amount of your last bill	1,339.48
Payment received - Thank you	-1,339.48
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.21
Non-fuel: (\$0.030880 per kWh)	\$443.56
Fuel: (\$0.037280 per kWh)	\$535.49
Demand: (\$13.02 per KW)	\$442.68
Electric service amount	1,451.94
Gross receipts tax (State tax)	37.26
Taxes and charges	37.26
Regulatory fee (State fee)	1.07
Total new charges	\$1,490.27
Total amount you owe	\$1,490.27

METER SUMMARY

Meter reading - Meter KLL2329. Next meter reading Mar 7, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	22887		08523		14364
Demand KW	33.76				34

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 7, 2024	Jan 6, 2024	Feb 7, 2023
kWh Used	14364	13539	10145
Service days	32	31	31
kWh/day	448	436	327
Amount	\$1,490.27	\$1,339.48	\$1,080.48

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

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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: Jan 5, 2024 to Feb 6, 2024 (32 days)

Statement Date: Feb 6, 2024

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

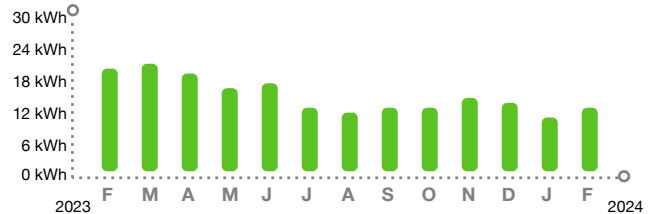
\$26.36

TOTAL AMOUNT YOU OWE

Feb 27, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after April 26, 2024 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	26.25
Payments received	-26.25
Balance before new charges	0.00
Total new charges	26.36
Total amount you owe	\$26.36

(See page 2 for bill details.)

New February rates are in effect. 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

130455409335371636200000

The amount enclosed includes the following donation:

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

55409-33537

ACCOUNT NUMBER

\$26.36

TOTAL AMOUNT YOU OWE

Feb 27, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

Account Number: 55409-33537

BILL DETAILS

Amount of your last bill	26.25
Payment received - Thank you	-26.25
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge:	\$12.78
Minimum base bill charge:	\$11.28
Non-fuel: (\$0.088030 per kWh)	\$1.14
Fuel: (\$0.037280 per kWh)	\$0.48
Electric service amount	25.68
Gross receipts tax (State tax)	0.66
Taxes and charges	0.66
Regulatory fee (State fee)	0.02
Total new charges	\$26.36
Total amount you owe	\$26.36

METER SUMMARY

Meter reading - Meter ACD8935. Next meter reading Mar 6, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	00574		00561		13

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 6, 2024	Jan 5, 2024	Feb 6, 2023
kWh Used	13	11	21
Service days	32	31	31
kWh/day	0	0	1
Amount	\$26.36	\$26.25	\$26.73

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

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Electric Bill Statement

For: Dec 12, 2023 to Jan 11, 2024 (30 days)

Statement Date: Jan 31, 2024

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

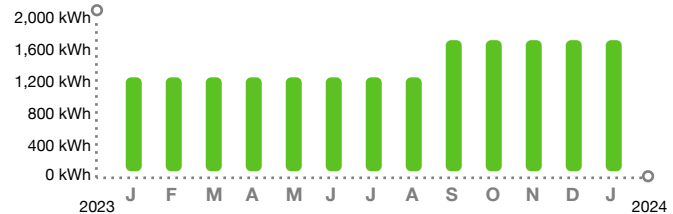
\$3,101.89

TOTAL AMOUNT YOU OWE

Feb 21, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Thank you for enrolling in the FPL E-Mail Bill program. Now that you are participating, THIS WILL BE THE LAST PAPER BILL YOU RECEIVE FROM FPL. You will be notified of future bills by e-mail.
Payment received after April 19, 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

Table with 2 columns: Description and Amount. Rows include: Amount of your last bill (6,209.86), Payments received (-6,209.86), Balance before new charges (0.00), Total new charges (3,101.89), Total amount you owe (\$3,101.89).

(See page 2 for bill details.)

New rates are in effect. An additional rate change will take effect on Feb. 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)



/ 27

1309838582425819810130000

The amount enclosed includes the following donation:
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GRAND OAKS COMMUNITY DEVELO
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.

Form with fields for Account Number (83858-24258), Total Amount You Owe (\$3,101.89), New Charges Due By (Feb 21, 2024), and Amount Enclosed (\$).



Customer Name:
GRAND OAKS
COMMUNITY DEVELO

Account Number:
83858-24258

BILL DETAILS

Amount of your last bill	6,209.86
Payments received - Thank you	-6,209.86
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	3,096.08
Gross receipts tax (State tax)	3.58
Taxes and charges	3.58
Regulatory fee (State fee)	2.23
Total new charges	\$3,101.89
Total amount you owe	\$3,101.89

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.041370 per kWh
Fuel charge:	\$0.036910 per kWh

METER SUMMARY

Next bill date Feb 13, 2024.

Usage Type	Usage
Total kWh used	1788

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 11, 2024	Dec 12, 2023	Jan 12, 2023
kWh Used	1788	1788	1281
Service days	30	29	30
kWh/day	60	62	43
Amount	\$3,101.89	\$3,104.93	\$2,249.71

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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[Start saving >](#)

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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

For: 12-12-2023 to 01-11-2024 (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							
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: 12-12-2023 to 01-11-2024 (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		0.23
					Environmental cost recovery charge		0.82
					Storm restoration recovery charge		9.78
					Transition rider credit		-5.56
					Storm protection recovery charge		7.04
					Fuel charge		66.00
					Electric service amount		3,096.08
					Gross receipts tax (State tax)		3.58
					Regulatory fee (State fee)		2.23
					Total	1,788	3,101.89

* 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: Jan 6, 2024 to Feb 7, 2024 (32 days)

Statement Date: Feb 7, 2024

Account Number: 85601-33517

Service Address:

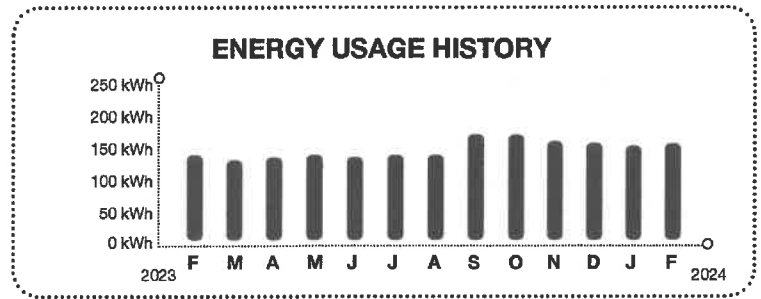
114 SMITH RANCH RD #IRR
SAINT AUGUSTINE, FL 32092

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

CURRENT BILL

\$69.46
TOTAL AMOUNT YOU OWE

Feb 28, 2024
NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	69.31
Payments received	-34.42
Balance before new charges	34.89
Total new charges	34.57
Total amount you owe	\$69.46

(See page 2 for bill details.)

KEEP IN MIND

- Did you forget? \$34.89 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after April 29, 2024 is considered LATE; a late payment charge of 1% will apply.

New February rates are in effect. 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)



/ 27

3489 130585601335174649600000

0003 0004 052722

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2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

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85601-33517
ACCOUNT NUMBER

\$69.46
TOTAL AMOUNT YOU OWE

Feb 28, 2024
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name:
GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

Account Number:
85601-33517

BILL DETAILS

Amount of your last bill	69.31
Payment received - Thank you	-34.42
Balance before new charges	\$34.89
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.78
Minimum base bill charge:	\$0.36
Non-fuel: (\$0.088030 per kWh)	\$14.44
Fuel: (\$0.037280 per kWh)	\$6.11
Electric service amount	33.69
Gross receipts tax (State tax)	0.86
Taxes and charges	0.86
Regulatory fee (State fee)	0.02
Total new charges	\$34.57
Total amount you owe	\$69.46

METER SUMMARY

Meter reading - Meter KN55121. Next meter reading Mar 7, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	02707		02543		164

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 7, 2024	Jan 6, 2024	Feb 7, 2023
kWh Used	164	160	145
Service days	32	31	31
kWh/day	5	5	5
Amount	\$34.57	\$34.42	\$33.01

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.

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Electric Bill Statement

For: Jan 5, 2024 to Feb 6, 2024 (32 days)

Statement Date: Feb 6, 2024

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

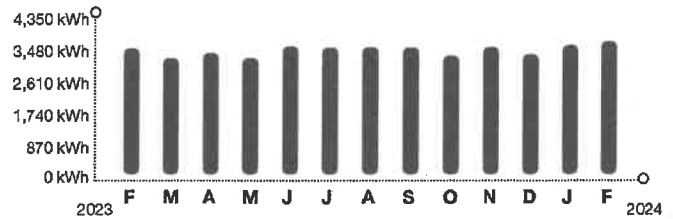
\$1,019.92

TOTAL AMOUNT YOU OWE

Feb 27, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	502.49
Balance before new charges	502.49
Total new charges	517.43
Total amount you owe	\$1,019.92

(See page 2 for bill details.)

KEEP IN MIND

- Did you forget? \$502.49 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after April 26, 2024 is considered LATE; a late payment charge of 1% will apply.

New February rates are in effect. 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)
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Received / 27

50249 1304978996702482991010000

0001 0002 059654

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3 7 10

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97899-67024

ACCOUNT NUMBER

\$1,019.92

TOTAL AMOUNT YOU OWE

Feb 27, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:
GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT

Account Number:
97899-67024

BILL DETAILS

Amount of your last bill	502.49
Balance before new charges	\$502.49
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.78
Non-fuel: <small>(\$0.088030 per kWh)</small>	\$345.17
Fuel: <small>(\$0.037280 per kWh)</small>	\$146.17
Electric service amount	504.12
Gross receipts tax (State tax)	12.94
Taxes and charges	12.94
Regulatory fee (State fee)	0.37
Total new charges	\$517.43
Total amount you owe	\$1,019.92

METER SUMMARY

Meter reading - Meter KCD9310. Next meter reading Mar 6, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	05382		01461		3921

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 6, 2024	Jan 5, 2024	Feb 6, 2023
kWh Used	3921	3809	3722
Service days	32	31	31
kWh/day	122	122	120
Amount	\$517.43	\$502.49	\$475.84

KEEP IN MIND

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- 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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 Phone (904) 209-2700
 Fax (904) 209-2718
 Toll Free (877) 837-2311

PO Drawer 3006
 St. Augustine, FL 32085

Statement Date	Current Charges Due Date
02/17/2024	03/18/2024

Current Month Activity

Services Dates	Service Description	Units	Amount	Total
----------------	---------------------	-------	--------	-------

1/19/24	Amount of Your Last Statement			80.82
1/29/24	Payment - Thank You		-40.57	
	Past Due Balance			40.25
	Water Rates			
	Base Rate	15.01	1.00	15.01
Consumption Fees	0 - 5,000 Gallons	3.81	0.43	1.64
	Water Total		0.43	16.65
	Wastewater Rates			
	Base Rate	17.63	1.00	17.63
Consumption Fees	0 + Sewer Gallons	6.64	0.43	2.86
	Wastewater Total		0.43	20.49
	Past Due Balance			40.25
	Current Charges			37.14
	Amount Now Due / Credits			77.39

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Account Number:
579429-139988

Service Address:
544 TURNBULL CREEK RD

Service Type:
Commercial

Days in Billing Cycle: 31

Deposit Amount: \$ 0.00

Deposit Date:

Geo Code: WGV

Meter Number: 90140530

Present Read Date: 02/19/2024

Previous Read Date: 01/19/2024

Current Reading: 2199

Previous Reading: 2156

Gallon Usage (1000s): 0.43

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.sjcf.com/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			Date Due
579429-139988			DUE UPON RECEIPT
Past Due Amount	Current Charges/Credits	Amount Now Due	After Due Date Pay
40.25	37.14	77.39	82.39
Please Enter Amount Paid \$			

Received
FEB 26



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 270



GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
 C/O MERITUS 2637
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008



00000013998800000057942900000007739000000008239

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	Current Charges Due Date
01/19/2024	02/18/2024

Current Month Activity				
Services Dates	Service Description	Units	Amount	Total
12/19/23	Amount of Your Last Statement			395.09
1/17/24	Payment - Thank You		-7.79	
	Late Fee		5.69	
	Past Due Balance			392.99
	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	12.35	47.05
	Water Total	12.35		176.09
	Wastewater Rates			
	Base Rate	141.01	1.00	141.01
Consumption Fees	0 + Sewer Gallons	6.64	12.35	82.00
	Wastewater Total	12.35		223.01
	Past Due Balance			392.99
	Current Charges			399.10
	Amount Now Due / Credits			792.09

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Account Number:
579429-144104

Service Address:
1055 TURNBULL CREEK RD

Service Type:
Commercial

Days in Billing Cycle: 31

Deposit Amount: \$ 0.00

Deposit Date:

Geo Code: WGV

Meter Number: 79900023
 Present Read Date: 01/19/2024
 Previous Read Date: 12/19/2023
 Current Reading: 35321
 Previous Reading: 34086
 Gallon Usage (1000s): 12.35

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.sjcfll.us/WaterReport/NorthWest.pdf to view your 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.

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Please detach and return with your payment.

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

Account Number		Date Due	
579429-144104		DUE UPON RECEIPT	
Past Due Amount	Current Charges/Credits	Amount Now Due	After Due Date Pay
392.99	399.10	792.09	803.97
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 DISTRICT
 C/O MERITUS
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008

00000014410400000057942900000079209000000080397

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	Current Charges Due Date
02/17/2024	03/18/2024

Current Month Activity

Services Dates	Service Description	Units	Amount	Total
----------------	---------------------	-------	--------	-------

1/19/24	Amount of Your Last Statement			792.09
1/29/24	Payment - Thank You		-395.09	
	Past Due Balance			397.00
	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	15.17	57.80
	Water Total		15.17	186.84
	Wastewater Rates			
	Base Rate	141.01	1.00	141.01
Consumption Fees	0 + Sewer Gallons	6.64	15.17	100.73
	Wastewater Total		15.17	241.74
	Past Due Balance			397.00
	Current Charges			428.58
	Amount Now Due / Credits			825.58

GRAND OAKS COMMUNITY DEVELOPMENT DISTRIC

Account Number:
579429-144104

Service Address:
1055 TURNBULL CREEK RD

Service Type:
Commercial
Days in Billing Cycle: 31
Deposit Amount: \$ 0.00
Deposit Date:
Geo Code: WGV
 Meter Number: 79900023
 Present Read Date: 02/19/2024
 Previous Read Date: 01/19/2024
 Current Reading: 36838
 Previous Reading: 35321
 Gallon Usage (1000s): 15.17

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.sjcf.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.

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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			Date Due
579429-144104			DUE UPON RECEIPT
Past Due Amount	Current Charges/Credits	Amount Now Due	After Due Date Pay
397.00	428.58	825.58	837.96
Please Enter Amount Paid \$			



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



GRAND OAKS COMMUNITY DEVELOPMENT DISTRIC
 C/O MERITUS 2637
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008

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



000001441040000057942900000082558000000083796

Check for Address Change



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

Statement Date: February 07, 2024

Amount Due: \$99.55

Due Date: February 28, 2024

Account #: 221008719785

Account Summary

Current Service Period: January 04, 2024 - January 31, 2024	
Previous Amount Due	\$93.74
Payment(s) Received Since Last Statement	-\$93.74
Current Month's Charges	\$99.55
Amount Due by February 28, 2024	\$99.55

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

Your Energy Insight



Your average daily THMS used was **0% higher** than the same period last year.



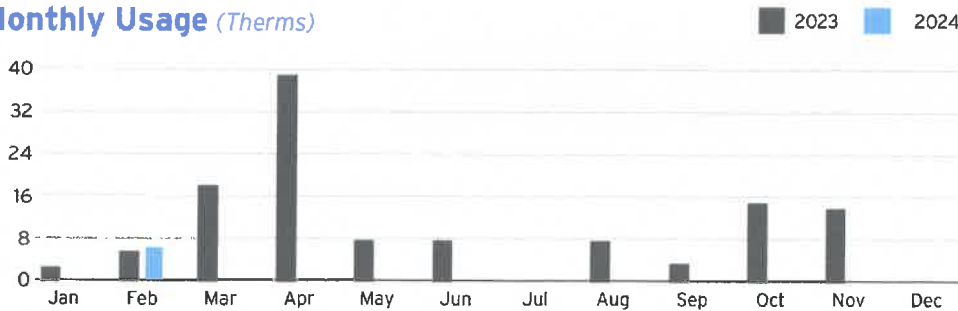
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Monthly Usage (Therms)



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Received

FEB 12

Account #: 221008719785

Due Date: February 28, 2024

Amount Due: \$99.55

Payment Amount: \$ _____

651384061389

00003359 FTECO102072423375110 00000 03 01000000 17914 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.

6513840613892210087197850000000099553





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

Account #: 221008719785
Statement Date: February 07, 2024
Charges Due: February 28, 2024

Meter Read

Service Period: Jan 04, 2024 - Jan 31, 2024

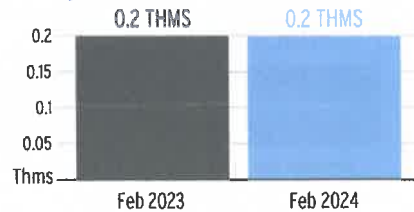
Rate Schedule: General Service 1 - Transportation

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AIX43880	01/31/2024	119	113	6 CCF	1.036	1.0000	6.2 Therms	28 Days

Charge Details

Natural Gas Charges		
Customer Charge		\$65.91
Distribution Charge	6.2 THMS @ \$0.53665	\$3.33
Swing Service Charge	6.2 THMS @ \$0.02080	\$0.13
Florida Gross Receipts Tax		\$0.18
Natural Gas Service Cost		\$69.55

Avg THMS Used Per Day



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

Important Messages

Total Current Month's Charges \$99.55

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.

00003559-0007374-Page 2 of 4



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 833-290-0514
 CINTAS FAX # 904-741-6116
 Agenda Page 52

INVOICE

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

INVOICE # 4160419116
INVOICE DATE 07/03/2023
SERVICE TICKET # 4160419116

BILL TO: GRAND OAKES
 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 020

EMP#/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 ONYX	01	F	2	8.120	16.24	N	
	X10192	4X6 XTRAC MAT ONYX	01	F	3	9.280	27.84	N	
	X45690	B&V 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	

Signature :

PATTY . Invoice Total Pymt on Acct.
 75.34 0.00

Sold To: 0021633153 SO#: 4160419116 07/03/2023 07:44 AM





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 833-290-0514
 CINTAS FAX # 904-741-6116
 Agenda Page 53

INVOICE

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

INVOICE # 4174412123
INVOICE DATE 11/17/2023
SERVICE TICKET # 4174412123

BILL TO: GRAND OAKES
 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 023

EMP#/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X45690	B&V 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
	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
		SUBTOTAL					68.44	
		SERVICE CHARGE						6.90 N
		SUBTOTAL					75.34	
		TAX					0.00	
		TOTAL USD					75.34	

Signature :

Cameron Kelly	Invoice Total	Pymt on Acct.
	75.34	0.00
Sold To: 0021633153 SO#: 4174412123	11/17/2023	12:53 PM





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
 CINTAS FAX #

833-290-0514
 904-741-6116

Agenda Page 54

INVOICE

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

INVOICE # 4181642864
 INVOICE DATE 01/29/2024

SOLD TO # 21633153
 PAYER # 21633153
 PAYMENT TERMS NET 10 EOM
 SORT # 02900002944
 CINTAS ROUTE 22 / DAY 1 / STOP 031

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	DAV AIR CARE COUNTER DISP GRAY-	01	F	2	4.640		9.28	N
	X9210	ORIGINAL SCREEN SUC	01	F	3	1.160		3.48	N
		SUBTOTAL						68.44	
		SERVICE CHARGE						4.90	N
		SUBTOTAL						75.34	
		TAX						(0.00)	
		TOTAL USD						75.34	

TOTAL ADJUST. _____
 TAX ADJUST. _____
 NET TOTAL _____

CUSTOMER TOTAL CURRENT: 226.02 PAST DUE: 411.50 30 DAYS: 110.14 60 DAYS: 75.34 90+ DAYS: 226.02

FOR ALL NON-PAYMENT RELATED CORRESPONDENCE, CINTAS CORPORATION 80200 / 1595 TRANSPORT CT., / JACKSONVILLE, FL 32218



REMIT PAYMENT TO:
 CINTAS CORP
 P.O. BOX 630710
 CINCINNATI, OH 45263-0710

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

CUSTOMER SVC/BILLING
 CINTAS FAX #

Agenda Page 55
 833-270-0514
 904-741-6116

INVOICE

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

INVOICE # 4192358955
 INVOICE DATE 02/05/2024

SOLD TO # 21633153
 PAYER # 21633153
 PAYMENT TERMS NET 10 EOM
 SORT # 02000002944
 CINTAS ROUTE 22 / DAY 1 / STOP 030

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

EMPA/LOCK#	MATERIAL	DESCRIPTION	FREQ	EXCH	QTY	UNIT PRICE	LINE TOTAL	TAX
	X10186	4X6 ACTIVE SCRAPER	01	F	2	5.800	11.60	N
	X10189	3X6 XTRAC MAT GRAY	01	F	2	8.120	16.24	N
	X10192	4X6 XTRAC MAT GRAY	01	F	3	9.280	27.84	N
	X45690	DAV AIR CARE COUNTER DISP GRAY-	01	F	2	4.840	9.20	N
	X9219	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: 301.36 **PAST DUE: 105.48** 30 DAYS: 110.14 60 DAYS: 75.34 90+ DAYS: 226.02

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

***** INVOICE *****



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

Date: February 1, 2024
 Invoice Number 2024-6419
 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
CADD Operator	\$90	0	\$0.00
CADD Designer	\$130	23	\$2,990.00
Engineer	\$135	0	\$0.00
Professional Engineer	\$155	18.5	\$2,867.50
Principal	\$210	2	\$420.00
TOTAL		43.5	\$6,277.50

1. Reviewed bills and approved requisitions
2. Response to board request for cost estimates and attended CDD meetings
3. Prepared construction bid documents and sent out bids
4. Responded to questions from bidders

Amount Due \$6,277.50

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.



Doodycalls of Jacksonville FL
 8280 Princeton Square Blvd W STE 5
 Jacksonville, FL 32256

Please remit payment to:
Doodycalls of Jacksonville FL
8280 Princeton Square Blvd W STE 5
Jacksonville, FL 32256

Invoice Balance	\$52.00
Total Due Includes All Unpaid Invoices	\$ 104.00

Grand Oaks CDD,
 1055 Turnbull Creek Road
 St Augustine, FL 32092

Checks payable to DoodyCalls of Jacksonville FL: We appreciate your business.

		CUSTOMER CARE CENTER HOURS OF OPERATION: 800 366-3922 Monday - Friday: 8:30 AM to 9 PM Saturday: 9 AM to 5 PM Sunday: 12:30 PM to 3:30 PM			Invoice #	Invoice Date
					JAC-0103445	Jan. 31, 2024
Description	Date	Qty	U/M	Rate	Discount	Amount
SO-01007 Service : Pet waste station service	Jan. 4, 2024	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Jan. 15, 2024	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Jan. 18, 2024	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Jan. 25, 2024	1		\$ 13.00		\$ 13.00
Invoice Total						\$52.00
Payments/Credits Applied to Invoice						\$0.00
Invoice Balance						\$52.00
A minus sign (-) in the Total Due Field Box indicates a credit balance						
DoodyCalls is going Green - Let us know if you prefer your invoices by email or choose monthly auto pay with your card.						

CHECK REQUEST FORM
Grand Oaks

Date: 2/14/2024

Invoice#: 02142024-01

Vendor#: V00026

Vendor Name: Grand Oaks

Pay From: Truist Acct# 9049

Description: Series 2019 - FY 24 Tax Dist ID #7

Code to: 201.103200.1000

Amount: \$180,175.43

Requested By: Teresa Farlow 2/14/2024

GRAND OAKS CDD

DISTRICT CHECK REQUEST

Date 2/12/2024

Payable To Grand Oaks CDD

Check Amount **\$180,175.43**

Check Description Series 2019 - FY 24 Tax Dist. ID #7

Check Amount **\$110,179.88**

Check Description Series 2020 - FY 24 Tax Dist. ID #7

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%
571,534.07	39.210%
349,501.34	23.978%
1,457,613.85	100.0000%

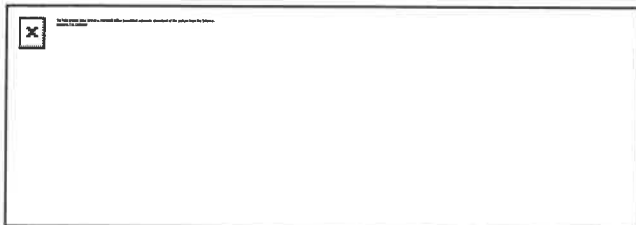
Net O&M	
Net DS Series 2019	89%
Net DS Series 2020	
Net Total	

Date Received	Amount Received	36.81%		39.21%		39.21%		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
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
12/22/2023	34,723.84	12,782.58	12,782.57	13,615.31	13,615.31	8,325.96	8,325.96	-	-	-	#5 11/15-11/30
1/9/2024	616,368.13	226,898.13	226,898.12	241,679.50	241,679.50	147,790.51	147,790.51	-	-	-	#6
1/12/2024	3,513.98	1,293.57	1,293.57	1,377.84	1,377.84	842.57	842.57	-	-	-	
2/12/2024	459,511.01	169,155.71	169,155.71	180,175.43	180,175.43	110,179.88	110,179.88	(0.01)	(0.01)		#7
		-	-	-	-	-	-	-	-	-	
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		-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	
TOTAL	1,300,445.26	478,721.36	478,721.35	509,907.87	509,907.88	311,816.03	311,816.04	(0.01)	(0.01)		
Net Total on Roll	1,457,613.85		536,578.44		571,534.07		349,501.34				
Collection Surplus / (Deficit)	(157,168.59)		(57,857.09)		(61,626.19)		(37,685.30)				

Eric Davidson

From: Dennis W. Hollingsworth, CFC <taxcollector@stjohnstax.us>
Sent: Monday, February 12, 2024 2:40 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: 02/12/2024
TO: GRAND OAKS CDD
FROM: Dennis W. Hollingsworth, St. Johns County Tax Collector
TOTAL: \$459,511.01
 Current Distribution #7 (12/1/2023 - 12/31/2023)

GRAND OAKS CDD

Fund / Fee	Tax	Discount	Interest/Fee	Total	Commission	Net
GRAND OAKS CDD	\$488,177.76	(\$19,288.97)	\$0.00	\$468,888.79	(\$9,377.78)	\$459,511.01
Total Remitted:	\$488,177.76	(\$19,288.97)	\$0.00	\$468,888.79	(\$9,377.78)	\$459,511.01

Sincerely,

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

CHECK REQUEST FORM
Grand Oaks

Date: 2/14/2024

Invoice#: 02142024-02

Vendor#: V00026

Vendor Name: Grand Oaks

Pay From: Truist Acct# 9049

Description: Series 2020 - FY 24 Tax Dist ID #7

Code to: 202.103200.1000

Amount: \$110,179.88

Requested By: 2/14/2024
Teresa Farlow

GRAND OAKS CDD

DISTRICT CHECK REQUEST

Date	<u>2/12/2024</u>
Payable To	<u>Grand Oaks CDD</u>
Check Amount	<u>\$180,175.43</u>
Check Description	<u>Series 2019 - FY 24 Tax Dist. ID #7</u>
Check Amount	<u>\$110,179.88</u>
Check Description	<u>Series 2020 - FY 24 Tax Dist. ID #7</u>
Special Instructions	<u>Do not mail. Please give to Eric</u>

(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
Net O&M	36.812%
Net DS Series 2019	0.368100
Net DS Series 2020	0.392100
Net DS Series 2020	23.978%
Net Total	100.00000%

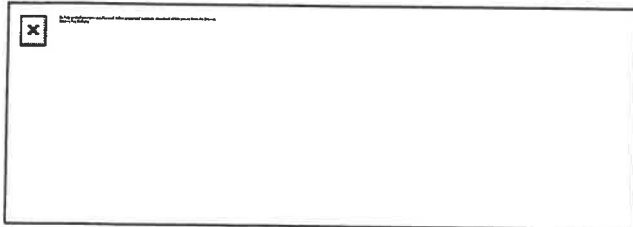
89%

Date Received	Dollar Amounts	36.81%		39.21%		39.21%		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
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
12/22/2023	34,723.84	12,782.58	12,782.57	13,615.31	13,615.31	8,325.96	8,325.96	-	-	-	#5 11/15-11/30
1/9/2024	616,368.13	226,898.13	226,898.12	241,679.50	241,679.50	147,790.51	147,790.51	-	-	-	#6
1/12/2024	3,513.98	1,293.57	1,293.57	1,377.84	1,377.84	842.57	842.57	-	-	-	
2/12/2024	459,511.01	169,155.71	169,155.71	180,175.43	180,175.43	110,179.88	110,179.88	(0.01)	(0.01)	(0.01)	#7
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		-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	
TOTAL	1,300,445.26	478,721.36	478,721.35	509,907.87	509,907.88	311,816.03	311,816.04	(0.01)	(0.01)	(0.01)	
Net Total on Roll	1,457,613.85		536,578.44		571,534.07		349,501.34				
Collection Surplus / (Deficit)	(157,168.59)		(57,857.09)		(61,626.19)		(37,685.30)				

Eric Davidson

From: Dennis W. Hollingsworth, CFC <taxcollector@stjohnstax.us>
Sent: Monday, February 12, 2024 2:40 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: 02/12/2024
TO: GRAND OAKS CDD
FROM: Dennis W. Hollingsworth, St. Johns County Tax Collector
TOTAL: \$459,511.01
 Current Distribution #7 (12/1/2023 - 12/31/2023)

GRAND OAKS CDD

Fund / Fee	Tax	Discount	Interest/Fee	Total	Commission	Net
GRAND OAKS CDD	\$488,177.76	(\$19,288.97)	\$0.00	\$468,888.79	(\$9,377.78)	\$459,511.01
Total Remitted:	\$488,177.76	(\$19,288.97)	\$0.00	\$468,888.79	(\$9,377.78)	\$459,511.01

Sincerely,

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

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 29, 2024

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. 3355392

Client Matter No. 8523-1

Notification Email: eftgroup@kutakrock.com

Mr. Brian Lamb
 Grand Oaks CDD
 INFRAMARK
 Suite 120
 2005 Pan Am Circle
 Tampa, FL 33607

Invoice No. 3355392
 8523-1

Re: General Counsel

For Professional Legal Services Rendered

01/02/24	J. Johnson	0.40	170.00	Confer with Harris regarding storm water trust
01/03/24	J. Johnson	1.70	722.50	Review proposed long term storm water lease; attend call with Dame and Harris regarding same
01/06/24	J. Johnson	0.50	212.50	Review additional correspondence on storm water lease options and follow up
01/08/24	J. Johnson	0.70	297.50	Research storm water trust structure and confer with Harris
01/09/24	J. Johnson	0.30	127.50	Review draft letter to residents and edit
01/11/24	J. Johnson	0.50	212.50	Attend call with Hyatt and Koncar
01/12/24	J. Johnson	0.30	127.50	Confer with Tilton regarding Costa Verde litigation
01/15/24	J. Johnson	0.60	255.00	Confer with Steinmeyer regarding storm water lease

KUTAK ROCK LLP

Grand Oaks CDD
 February 29, 2024
 Client Matter No. 8523-1
 Invoice No. 3355392
 Page 2

01/16/24	A. Warner	0.50	92.50	Research and provide Johnson with maintenance covenants
01/19/24	J. Johnson	0.40	170.00	Confer with Steinmeyer regarding storm water lease
01/19/24	K. Jusevitch	0.20	37.00	Research status of disclosure; correspond with district manager
01/20/24	G. Lovett	0.30	75.00	Monitor legislative process relating to matters impacting special districts
01/22/24	J. Johnson	0.90	382.50	Conference call with Tilton regarding Costa Verde litigation; follow up on court files
01/24/24	J. Johnson	0.90	382.50	Attend call with Koncar and environmental consultants; follow up with Hyatt
01/25/24	J. Johnson	1.10	467.50	Review agenda packet; attend board meeting; post meeting wrap up
01/29/24	J. Johnson	0.20	85.00	Review correspondence on pavement issues

TOTAL HOURS 9.50

TOTAL FOR SERVICES RENDERED \$3,817.00

TOTAL CURRENT AMOUNT DUE \$3,817.00

UNPAID INVOICES:

October 27, 2023	Invoice No. 3297342	5,978.74
November 28, 2023	Invoice No. 3312728	673.00
December 20, 2023	Invoice No. 3327624	1,151.00
January 26, 2024	Invoice No. 3341407	1,877.00

TOTAL DUE \$13,496.74

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

Received

FEB 26

Account Number 5030873
 Invoice Number 503087330824
 Statement Date 2/19/24
 Payment Due Date 3/08/24
 Current Amount Due 1,568.70
 Past Due Amount 1,643.40
 Amount Enclosed \$ _____
 If payment is made on or after 3/18/24
 please include late fee of 74.70

*****AUTO**MIXED AADC 07099
 1292 0.5070 MB 0.561 4 20 2
 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 2/19/24
 Payment Due Date 3/08/24
 Current Amount Due 1,568.70
 Past Due Amount 1,643.40
 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>





213 West 35th Street, 2nd Floor
New York, NY 10001

Grand Oaks Development District
2005 Pan Am Circle; Suite 300
Tampa, FL 336607

Loan Number	5030873
Invoice Number	5030873 03824
Invoice Date	2/12/2024
Current Due Date	3/8/2024
Current Amount Due	\$ 1,494.00
March Installment Due	\$ 1,494.00
Sales Tax Amount Due	\$ -

Amount Enclosed _____

If payment is made on or after 3/18/2024
please include late fee of \$309.60

Payments by Mail

Payable to: Eastern Funding LLC dba Macrolease

Mail to: Eastern Funding LLC dba Macrolease
P.O. Box 5441
White Plain, NY 10602

Loan Number	5030873
Current Due Date	3/8/2024
Current Amount Due	\$ 3,096.00
Past Due Amount	\$ 224.10
Maturity Date	9/8/2027

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.

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



MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Date	Invoice
02/05/2024	33266
Account	
Grand Oaks	

Bill To:
 Grand Oaks CDD
 Attn: Accounts Payable
 1055 Turnbull Creek Road
 St Augustine , FL 32092
 United States

Ship To
 Grand Oaks CDD
 1055 Turnbull Creek Road
 St Augustine , FL 32092
 United States

Terms	Due Date	PO Number	Reference
NET15	02/20/2024		

Service Request Number 433846

Summary GRAND OAKS CDD
 Billing Method Actual Rates
 Detail

Mon 2/5/2024/2:09 PM UTC-05/ Josh Nielsen (time)-
 - Logged into the users computer
 - Unable to sign into the Grandoaks Entrapass account
 - Logged in with admin and updated the email for the account
 - The account was disabled for whatever reason
 - Re enabled the account and reset the password
 - User is good to go

Mon 2/5/2024/12:43 PM UTC-05/ Josh Nielsen (time)-
 Good afternoon Rebekah,

Give me a call back when you have a moment so we can look over this issue with you. I can be reached at 813-948-0202.

Respectfully,
 Joshua Nielsen
 MHD Communications
 813-948-0202

Mon 2/5/2024/12:38 PM UTC-05/ Josh Nielsen (time)-
 - Contacting Rebekah
 - Left a voicemail
 - Will send the user an email

Mon 2/5/2024/11:51 AM UTC-05/ Rebekah Scroggins
 This email comes from outside the organization.
 Do not click links or open attachments unless it is an email you expected to receive.

My passcode is saying its invalid. Can you please assist?

Rebekah Scroggins | LCAM
 Community Manager, CDD Project Manager
 FL Notary Public
 [image]
 1055 Turnbull Creek Road | St. Augustine, FL 32092
 630 Kingsley Ave., Suite B | Orange Park, FL 32073

Office Hours:
 Monday to Friday
 9:00 a.m. – 5:00 pm.
 Direct: 407.566.2018

<p>www.inframarkims.com</p> <p>Please include your address and community name on all emails. Townsquare: https://townsquare.nabrnetwork.com for ARC Forms, Governing Docs, Community News, Pay fees For ESTOPPEL requests please reach out to https://inframark.condocerts.com For accounting, please email Customercare@inframark.com</p>				
<p>Resolution</p> <p>Company Name Grand Oaks CDD</p> <p>Contact Name Rebekah Scroggins</p>				
Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Help Desk Technician	Remote - Business Hours	0.25	150.00	\$37.50
Total Services:				\$37.50
<p>We appreciate your business!</p> <p>MHD Communications accepts checks and all major credit cards.</p> <p>A late payment charge of 5% per month will be applied to all unpaid balances.</p>		Invoice Subtotal:		\$37.50
		Sales Tax:		\$0.00
		Invoice Total:		\$37.50
		Payments:		\$0.00
		Credits:		\$0.00
		Balance Due:		\$37.50

Invoice Time Detail

Invoice Number: 33266
Company: Grand Oaks CDD

Charge To: Grand Oaks CDD / GRAND OAKS CDD Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
02/05/2024	Nielsen, Josh	Service Ticket: 433846 Summary: GRAND OAKS CDD - Logged into the users computer - Unable to sign into the Grandoaks Entrypass account - Logged in with admin and updated the email for the account - The account was disabled for whatever reason - Re enabled the account and reset the password - User is good to go	Y	0.25	150.00	\$37.50

Subtotal: \$37.50

Invoice Time Total: **Billable Hours:** 0.25



PO Box 6569
Hilton Head Island, SC 29938

Invoice 743090	
Date	PO/Contract#
01/30/24	
Account Manager	Terms
ZACHARY HIGGINBOTHAM	Due on Receipt
Total Amount	\$2,228.85
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	Amount
#61169 - December 2023 Irrigation Repairs	
Repairs needed per the December 2023 inspection of the irrigation system. Proposal to repair damage on corresponding list.	
<i>Landscape Enhancement Work - 01/29/2024</i>	\$2,228.85
Total	\$2,228.85

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
\$21,312.85	\$26,764.45	\$0.00	\$0.00	\$0.00

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



PO Box 6569
Hilton Head Island, SC 29938

Invoice 744922	
Date	PO/Contract#
02/20/24	
Account Manager	Terms
ZACHARY HIGGINBOTHAM	Due on Receipt
Total Amount	\$3,960.00
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	Amount
#61925 - Annual Install January 2024 <i>Landscape Enhancement Work - 02/16/2024</i>	\$3,960.00
Total	\$3,960.00

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
\$25,272.85	\$19,084.00	\$26,512.00	\$0.00	\$0.00

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

INVOICE

DATE:
January 9, 2024

TO: Grand Oaks CDD
4185 FI-16
St. Augustine, FL 32092

DESCRIPTION	LINE TOTAL
Western Event – January 20, 2024	250.00
	250.00

MAKE ALL CHECKS PAYABLE TO JOHN HELTON
Thank you for your business!

JOHN HELTON – 7139 MADRID AVE, JACKSONVILLE, FL 32217 – (904) 553-9708

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.: 487437
 Terms: Net 15
 Invoice date: 01/31/2024
 Due date: 02/15/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Labor only physical repair or maintenance/ monthly contract visitation		1	\$300.00	\$300.00
2.		Labor only 1/5... 4 hrs, pool deck paver repairs		4	\$57.50	\$230.00
3.		Labor only 1/8... 1 hr, storm prep at pool deck		1	\$57.50	\$57.50
4.		Labor only 1/8... 2 hrs, fire pit prep work		2	\$57.50	\$115.00
5.		Labor only 1/9... 1 hr, clean fire pit gas fittings		1	\$57.50	\$57.50
6.		Labor only 1/12... 1 hr, fire pit clean, meet contractor		1	\$57.50	\$57.50
7.		Labor only 1/14... 3 hrs, prep fire pit		3	\$57.50	\$172.50
8.		Labor only 1/17... 3 hrs, fire pit, storm damage clean up		3	\$57.50	\$172.50
9.		Labor only 1/18... 1 hr, test fire pit		1	\$57.50	\$57.50
10.		Labor only 1/20... 1 hr, light fire pit, check gas		1	\$57.50	\$57.50

11.	Labor only 1/22... 1 hr, clean hay trash, and porch (2)	1	\$57.50	\$57.50
12.	Labor only 1/25... 4 hrs, replace electrical box, fix sprinkler, bluffs sign	4	\$57.50	\$230.00
13.	Labor only 1/26... 3 hrs, office and bluffs sign work	3	\$57.50	\$172.50
14.	Labor only 1/29... 2 hrs, lock installed on fire pit	2	\$57.50	\$115.00

Total **\$1,852.50**

6C

Grand Oaks Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 2024

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 February 29, 2024
 (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	
ASSETS										
Cash - Operating Account	\$ 339,882	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 339,882
Due From Developer	118,934	-	-	-	-	-	-	-	-	118,934
Due From Other Funds	-	138,377	38,302	11,458	-	-	-	-	-	188,137
Investments:										
Acquisition & Construction Account	-	-	12	-	28,085	38,146	12,456	-	-	78,699
Interest Account	-	-	1,341	-	-	-	-	-	-	1,341
Prepayment Account	-	274	-	-	-	-	-	-	-	274
Reserve Fund	-	676,697	933,184	300,024	-	-	-	-	-	1,909,905
Revenue Fund	-	656,965	720,178	87,289	-	-	-	-	-	1,464,432
State Road 16 Subaccount	-	-	-	-	-	-	77,106	-	-	77,106
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	\$ 460,376	\$ 1,472,313	\$ 1,693,017	\$ 398,771	\$ 28,085	\$ 38,146	\$ 89,562	\$ 25,866,101	\$ 30,526,280	\$ 60,572,651
LIABILITIES										
Accounts Payable	\$ 29,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,837
Insurance Financing Payable	1,558	-	-	-	-	-	-	-	-	1,558
Accounts Payable - Other	35,872	-	-	-	-	504,540	-	-	-	540,412
Deferred Revenue	32,382	-	-	-	-	-	-	-	-	32,382
Bonds Payable	-	-	-	-	-	-	-	-	30,526,280	30,526,280
Due To Other Funds	111,457	-	-	-	27,178	37,455	12,047	-	-	188,137
TOTAL LIABILITIES	211,106	-	-	-	27,178	541,995	12,047	-	30,526,280	31,318,606

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 29, 2024

(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	-	1,472,313	1,693,017	398,771	-	-	-	-	-	3,564,101
Capital Projects	-	-	-	-	907	-	77,515	-	-	78,422
Unassigned:	249,270	-	-	-	-	(503,849)	-	25,866,101	-	25,611,522
TOTAL FUND BALANCES	249,270	1,472,313	1,693,017	398,771	907	(503,849)	77,515	25,866,101	-	29,254,045
TOTAL LIABILITIES & FUND BALANCES	\$ 460,376	\$ 1,472,313	\$ 1,693,017	\$ 398,771	\$ 28,085	\$ 38,146	\$ 89,562	\$ 25,866,101	\$ 30,526,280	\$ 60,572,651

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending February 29, 2024
 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	\$ -	\$ 20	\$ 20	0.00%
Rental Income	-	1,175	1,175	0.00%
Special Assmnts- Tax Collector	536,577	478,721	(57,856)	89.22%
Special Assmnts- CDD Collected	524,443	207,888	(316,555)	39.64%
HOA Contributions	-	32,480	32,480	0.00%
Other Miscellaneous Revenues	-	220	220	0.00%
TOTAL REVENUES	1,061,020	720,504	(340,516)	67.91%
EXPENDITURES				
Administration				
Supervisor Fees	12,000	400	11,600	3.33%
ProfServ-Dissemination Agent	9,000	3,500	5,500	38.89%
ProfServ-Trustee Fees	11,000	8,081	2,919	73.46%
District Counsel	12,000	16,525	(4,525)	137.71%
District Engineer	5,000	11,498	(6,498)	229.96%
District Manager	54,075	22,138	31,937	40.94%
Accounting Services	9,270	3,795	5,475	40.94%
Auditing Services	5,000	-	5,000	0.00%
Website Compliance	4,000	1,553	2,447	38.83%
Postage, Phone, Faxes, Copies	300	1,147	(847)	382.33%
Public Officials Insurance	2,800	2,788	12	99.57%
Legal Advertising	2,000	1,873	127	93.65%
Bank Fees	150	-	150	0.00%
Website Administration	1,500	588	912	39.20%
Office Supplies	250	338	(88)	135.20%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	128,520	74,399	54,121	57.89%
Electric Utility Services				
Utility - Electric	160,000	34,490	125,510	21.56%
Total Electric Utility Services	160,000	34,490	125,510	21.56%
Water-Sewer Comb Services				
Utility - Water	9,000	2,468	6,532	27.42%
Total Water-Sewer Comb Services	9,000	2,468	6,532	27.42%

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending February 29, 2024
 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	5,400	32,600	14.21%
Insurance -Property & Casualty	22,000	56,931	(34,931)	258.78%
R&M-General	2,500	1,141	1,359	45.64%
Landscape Maintenance	340,000	96,242	243,758	28.31%
R&M-Hardscape Cleaning	14,000	-	14,000	0.00%
Plant Replacement Program	10,000	12,348	(2,348)	123.48%
Miscellaneous Maintenance	14,000	38,368	(24,368)	274.06%
Irrigation Maintenance	8,500	5,649	2,851	66.46%
Total Other Physical Environment	449,000	216,079	232,921	48.12%
<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 Recreations</u>				
Personnel Services	195,000	58,007	136,993	29.75%
R&M-Pools	24,500	11,080	13,420	45.22%
Recreation / Park Facility Maintenance	35,000	12,399	22,601	35.43%
Recreation Equip. Maint.	5,000	14,615	(9,615)	292.30%
Miscellaneous Maintenance	5,000	-	5,000	0.00%
Total Parks and Recreations	264,500	96,101	168,399	36.33%
<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	423,537	637,483	39.92%
Excess (deficiency) of revenues				
Over (under) expenditures	-	296,967	296,967	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(47,697)		
FUND BALANCE, ENDING		\$ 249,270		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending February 29, 2024
 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
REVENUES				
Interest - Investments	\$ -	\$ 19,791	\$ 19,791	0.00%
Special Assmnts- Tax Collector	571,534	509,908	(61,626)	89.22%
Special Assmnts- CDD Collected	101,504	368,762	267,258	363.30%
TOTAL REVENUES	673,038	898,461	225,423	133.49%
EXPENDITURES				
Debt Service				
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	-	465,286	465,286	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,007,027		
FUND BALANCE, ENDING		\$ 1,472,313		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending February 29, 2024
 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
REVENUES				
Interest - Investments	\$ -	\$ 25,634	\$ 25,634	0.00%
Special Assmnts- Tax Collector	349,501	311,816	(37,685)	89.22%
Special Assmnts- CDD Collected	584,287	733,653	149,366	125.56%
TOTAL REVENUES	933,788	1,071,103	137,315	114.71%
EXPENDITURES				
Debt Service				
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	-	741,709	741,709	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		951,308		
FUND BALANCE, ENDING		\$ 1,693,017		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending February 29, 2024
 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	\$ -	\$ 7,823	\$ 7,823	0.00%
Special Assmnts- CDD Collected	297,900	290,067	(7,833)	97.37%
TOTAL REVENUES	297,900	297,890	(10)	100.00%
<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	-	93,940	93,940	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		304,831		
FUND BALANCE, ENDING		\$ 398,771		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending February 29, 2024
 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				
Interest - Investments	\$ -	\$ 412	\$ 412	0.00%
TOTAL REVENUES	-	412	412	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	412	412	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		495		
FUND BALANCE, ENDING		\$ 907		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending February 29, 2024
 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
REVENUES				
Interest - Investments	\$ -	\$ 556	\$ 556	0.00%
TOTAL REVENUES	-	556	556	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	556	556	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(504,405)		
FUND BALANCE, ENDING		\$ (503,849)		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending February 29, 2024
 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
REVENUES				
Interest - Investments	\$ -	\$ 7,508	\$ 7,508	0.00%
TOTAL REVENUES	-	7,508	7,508	0.00%
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	423,908	(423,908)	0.00%
Total Construction In Progress	-	423,908	(423,908)	0.00%
TOTAL EXPENDITURES	-	423,908	(423,908)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(416,400)	(416,400)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		493,915		
FUND BALANCE, ENDING		\$ 77,515		

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending February 29, 2024
 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. 02-24
 Statement Date 2/29/2024

G/L Balance (LCY)	339,881.86	Statement Balance	450,760.68
G/L Balance	339,881.86	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	450,760.68
Subtotal	339,881.86	Outstanding Checks	110,878.82
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	339,881.86	Ending Balance	339,881.86
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
1/22/2024	Payment	1533	M&G HOLIDAY LIGHTING	2,343.25	2,343.25	0.00
1/25/2024	Payment	1535	GANNETT FLORIDA LOCALIQ	174.95	174.95	0.00
1/25/2024	Payment	1536	GRAND OAKS CDD	413,252.31	413,252.31	0.00
1/25/2024	Payment	1537	IPFS	5,216.23	5,216.23	0.00
2/7/2024	Payment	1543	IPFS	5,477.04	5,477.04	0.00
2/7/2024	Payment	1544	AMY COROB	200.00	200.00	0.00
2/7/2024	Payment	1545	FPL	3,101.89	3,101.89	0.00
2/7/2024	Payment	1546	GRAU AND ASSOCIATES	3,500.00	3,500.00	0.00
2/7/2024	Payment	1547	INSTANT PHOTOCUBE	350.00	350.00	0.00
2/7/2024	Payment	1548	NORTHEAST QUALITY SERV LLC	985.00	985.00	0.00
2/7/2024	Payment	1549	THE GREENERY INC.	252.45	252.45	0.00
2/9/2024	Payment	DD011	Payment of Invoice 001037	1,494.00	1,494.00	0.00
2/16/2024	Payment	1550	ARSENAULT CERTIFIED POOL	2,655.95	2,655.95	0.00
2/16/2024	Payment	1551	CINTAS CORPORATION	301.36	301.36	0.00
2/16/2024	Payment	1552	DOMINION ENGINEERING GROUP	2,435.00	2,435.00	0.00
2/16/2024	Payment	1553	DOODYCALLS OF JACKSONVILLE	104.00	104.00	0.00
2/16/2024	Payment	1554	FPL	2,159.75	2,159.75	0.00
2/16/2024	Payment	1555	GRAND OAKS CDD	290,355.31	290,355.31	0.00
2/16/2024	Payment	1556	GRAU AND ASSOCIATES	2,500.00	2,500.00	0.00
2/16/2024	Payment	1558	KUTAK ROCK LLP	7,724.50	7,724.50	0.00
2/16/2024	Payment	1559	MHD COMMUNICATIONS	37.50	37.50	0.00
2/16/2024	Payment	1560	NORTHEAST QUALITY SERV LLC	985.00	985.00	0.00
2/16/2024	Payment	1561	SOUTHEAST UTILITIES SERVICES, INC.	1,852.50	1,852.50	0.00
2/16/2024	Payment	1562	ST. JOHNS COUNTY UTILITIE DEPT	434.35	434.35	0.00
2/16/2024	Payment	1563	THE GREENERY INC.	47,824.85	47,824.85	0.00
2/16/2024	Payment	1564	THE LAKE DOCTORS, INC.	1,250.00	1,250.00	0.00
2/16/2024	Payment	1565	WM CORPORATE SERVICES, INC.	155.04	155.04	0.00
Total Checks				797,122.23	797,122.23	0.00

Deposits

2/6/2024	JE000646	CK#1133### - Food Truck	G/L	120.00	120.00	0.00
2/12/2024	JE000682	Tax Revenue / Debt service	G/L	459,511.01	459,511.01	0.00
2/27/2024	JE000683	CK#1000001##### - HOA Annual Payment	G/L	32,480.00	32,480.00	0.00

GRAND OAKS CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Total Deposits				492,111.01	492,111.01	0.00
Outstanding Checks						
7/1/2023		JE000429	Reverse VOID CK#1223##### Grand Oaks	1,841.03	0.00	1,841.03
2/16/2024	Payment	1557	INFRAMARK LLC	37,397.63	0.00	37,397.63
2/29/2024	Payment	1566	ARSENAULT CERTIFIED POOL	2,557.50	0.00	2,557.50
2/29/2024	Payment	1567	CINTAS CORPORATION	75.34	0.00	75.34
2/29/2024	Payment	1568	DOMINION ENGINEERING GROUP	6,277.50	0.00	6,277.50
2/29/2024	Payment	1569	FLORIDA NATURAL GAS	9.69	0.00	9.69
2/29/2024	Payment	1570	FPL	1,551.20	0.00	1,551.20
2/29/2024	Payment	1571	IPFS	31,297.38	0.00	31,297.38
2/29/2024	Payment	1572	JOHN THOMAS HELTON, JR	250.00	0.00	250.00
2/29/2024	Payment	1573	KUTAK ROCK LLP	3,028.00	0.00	3,028.00
2/29/2024	Payment	1574	TECO	99.55	0.00	99.55
2/29/2024	Payment	1575	TERRACON CONSULTANTS, INC.	3,250.00	0.00	3,250.00
2/29/2024	Payment	1576	THE GREENERY INC.	23,044.00	0.00	23,044.00
2/29/2024	Payment	1577	THE LAKE DOCTORS, INC.	200.00	0.00	200.00
Total Outstanding Checks.....				110,878.82		110,878.82