

**GRAND OAKS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**APRIL 26, 2024**

**AGENDA PACKAGE**

**CALL IN INFORMATION:  
+1 646-838-1601  
ID: 69966699#**



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, April 26, 2024 at 1:30 p.m.

Audience Participation

Call in Number 1-646-838-1601 Access ID: 69966699#

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*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

#### **Budget Workshop – 1:30 p.m.**

- **Discussion of the Preliminary FY 2025 Budget**

#### **Regular Meeting – 2:00 p.m.**

### 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 March 22, 2024 Meeting
- B. Consideration of Operations and Maintenance Expenditures March 2024
- C. Acceptance of the Financials and Approval of the Check Register for March 2024
- D. Adoption of Resolution 2024-2 Amending the General Fund Budget for FY2024

### 7. Manager's Report

- A. Memo from District Manager - Recommendations for Vendor Services
- B. Security Proposals
  - i. Pryme Security

Grand Oaks CDD  
April 26, 2024 Agenda  
Page Two

ii. Proteus Protective Services

iii. Fast Guard Security Service

C. Informational only: Quarterly Website Compliance Report

D. Informational: Number of Registered Voters in the District - 629

**8. Attorney's Report**

**9. Engineer's Report**

**10. Additional Items**

**11. Supervisors' Requests or Comments**

**12. Adjournment**

*\*Next regular meeting scheduled for May 23, 2024 at 2:00 p.m.*

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

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

# **BUDGET WORKSHOP**



**Grand Oaks**  
Community Development District

***Annual Operating and Debt Service Budget***

**Fiscal Year 2025**

Preliminary Budget

Prepared by:



## **Grand Oaks**

Community Development District

## **Budget Overview**

Fiscal Year 2025

**Summary of Revenues, Expenditures and Changes in Fund Balances**

<b>ACCOUNT DESCRIPTION</b>	<b>ADOPTED BUDGET FY 2024</b>	<b>ACTUAL THRU 2/29/24</b>	<b>PROJECTED March- 10/1/2024</b>	<b>TOTAL PROJECTED FY 2024</b>	<b>% +/-) Budget</b>	<b>ANNUAL BUDGET FY 2025</b>
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ 20	\$ -	\$ 20	0%	\$ -
Operations & Maintenance Assmts - On Roll	536,577	478,721	57,856	536,577	0%	554,490
Developer Contributions	524,443	207,888	316,555	524,443	0%	611,938
Other Miscellaneous Revenues	-	1,395	-	1,395	0%	-
<b>TOTAL REVENUES</b>	<b>\$ 1,061,020</b>	<b>\$ 688,024</b>	<b>\$ 374,411</b>	<b>\$ 1,062,435</b>		<b>\$ 1,166,428</b>
<b>EXPENDITURES</b>						
<b>Financial and Administrative</b>						
Supervisor Fees	\$ 12,000	\$ 400	\$ 6,000	\$ 6,400	-47%	\$ 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	16,295	27,793	456%	13,200
District Counsel	12,000	16,525	23,420	39,945	233%	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
<b>Total Financial and Administrative</b>	<b>\$ 320,720</b>	<b>\$ 129,618</b>	<b>\$ 237,175</b>	<b>\$ 366,793</b>		<b>\$ 340,885</b>
<b>Insurance</b>						
Public Officials Insurance	2,800	2,788	-	2,788	0%	3,500
Property & Casualty Insurance	22,000	56,931	-	56,931	159%	58,000
Deductible	-	-	-	-	0%	25,000
<b>Total Insurance</b>	<b>\$ 24,800</b>	<b>\$ 59,719</b>	<b>\$ -</b>	<b>\$ 59,719</b>		<b>\$ 86,500</b>
<b>Utility Services</b>						
Electric Utility Services	\$ 160,000	\$ 34,490	\$ 65,510	\$ 100,000	-38%	\$ 110,000
Water/Waste	9,000	2,468	3,498	5,966	-34%	12,000
Gas	-	-	-	-	0%	2,000
<b>Total Utility Services</b>	<b>\$ 169,000</b>	<b>\$ 36,958</b>	<b>\$ 69,008</b>	<b>\$ 105,966</b>		<b>\$ 124,000</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**

<b>ACCOUNT DESCRIPTION</b>	<b>ADOPTED BUDGET FY 2024</b>	<b>ACTUAL THRU 2/29/24</b>	<b>PROJECTED March- 10/1/2024</b>	<b>TOTAL PROJECTED FY 2024</b>	<b>% +/-) Budget</b>	<b>ANNUAL BUDGET FY 2025</b>
<b>Amenity</b>						
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
Security Monitoring Services	-	-	-	-	0%	50,000
Miscellaneous Maintenance	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	17,572	29,971	-14%	15,000
Recreation Equipment Maintenance	5,000	14,615	3,385	18,000	260%	22,000
<b>Total Amenity</b>	<b>\$ 74,500</b>	<b>\$ 38,094</b>	<b>\$ 44,377</b>	<b>\$ 82,471</b>		<b>\$ 148,770</b>
<b>Landscape and Pond Maintenance</b>						
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	2,652	15,000	50%	18,000
Irrigation Maintenance	8,500	5,649	2,851	8,500	0%	10,000
Pond Maintenance	38,000	5,400	9,600	15,000	-61%	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%	70,000
<b>Total Landscape and Pond Maintenance</b>	<b>\$ 427,000</b>	<b>\$ 159,148</b>	<b>\$ 274,220</b>	<b>\$ 433,368</b>		<b>\$ 416,273</b>
<b>Reserves</b>						
Reserves	45,000	-	45,000	45,000	0%	50,000
<b>Total Reserve</b>	<b>\$ 45,000</b>	<b>\$ -</b>	<b>\$ 45,000</b>	<b>\$ 45,000</b>		<b>\$ 50,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,061,020</b>	<b>\$ 423,537</b>	<b>\$ 669,780</b>	<b>\$ 1,093,317</b>		<b>\$ 1,166,428</b>
Excess (deficiency) of revenues	\$ -	\$ 264,487	\$ (295,369)	\$ (30,882)		\$ -
Net change in fund balance	\$ -	\$ 264,487	\$ (295,369)	\$ (30,882)		\$ -
<b>FUND BALANCE, BEGINNING</b>	<b>\$ (47,768)</b>	<b>\$ (47,768)</b>	<b>\$ 216,719</b>	<b>\$ (47,768)</b>		<b>\$ (78,650)</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ (47,768)</b>	<b>\$ 216,719</b>	<b>\$ (78,650)</b>	<b>\$ (78,650)</b>		<b>\$ (78,650)</b>

# **REGULAR MEETING**

# **Sixth Order of Business**

**6A**

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

The meeting of the Board of Supervisors of the Grand Oaks Community Development District was held on Friday, March 22, 2024 at 2:00 p.m. at the Grand Oaks Amenity Center, 1055 Turnbull Creek Road, St. Augustine, Florida.

Present and constituting a quorum were:

Keith Hyatt	Chairperson
Marc Harris	Assistant Secretary
Linda Cruz	Assistant Secretary

Also present were:

Bob Koncar	District Manager
Rebekah Scroggins	Property Manager
Tabia Blackwelder	
Residents	

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Koncar called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**District Follow-ups**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Public Comments**

The following was noted:

- Concerns over drainage issues in the community.
- Questions concerning access to the fire pit.
- Questions concerning several payments in the agenda package.
- Several questions concerning the fiscal year 2025 budget.
- Several questions concerning the proposed events in the agenda package.
- There were several questions on pending litigation.
- There was a resident question on a permit transfer for the drainage area near Garden Court.
- There was a comment concerning the ongoing vandalism in the community.
- There was a request for more tables and chairs near the pickleball courts.
- There was a comment concerning the lack of grass at the entrance to the Groves and the fact that there is too much mulch being placed in certain areas near the trees.

**FOURTH ORDER OF BUSINESS**

**New Business**



There being none, the next order of business followed.

**FIFTH ORDER OF BUSINESS**

**Action Items**

On MOTION by Mr. Harris seconded by Mr. Hyatt, with all in favor, authorizing the Chairman to work with the District Manager and District Engineer to complete the contract with Lark Contracting for the drainage issue behind Garden Court was approved. 3-0

**Tab 2 – Spring Event or Back To School Event**

On MOTION by Mr. Hyatt seconded by Mr. Harris, with all in favor, the events as set forth in Tab 2, subject to funding being available was approved. 3-0

**SIXTH ORDER OF BUSINESS**

**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**

On MOTION by Mr. Hyatt seconded by Mr. Harris, with all in favor, the Consent Agenda was approved. 3-0

**SEVENTH ORDER OF BUSINESS**

**Manager’s Report**

Nothing to report.

**A. Attorney’s Report**

There being no report, the next item followed.

**B. Engineer’s Report**

There being none, the next order of business followed.

**C. Additional Items**

None

**D. Supervisors’ Requests and Comments**

None.

**E. Adjournment**

There being no further business,

On MOTION by Mr. Hyatt seconded by Mr. Harris, with all in favor, the meeting was adjourned. 3-0

\_\_\_\_\_  
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
<b>Monthly Contract</b>				
ARSENAULT CERTIFIED POOL CONSULTANT	GOCDD224	\$2,166.25		POOL SERVICE - MARCH 2024
ARSENAULT CERTIFIED POOL CONSULTANT	GOCDD324	\$1,926.25		POOL SERVICE - APRIL 2024
DOODYCALLS OF JACKSONVILLE	JAC-0114926	\$65.00		PET WASTE STATIONS - FEBRUARY 2024
INFRAMARK LLC	104220	\$17,935.92		DISTRICT INVOICE OCTOBER 2023
INFRAMARK LLC	111473	\$17,090.81		DISTRICT INVOICE MARCH 2024
INFRAMARK LLC	112635	\$438.32	\$35,465.05	DISTRICT SERVICES MARCH 2024
NORTHEAST QUALITY SERV LLC	34081	\$1,350.00		CLEANING - MARCH 2024
NORTHEAST QUALITY SERV LLC	34370	\$1,350.00	\$2,700.00	CLEANING - APRIL 2024
SOUTHEAST UTILITIES SERVICES, INC.	487445	\$1,507.50		AMENITY LABOR - APRIL 2024
THE GREENERY INC.	746406	\$19,084.00		LANDSCAPE - MARCH 2024
THE LAKE DOCTORS, INC.	162832B	\$1,250.00		WATER MANAGEMENT - MARCH 2024
WM CORPORATE SERVICES, INC.	0040272-4032-6	\$151.27		WASTE SERVICE - MARCH 2024
<b>Monthly Contract Subtotal</b>		<b>\$64,315.32</b>		
<b>Variable Contract</b>				
		<b>\$0.00</b>		
<b>Variable Contract Subtotal</b>		<b>\$0.00</b>		
<b>Utilities</b>				
FPL	02407 91475 030624	\$1,524.70		ELECTRIC - 02/06/24-03/06/23
FPL	41929 72349 030724	\$1,254.91		ELECTRIC - 02/07/24-03/07/24
FPL	55409 33537 030624	\$26.25		ELECTRIC - 02/06/24-03/06/23
FPL	83858 24258 030424	\$4,089.73		BULK BILLING - ELECTRIC - 01/11/24-02/13/24
FPL	83858 24258 031324	\$4,089.73		ELECTRIC - 02/13/24-03/13/24
FPL	85601 33517 030724	\$34.04		ELECTRIC - 02/07/24-03/07/24
FPL	97899 67024 030624	\$466.11	\$11,485.47	ELECTRIC - 02/06/24-03/06/23
TECO	221008719785 030724	\$96.95		ELECTRIC - 02/01/24-02/29/24
<b>Utilities Subtotal</b>		<b>\$11,582.42</b>		
<b>Regular Services</b>				
GREENSCAPE PUMP SERVICES, INC.	34307	\$748.00		RENEWAL

<b>GRAND OAKS CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
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Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
KUTAK ROCK LLP	3355392	\$13,496.74		PROFESSIONAL LEGAL SERVICES
MACROLEASE	0873 031424 ACH	\$1,494.00		EQUIPMENT
MHD COMMUNICATIONS	33587	\$75.00		I.T. SERVICES
SOUTHEAST UTILITIES SERVICES, INC.	487440	\$1,335.00		LABOR/REPAIRS
US BANK	7166067	\$4,040.63		TRUSTEE FEE
<b>Regular Services Subtotal</b>		<b>\$21,189.37</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$97,087.11</b>		

Approved (with any necessary revisions noted):

\_\_\_\_\_  
 Signature:

Title (Check one):

Chariman    Vice Chariman    Assistant Secretary



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

**BILL TO:**

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

Invoice No: GOCDD224  
 Status: Open  
 Invoice Date: 02/26/2024  
 Due Date: 02/26/2024  
 Total: \$2,166.25

Description	Quantity	Unit Price	Total
MARCH GRAND OAKS COMMERCIAL POOL	1.0	\$1,895.00	\$1,895.00
Trichlor Stix, per #	15.0	\$7.50	\$112.50
Filter Aid for Diatomaceous Earth Filters, per #	25.0	\$1.25	\$31.25
Sodium Hypochlorite, per gallon	30.0	\$4.25	\$127.50

**Notes**

<b>Subtotal:</b>	\$2,166.25
<b>Invoice Amount:</b>	\$2,166.25
<b>Previous Payment(s):</b>	\$0.00
<b>Amount Due (USD)</b>	<b>\$2,166.25</b>

Thank you for doing business with us!



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

**BILL TO:**

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

Invoice No: GOCDD324  
 Status: Open  
 Invoice Date: 03/25/2024  
 Due Date: 03/25/2024  
 Total: \$1,926.25

Description	Quantity	Unit Price	Total
April GRAND OAKS COMMERCIAL POOL	1.0	\$1,895.00	\$1,895.00
Filter Aid for Diatomaceous Earth Filters, per #	25.0	\$1.25	\$31.25

**Notes**

<b>Subtotal:</b>	\$1,926.25
<b>Invoice Amount:</b>	\$1,926.25
<b>Previous Payment(s):</b>	\$0.00
<b>Amount Due (USD)</b>	<b>\$1,926.25</b>

Thank you for doing business with us!



**Doodycalls of Jacksonville FL**  
 3948 3rd St S #442  
 Jacksonville Beach, FL, 32250

Please remit payment to:  
**DoodyCalls**  
**3948 3rd St S #442, Jacksonville Beach**  
**FL, 32250**

Invoice Balance	\$65.00
Total Due Includes All Unpaid Invoices	\$ 65.00

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

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

<b>None</b>	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				<b>Invoice #</b>	<b>Invoice Date</b>
					<b>JAC-0114926</b>	<b>Feb. 29, 2024</b>
Description	Date	Qty	U/M	Rate	Discount	Amount
SO-01007 Service : Pet waste station service	Feb. 1, 2024	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Feb. 8, 2024	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Feb. 15, 2024	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Feb. 22, 2024	1		\$ 13.00		\$ 13.00
SO-01007 Service : Pet waste station service	Feb. 29, 2024	1		\$ 13.00		\$ 13.00
<b>Invoice Total</b>						\$65.00
<b>Payments/Credits Applied to Invoice</b>						\$0.00
<b>Invoice Balance</b>						\$65.00
<b>A minus sign (-) in the Total Due Field Box indicates a credit balance</b>						
<b>DoodyCalls is going Green - Let us know if you prefer your invoices by email or choose monthly auto pay with your card.</b>						



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**  
#104220

**DATE**  
10/31/2023

**CUSTOMER ID**  
C2300

**NET TERMS**  
Net 30

**PO#**

**DUE DATE**  
11/30/2023

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

Services provided for the Month of: October 2023

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

<b>Subtotal</b>	\$17,935.92
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$17,935.92

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

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

*To pay via ACH or Wire, please refer to our banking information below:  
Account Name: INFRAMARK, LLC*

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

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

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





# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

<b>INVOICE#</b>	#111473
<b>CUSTOMER ID</b>	C2300
<b>PO#</b>	

<b>DATE</b>	3/1/2024
<b>NET TERMS</b>	Net 30
<b>DUE DATE</b>	3/31/2024

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

Services provided for the Month of: March 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
<b>Subtotal</b>					<b>17,090.81</b>

<b>Subtotal</b>	\$17,090.81
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$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#**  
#112635

**DATE**  
3/28/2024

**CUSTOMER ID**  
C2300

**NET TERMS**  
Net 30

**PO#**

**DUE DATE**  
4/27/2024

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

Services provided for the Month of: March 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Rebekah Scroggins- Amazon Charges \$191.65, 1-23-24- USPS.COM CLICKNSHIP : GRAND OAKS CDD CHECK RUN \$6.99, 1-22-24- CVS/PHARMACY #00652 : Grand Oaks Hoedown Event supplies \$51.58	1	Ea	250.22		250.22
Color Copies	219	Ea	0.39		85.41
Agenda Packages	4	Ea	15.00		60.00
B/W Copies	195	Ea	0.15		29.25
Postage	21	Ea	0.64		13.44
<b>Subtotal</b>					<b>438.32</b>

<b>Subtotal</b>	\$438.32
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$438.32

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

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

To pay via ACH or Wire, please refer to our banking information below:  
Account Name: INFRAMARK, LLC

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

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

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

**Northeast Quality Services LLC**  
**dba Vanguard Cleaning Systems of Northeast Florida**  
**7235 Bentley Road**  
**Suite 237**  
**Jacksonville, FL 32256**  
 Phone (904) 332-9090 Fax (904) 332-9070  
 Invoice Inquiries (973) 334-3355 x107

# Invoice

Date	Invoice #
3/1/2024	34081

**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	3/31/2024	

Description	Qty	Rate	Amount
March (3/1/2024 - 3/31/2024) Monthly Service - Cleaning 3x per week (Mon./Wed/Fri.)	1	1,350.00	1,350.00T

	<b>Subtotal</b>	\$1,350.00
<b>ADDITIONAL PAYMENT OPTIONS:</b>	<b>Sales Tax (0.0%)</b>	\$0.00
<i>Pay online via e-check at <a href="https://bit.ly/2KfeFpW">https://bit.ly/2KfeFpW</a></i>	<b>Total</b>	\$1,350.00
<i>Pay check by phone (973) 334-3355 x 107.</i>	<b>Payments/Credits</b>	\$0.00
<i>Auto ACH is available. Please email <a href="mailto:afranek@vanguardcleaning.com">afranek@vanguardcleaning.com</a> to enroll.</i>	<b>Balance Due</b>	\$1,350.00

**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 #
4/1/2024	34370

**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	5/1/2024	

Description	Qty	Rate	Amount
April (4/1/2024 - 4/30/2024) Monthly Service - Cleaning 3x per week (Mon./Wed/Fri.)	1	1,350.00	1,350.00T

<b>Subtotal</b>		\$1,350.00
<b>Sales Tax (0.0%)</b>		\$0.00
<b>Total</b>		\$1,350.00
<b>Payments/Credits</b>		\$0.00
<b>Balance Due</b>		\$1,350.00

**ADDITIONAL PAYMENT OPTIONS:**  
 Pay online via e-check at <https://bit.ly/2KfeFpW>  
 Auto ACH is available. Please email [accountingnj@vanguardcleaning.com](mailto:accountingnj@vanguardcleaning.com) to enroll.

# INVOICE

**Southeast Utilities Services, Inc.**  
1595 Timber Trace Drive  
St. Augustine, FL 32092

filterzones@gmail.com  
+1 (904) 501-0523

## Grand Oaks CDD

**Bill to**  
Grand Oaks CDD

**Ship to**  
Grand Oaks CDD

### Invoice details

Invoice no.: 487445  
Terms: Net 30  
Invoice date: 03/29/2024  
Due date: 04/15/2024

#	Date	Product or service	Qty	Rate	Amount
1.		<b>Facility chk.</b> monthly service contract, trash and maintenance	1	\$300.00	\$300.00
2.		<b>Labor only</b> physical repair or maintenance, electrical repair 1 hr/ 3/1/24	1	\$57.50	\$57.50
3.		<b>Labor only</b> physical repair or maintenance, remove/move, reinstall tv 3 hrs 3/5/24	3	\$57.50	\$172.50
4.		<b>Labor only</b> pool area men's room toilet vandalism repair, 2 hrs 3/7/24	2	\$57.50	\$115.00
5.		<b>Labor only</b> Fleming island project, maintenance 5 hrs 3/16/24	5	\$57.50	\$287.50
6.		<b>Labor only</b> pool bathroom vandalism repair 3 hrs 3/24/24	3	\$57.50	\$172.50
7.		<b>Labor only</b> amenities building porch tables repair (2) 2 hrs 3/26/24	2	\$57.50	\$115.00
8.		<b>Labor only</b> common area amenities sinkhole, toilet ,trash 5 hrs 3/29/24	5	\$57.50	\$287.50
<b>Total</b>					<b>\$1,507.50</b>



PO Box 6569  
Hilton Head Island, SC 29938

<b>Invoice 746406</b>	
<b>Date</b>	<b>PO/Contract#</b>
03/01/24	
<b>Account Manager</b>	<b>Terms</b>
ZACHARY HIGGINBOTHAM	Due on Receipt
<b>Total Amount</b>	\$19,084.00
<b>Property Address</b>	
Grand Oaks CDD 4185 FL-16 St. Augustine, FL 32092	

<b>Bill To</b>
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 March 2024	\$19,084.00
<b>Total</b>	<b>\$19,084.00</b>

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
\$23,044.00	\$19,084.00	\$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

3/1/2024

\$1,250.00

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

0000000172171001000000016283200000012500077

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 3/11/2024**

**Invoice 162832B**

**PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
3/1/2024	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:**

\$1450.00

**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](mailto:inframark@avidbill.com), [rebekah.scroggins@inframark.com](mailto:rebekah.scroggins@inframark.com), [Patricia.Gudmun](mailto:Patricia.Gudmun)

**Customer Portal Link:** [www.lakedoctors.com/contact-us/](http://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:

03/01/24-03/31/24

Invoice Date:

02/23/2024

Invoice Number:

0040272-4032-6

**How to Contact Us**

**Visit [wm.com/MyWM](http://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**

**Mar 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**

**\$306.31**

If payment is received after 03/24/2024: **\$ 311.31**

<b>Previous Balance</b>	+	<b>Payments</b>	+	<b>Adjustments</b>	+	<b>Current Invoice Charges</b>	=	<b>Total Account Balance Due</b>
305.03		(149.99)		0.00		151.27		<b>306.31</b>

**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	03/01/24		1.00	116.08
Energy Surcharge				19.49
Administrative Charge				8.50
ST JOHN CM 5% FRANCHISE				7.20
<b>Total Current Charges</b>				<b>151.27</b>

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



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

**Received**  
 FEB 29 2024

Invoice Date	Invoice Number	Customer ID <i>(Include with your payment)</i>
02/23/2024	0040272-4032-6	<b>28-35356-73002</b>
Payment Terms	Total Due	Amount
Total Due by 03/24/2024	\$306.31	
If Received after 03/24/2024	\$311.31	

4032000283535673002000402720000001512700000030631 8

0034936 01 AB 0.547 \*\*AUTO T4 0 7054 33607-600875 -C04-P34970-11  
  
**GRAND OAKS CDD**  
**2005 PAN AM CIR STE 300**  
**TAMPA FL 33607-6008**

I0290C87



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



035-0038098-4032-9

0034936-0000001-0037195





**Electric Bill Statement**

For: Feb 6, 2024 to Mar 6, 2024 (29 days)

Statement Date: Mar 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**

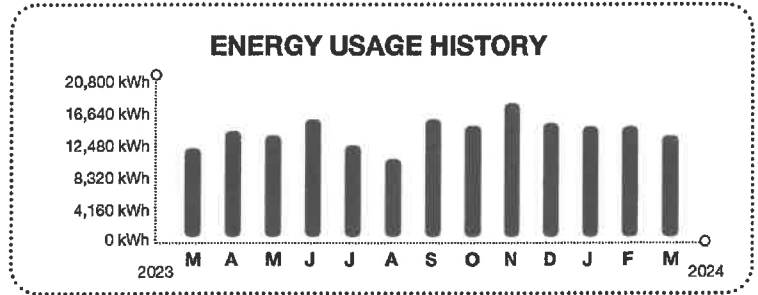
\$1,524.70

TOTAL AMOUNT YOU OWE

Mar 27, 2024

NEW CHARGES DUE BY

Pay your bill on-time, every time. Enroll in FPL Automatic Bill Pay® today.  
[FPL.com/ABP](http://FPL.com/ABP)



**BILL SUMMARY**

Amount of your last bill	1,615.29
Payments received	-1,615.29
Balance before new charges	0.00
<b>Total new charges</b>	<b>1,524.70</b>
<b>Total amount you owe</b>	<b>\$1,524.70</b>

*(See page 2 for bill details.)*

**KEEP IN MIND**

- Payment received after May 28, 2024 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a rate decrease that will take effect on April 1. Learn more at [FPL.com/Rates](http://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  
MAR 11 / 27

1304024079147570742510000

0001 0002 056989 10

The amount enclosed includes the following donation:  
**FPL Care To Share:** \_\_\_\_\_

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

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



FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001



Visit [FPL.com/PayBill](http://FPL.com/PayBill) for ways to pay.

02407-91475	\$1,524.70	Mar 27, 2024	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name:  
GRAND OAKS CDD

Account Number:  
02407-91475

FPL.com Page 2

Agenda Page 30  
0002 0002 056989

E001

### BILL DETAILS

Amount of your last bill	1,615.29
Payment received - Thank you	-1,615.29
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.21
Non-fuel: (\$0.030880 per kWh)	\$441.06
Fuel: (\$0.037280 per kWh)	\$532.47
Demand: (\$13.02 per KW)	\$481.74
Electric service amount	1,485.48
Gross receipts tax (State tax)	38.12
Taxes and charges	38.12
Regulatory fee (State fee)	1.10
Total new charges	\$1,524.70
<b>Total amount you owe</b>	<b>\$1,524.70</b>

### METER SUMMARY

Meter reading - Meter KL23642. Next meter reading Apr 5, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	51405		37122		14283
Demand KW	37.27				37

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 6, 2024	Feb 6, 2024	Mar 7, 2023
kWh Used	14283	15578	12538
Service days	29	32	29
kWh/day	492	486	432
Amount	\$1,524.70	\$1,615.29	\$1,391.28

### KEEP IN MIND

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

### Download the app

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

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

### Watch savings add up

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

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

### Outstanding reliability

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

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

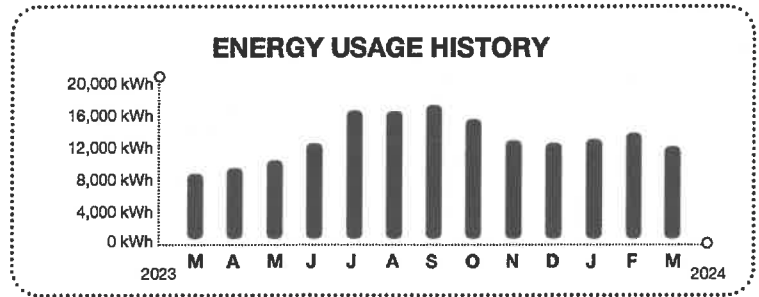
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not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



Electric Bill Statement
For: Feb 7, 2024 to Mar 7, 2024 (29 days)
Statement Date: Mar 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
\$1,254.91
TOTAL AMOUNT YOU OWE
Mar 28, 2024
NEW CHARGES DUE BY
Pay your bill on-time, every time. Enroll in FPL Automatic Bill Pay® today. FPL.com/ABP



BILL SUMMARY table with columns for description and amount. Includes rows for last bill amount, payments received, balance before new charges, total new charges, and total amount owed (\$1,254.91).

KEEP IN MIND

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

The Florida Public Service Commission has approved a rate decrease that will take effect on April 1. 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
MAR 11 27

1305419297234951945210000

0001 0004 051805 10

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

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

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



FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit FPL.com/PayBill for ways to pay.

41929-72349
ACCOUNT NUMBER

\$1,254.91
TOTAL AMOUNT YOU OWE

Mar 28, 2024
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



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

**BILL DETAILS**

Amount of your last bill	1,490.27
Payment received - Thank you	-1,490.27
<hr/>	
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.21
Non-fuel: (\$0.030880 per kWh)	\$386.87
Fuel: (\$0.037280 per kWh)	\$467.04
Demand: (\$13.02 per KW)	\$338.52
<hr/>	
Electric service amount	1,222.64
<hr/>	
Gross receipts tax (State tax)	31.37
<hr/>	
Taxes and charges	31.37
<hr/>	
Regulatory fee (State fee)	0.90
<hr/>	
Total new charges	\$1,254.91
<hr/>	
<b>Total amount you owe</b>	<b>\$1,254.91</b>

**METER SUMMARY**

Meter reading - Meter KLL2329. Next meter reading Apr 8, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	35415		22887		12528
Demand KW	26.09				26

**ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Mar 7, 2024	Feb 7, 2024	Mar 8, 2023
kWh Used	12528	14364	8858
Service days	29	32	29
kWh/day	432	448	305
Amount	\$1,254.91	\$1,490.27	\$977.15

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

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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:** Feb 6, 2024 to Mar 6, 2024 (29 days)

**Statement Date:** Mar 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**

**\$26.25**

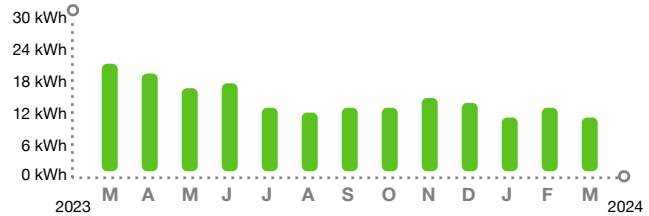
TOTAL AMOUNT YOU OWE

**Mar 27, 2024**

NEW CHARGES DUE BY

Pay your bill on-time,  
every time. Enroll in  
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today.  
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**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Payment received after May 28, 2024 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

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

(See page 2 for bill details.)

The Florida Public Service Commission has approved a rate decrease that will take effect on April 1. 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

1304554093353775262000000

The amount enclosed includes the following donation:  
**FPL Care To Share:** \_\_\_\_\_

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

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

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

55409-33537

ACCOUNT NUMBER

\$26.25

TOTAL AMOUNT YOU OWE

Mar 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	26.36
Payment received - Thank you	-26.36
Balance before new charges	\$0.00

**New Charges**

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.78
Minimum base bill charge:	\$11.42
Non-fuel: <small>(\$0.088030 per kWh)</small>	\$0.96
Fuel: <small>(\$0.037280 per kWh)</small>	\$0.41
Electric service amount	25.57
Gross receipts tax (State tax)	0.66
Taxes and charges	0.66
Regulatory fee (State fee)	0.02
<b>Total new charges</b>	<b>\$26.25</b>
<b>Total amount you owe</b>	<b>\$26.25</b>

**METER SUMMARY**

Meter reading - Meter ACD8935. Next meter reading Apr 5, 2024.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	00585		00574		11

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Mar 6, 2024	Feb 6, 2024	Mar 7, 2023
kWh Used	11	13	22
Service days	29	32	29
kWh/day	0	0	1
Amount	\$26.25	\$26.36	\$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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[Download now >](#)

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[See if you qualify >](#)

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**Electric Bill Statement**

**For:** Jan 11, 2024 to Feb 13, 2024 (33 days)

**Statement Date:** Mar 4, 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**

**\$12,849.35**

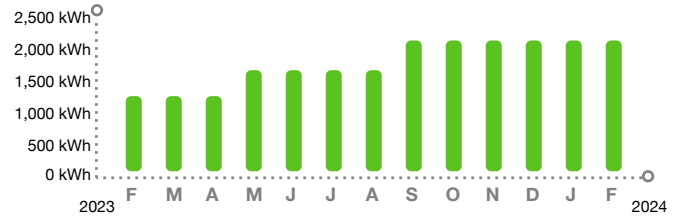
TOTAL AMOUNT YOU OWE

**Mar 25, 2024**

NEW CHARGES DUE BY

Pay your bill on-time,  
every time. Enroll in  
FPL Automatic Bill Pay®  
today.  
[FPL.com/ABP](https://www.fpl.com/ABP)

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	15,958.75
Payments received	-3,101.89
Additional Activity	-4,097.24
<hr/>	
Balance before new charges	8,759.62
<hr/>	
Total new charges	4,089.73
<hr/>	
<b>Total amount you owe</b>	<b>\$12,849.35</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after May 23, 2024 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

The Florida Public Service Commission has approved a rate decrease that will take effect on April 1. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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Hearing/Speech Impaired: 711 (Relay Service)



/ 27 875962 1309838582425875394821000

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TAMPA FL 33607-6008

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MIAMI FL 33188-0001

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

83858-24258	\$12,849.35	Mar 25, 2024	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



**Customer Name:**  
GRAND OAKS  
COMMUNITY DEVELO

**Account Number:**  
83858-24258

**BILL DETAILS**

Amount of your last bill	15,958.75
Payment received - Thank you	-3,101.89
Additional activity	
Credit	-4,097.24
<hr/>	
Balance before new charges	\$8,759.62
<b>New Charges</b>	
Rate: SL-1 STREET LIGHTING SERVICE	
Electric service amount **	4,082.39
Gross receipts tax (State tax)	4.40
Taxes and charges	4.40
Regulatory fee (State fee)	2.94
Total new charges	\$4,089.73
<hr/>	
<b>Total amount you owe</b>	<b>\$12,849.35</b>

**\*\* Your electric service amount includes the following charges:**

Non-fuel energy charge:	\$0.041630 per kWh
Fuel charge:	\$0.036500 per kWh

**METER SUMMARY**

Next bill date Mar 13, 2024.

<b>Usage Type</b>	<b>Usage</b>
Total kWh used	2230

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Feb 13, 2024	Jan 11, 2024	Feb 13, 2023
kWh Used	2230	2230	1281
Service days	33	30	32
kWh/day	68	74	40
Amount	\$4,089.73	\$4,074.15	\$2,250.06

**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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Customer Name:  
GRAND OAKS  
COMMUNITY DEVELO

Account Number:  
83858-24258

For: 01-11-2024 to 02-13-2024 (33 days)  
kWh/Day: 68  
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					1.460000		37.96
F861224	39	3500	F	89		1,157	
Energy					0.400000		35.60
Non-energy							
Fixtures					7.500000		667.50
Maintenance					1.460000		129.94
F863252	60	7580	F	35		735	
Energy					0.800000		28.00
Non-energy							
Fixtures					13.500000		472.50
Maintenance					1.460000		51.10
PMF0001				109			
Non-energy							
Fixtures					9.680000		1,055.12
PWSH18B				35			
Non-energy							
Fixtures					17.590000		615.65
UCNP				7,653			
Non-energy							
Maintenance					0.049020		375.15
Additional lighting facility charge							
Non-energy							388.85

\* 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: 01-11-2024 to 02-13-2024 (33 days)  
 kWh/Day: 68  
 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		74.00
					Non-energy sub total		3,910.77
					Sub total	2,230	3,984.77
					Energy conservation cost recovery		0.85
					Capacity payment recovery charge		0.29
					Environmental cost recovery charge		1.03
					Storm restoration recovery charge		12.20
					Transition rider credit		-6.94
					Storm protection recovery charge		8.79
					Fuel charge		81.40
					<b>Electric service amount</b>		<b>4,082.39</b>
					Gross receipts tax (State tax)		4.40
					Regulatory fee (State fee)		2.94
					<b>Total</b>	<b>2,230</b>	<b>4,089.73</b>

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 H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



Electric Bill Statement

For: Feb 13, 2024 to Mar 13, 2024 (29 days)

Statement Date: Mar 13, 2024

Account Number: 83858-24258

Service Address:

3625 STATE ROAD 16
SAINT AUGUSTINE, FL 32092

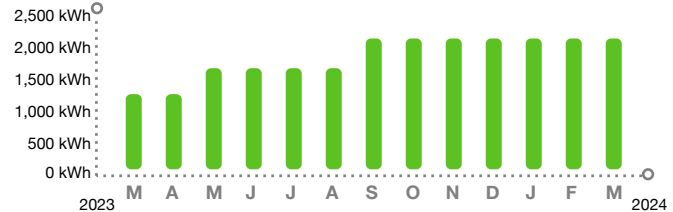
GRAND OAKS COMMUNITY DEVELO,
Here's what you owe for this billing period.

CURRENT BILL

\$16,939.08
TOTAL AMOUNT YOU OWE

Apr 3, 2024
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Table with 2 columns: Description and Amount. Rows include: Amount of your last bill (12,849.35), Balance before new charges (12,849.35), Total new charges (4,089.73), Total amount you owe (\$16,939.08).

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 04, 2024 is considered LATE; a late payment charge of 1% will apply.
Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

The Florida Public Service Commission has approved a rate decrease that will take effect on April 1. Learn more at FPL.com/Rates.

Customer Service: (386) 252-1541
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Hearing/Speech Impaired: 711 (Relay Service)



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Visit FPL.com/PayBill for ways to pay.

Form with fields for ACCOUNT NUMBER (83858-24258), TOTAL AMOUNT YOU OWE (\$16,939.08), NEW CHARGES DUE BY (Apr 3, 2024), and AMOUNT ENCLOSED (\$).



**Customer Name:**  
GRAND OAKS  
COMMUNITY DEVELO

**Account Number:**  
83858-24258

### BILL DETAILS

Amount of your last bill	12,849.35
Balance before new charges	\$12,849.35
<b>New Charges</b>	
Rate: SL-1 STREET LIGHTING SERVICE	
Electric service amount **	4,082.39
Gross receipts tax (State tax)	4.40
Taxes and charges	4.40
Regulatory fee (State fee)	2.94
Total new charges	\$4,089.73
<b>Total amount you owe</b>	<b>\$16,939.08</b>

\*\* Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.041630 per kWh
Fuel charge:	\$0.036500 per kWh

### METER SUMMARY

Next bill date Apr 12, 2024.

<b>Usage Type</b>	<b>Usage</b>
Total kWh used	2230

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 13, 2024	Feb 13, 2024	Mar 14, 2023
kWh Used	2230	2230	1281
Service days	29	33	29
kWh/day	77	68	44
Amount	\$4,089.73	\$4,089.73	\$2,250.06

### 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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Customer Name:  
GRAND OAKS  
COMMUNITY DEVELO

Account Number:  
83858-24258

For: 02-13-2024 to 03-13-2024 (29 days)  
kWh/Day: 77  
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					1.460000		37.96
F861224	39	3500	F	89		1,157	
Energy					0.400000		35.60
Non-energy							
Fixtures					7.500000		667.50
Maintenance					1.460000		129.94
F863252	60	7580	F	35		735	
Energy					0.800000		28.00
Non-energy							
Fixtures					13.500000		472.50
Maintenance					1.460000		51.10
PMF0001				109			
Non-energy							
Fixtures					9.680000		1,055.12
PWSH18B				35			
Non-energy							
Fixtures					17.590000		615.65
UCNP				7,653			
Non-energy							
Maintenance					0.049020		375.15
Additional lighting facility charge							
Non-energy							388.85

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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: 02-13-2024 to 03-13-2024 (29 days)

kWh/Day: 77

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		74.00
					Non-energy sub total		3,910.77
					Sub total	2,230	3,984.77
					Energy conservation cost recovery		0.85
					Capacity payment recovery charge		0.29
					Environmental cost recovery charge		1.03
					Storm restoration recovery charge		12.20
					Transition rider credit		-6.94
					Storm protection recovery charge		8.79
					Fuel charge		81.40
					<b>Electric service amount</b>		<b>4,082.39</b>
					Gross receipts tax (State tax)		4.40
					Regulatory fee (State fee)		2.94
					<b>Total</b>	<b>2,230</b>	<b>4,089.73</b>

\* 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: Feb 7, 2024 to Mar 7, 2024 (29 days)

Statement Date: Mar 7, 2024

Account Number: 85601-33517

**Service Address:**

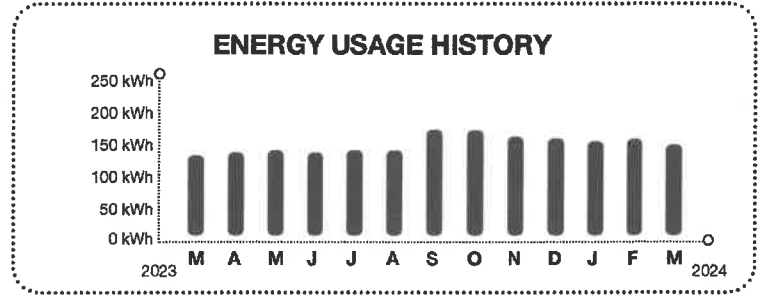
114 SMITH RANCH RD #IRR  
SAINT AUGUSTINE, FL 32092

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

**CURRENT BILL**

**\$68.93**  
TOTAL AMOUNT YOU OWE

**Mar 28, 2024**  
NEW CHARGES DUE BY



**BILL SUMMARY**

Amount of your last bill	69.46
Payments received	-34.57
Balance before new charges	34.89
Total new charges	34.04
<b>Total amount you owe</b>	<b>\$68.93</b>

*(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 May 29, 2024 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a rate decrease that will take effect on April 1. Learn more at [FPL.com/Rates](http://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

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GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIR STE 300  
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85601-33517 ACCOUNT NUMBER	\$68.93 TOTAL AMOUNT YOU OWE	Mar 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	69.46
Payment received - Thank you	-34.57
Balance before new charges	\$34.89
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.78
Minimum base bill charge:	\$1.08
Non-fuel: (\$0.089030 per kWh)	\$13.57
Fuel: (\$0.037280 per kWh)	\$5.74
Electric service amount	33.17
Gross receipts tax (State tax)	0.85
Taxes and charges	0.85
Regulatory fee (State fee)	0.02
Total new charges	\$34.04
<b>Total amount you owe</b>	<b>\$68.93</b>

**METER SUMMARY**

Meter reading - Meter KN55121. Next meter reading Apr 8, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	02861		02707		154

**ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Mar 7, 2024	Feb 7, 2024	Mar 8, 2023
kWh Used	154	164	136
Service days	29	32	29
kWh/day	5	5	5
Amount	\$34.04	\$34.57	\$32.54

**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: Feb 6, 2024 to Mar 6, 2024 (29 days)

Statement Date: Mar 6, 2024

Account Number: 97899-67024

Service Address:

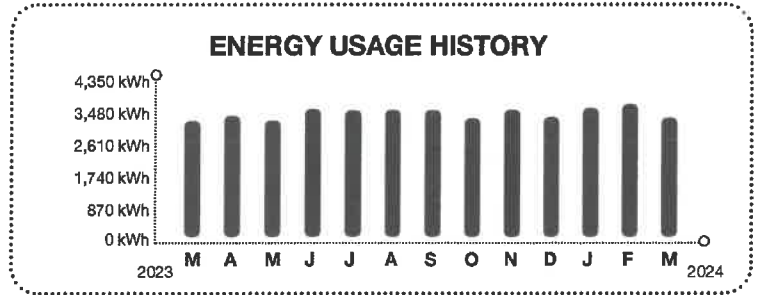
28 TURNBULL CREEK RD #ENTRY  
SAINT AUGUSTINE, FL 32092

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

**CURRENT BILL**

**\$968.60**  
TOTAL AMOUNT YOU OWE

**Mar 27, 2024**  
NEW CHARGES DUE BY



**BILL SUMMARY**

Amount of your last bill	1,019.92
Payments received	-517.43
Balance before new charges	502.49
<b>Total new charges</b>	<b>466.11</b>
<b>Total amount you owe</b>	<b>\$968.60</b>

*(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 May 28, 2024 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a rate decrease that will take effect on April 1. Learn more at [FPL.com/Rates](http://FPL.com/Rates).

Customer Service: (386) 252-1541  
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Received

MAR 11 / 27

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



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97899-67024  
ACCOUNT NUMBER

\$968.60  
TOTAL AMOUNT YOU OWE

Mar 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	1,019.92
Payment received - Thank you	-517.43
Balance before new charges	\$502.49
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.78
Non-fuel: (\$0.088030 per kWh)	\$310.04
Fuel: (\$0.037280 per kWh)	\$131.30
Electric service amount	454.12
Gross receipts tax (State tax)	11.65
Taxes and charges	11.65
Regulatory fee (State fee)	0.34
Total new charges	\$466.11
<b>Total amount you owe</b>	<b>\$968.60</b>

**METER SUMMARY**

Meter reading - Meter KCD9310. Next meter reading Apr 5, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	08904		05382		3522

**ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Mar 6, 2024	Feb 6, 2024	Mar 7, 2023
kWh Used	3522	3921	3430
Service days	29	32	29
kWh/day	121	122	118
Amount	\$466.11	\$517.43	\$439.54

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

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

Statement Date: March 07, 2024  
 Agenda Page 47

Amount Due: \$96.95

**Due Date:** March 28, 2024  
**Account #:** 221008719785

**Account Summary**

<b>Current Service Period:</b> February 01, 2024 - February 29, 2024	
Previous Amount Due	\$99.55
Payment(s) Received Since Last Statement	-\$99.55
<b>Current Month's Charges</b>	<b>\$96.95</b>
<b>Amount Due by March 28, 2024</b>	<b>\$96.95</b>

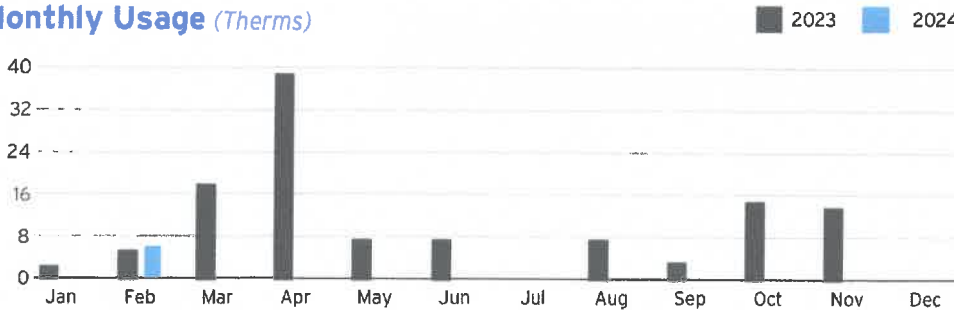
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

00003861-0008088-Page 1 of 4

**Monthly Usage (Therms)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

**One Less Worry :)**

Go paperless and get payment reminders so you never lose track of your bill.

[PeoplesGas.com/Paperless](https://PeoplesGas.com/Paperless)



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

**Received**  
 MAR 13

**Account #:** 221008719785  
**Due Date:** March 28, 2024

**Pay your bill online at PeoplesGas.com**  
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [PeoplesGas.com/Paperless](https://PeoplesGas.com/Paperless) to enroll now.

Amount Due:	\$96.95
Payment Amount: \$	_____

634100215032



00003861 FTECO103072423382210 00000 03 01000000 17982 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.

6341002150322210087197850000000096958



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

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

### Meter Read

**Service Period:** Feb 01, 2024 - Feb 29, 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	02/29/2024	119	119	0 CCF	1.047	1.0000	0.0 Therms	29 Days

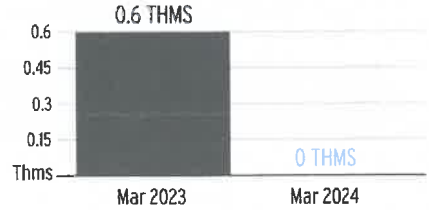
### Charge Details

Natural Gas Charges	
Customer Charge	\$65.91
<b>Natural Gas Service Cost</b>	<b>\$65.91</b>

Other Fees and Charges	
Gas Late Payment Fee	\$1.04
<b>Total Other Fees and Charges</b>	<b>\$1.04</b>
Miscellaneous Charges	
Gas Management 1 X \$30.0000	\$30.00
<b>Total Miscellaneous Charges</b>	<b>\$30.00</b>

**Total Current Month's Charges \$96.95**

### Avg THMS Used Per Day



### Important Messages

00003667-0005088-Page 2 of 4

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

### Ways To Pay Your Bill

- Bank Draft**  
 Visit [PeoplesGas.com](https://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://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://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://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.



Greenscape Pump Services, Inc.  
 1425 Whitlock Lane, Suite 108  
 Carrollton, TX 75006

# Invoice

Date	Invoice #
3/25/24	34307

Phone: 9724460037 Fax: 972-446-0313

Bill To
Grand Oaks C.D.D. Marc Harris 2005 Pan Am Circle, #300 Tampa, Florida 33607

Ship To
Grand Oaks C.D.D. Marc Harris 3500 State Road 16 St. Augustine, FL., 32084

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30	JG	3/25/24			24.1058 service
Quantity	Description				Unit Price	Amount
1	Renewal of data plan for SCADA, for first pump station. Renewed 3-25-2024, valid until 4-30-2025 ID 0030112B34AE Virtual Scada renewal				748.00	748.00
					<b>Total</b>	\$748.00

**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 300  
 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



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

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

<b>Loan Number</b>	5030873
<b>Invoice Number</b>	5030873 40824
<b>Invoice Date</b>	3/14/2024
<b>Current Due Date</b>	4/8/2024
<b>Current Amount Due</b>	\$ 1,494.00
<b>April Installment Due</b>	\$ 1,494.00
<b>Sales Tax Amount Due</b>	\$ -

**Amount Enclosed** \_\_\_\_\_

If payment is made on or after 4/18/2024  
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

<b>Loan Number</b>	5030873
<b>Current Due Date</b>	3/8/2024
<b>Current Amount Due</b>	\$ 1,494.00
<b>Past Due Amount</b>	\$ 298.80
<b>Maturity Date</b>	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
03/06/2024	33587
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	03/21/2024		

Service Request Number	441759
Summary	GRAND OAKS CDD - CANNOT LOGIN
Billing Method	Actual Rates
Detail	<p>Tue 3/5/2024/11:21 AM UTC-05/ Kathryn Nappa (time)-                      Called Rebekah, connected to her machine via support session                      Looked up previous ticket for issue                      Logged into Entrapass web with mhdadmin creds                      Reset password for GrandOaks user to the same as what is found in IT Glue                      Saw that account was Disabled                      Re-enabled account and saved                      Logged in as GrandOaks successfully                      Rebekah asked if there was anything we could do ton keep the account from disabling                      I logged in as mhdadmin, set the expiration for the grandoaks account for May 2026 (was set to March 2023), and unchecked this option                      Unchecked option to lock account after 5 bad passwords                      Logged back in as grandoaks                      Researched issue online, could not find any reason why account is disabling</p> <p>Tue 3/5/2024/11:18 AM UTC-05/ Rebekah Scroggins                      rebekah.scroggins@inframark.com                      This email comes from outside the organization.                      Do not click links or open attachments unless it is an email you expected to receive.</p> <p>I accepted the invite but nothing is happening on my side.</p> <p>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</p> <p>Office Hours:                      Monday to Friday                      9:00 a.m. – 5:00 pm.                      Direct: 407.566.2018                      www.inframarkims.com</p> <p>Please include your address and community name on all emails.                      Townsquare: <a href="https://townsquare.nabrnetwork.com">https://townsquare.nabrnetwork.com</a> for ARC Forms, Governing Docs, Community News, Pay fees                      For ESTOPPEL requests please reach out to <a href="https://inframark.condocerts.com">https://inframark.condocerts.com</a>                      For accounting, please email <a href="mailto:Customercare@inframark.com">Customercare@inframark.com</a></p>

Tue 3/5/2024/9:34 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.

I cannot log into my entrapass web.

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  
 www.inframarkims.com

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](mailto:Customercare@inframark.com)

Resolution

Tue 3/5/2024/11:21 AM UTC-05/ Kathryn Nappa (time)-  
 Called Rebekah, connected to her machine via support session  
 Looked up previous ticket for issue  
 Logged into Entrapass web with mhdadmin creds  
 Reset password for GrandOaks user to the same as what is found in IT Glue  
 Saw that account was Disabled  
 Re-enabled account and saved  
 Logged in as GrandOaks successfully  
 Rebekah asked if there was anything we could do ton keep the account from disabling  
 I logged in as mhdadmin, set the expiration for the grandoaks account for May 2026 (was set to March 2023), and unchecked this option  
 Unchecked option to lock account after 5 bad passwords  
 Logged back in as grandoaks  
 Researched issue online, could not find any reason why account is disabling

Company Name Grand Oaks CDD  
 Contact Name Rebekah Scroggins

Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Help Desk Technician	Remote - Business Hours	0.50	150.00	\$75.00
<b>Total Services:</b>				<b>\$75.00</b>
We appreciate your business! MHD Communications accepts checks and all major credit cards.  A late payment charge of 5% per month will be applied to all unpaid balances.		<b>Invoice Subtotal:</b>		\$75.00
		<b>Sales Tax:</b>		\$0.00
		<b>Invoice Total:</b>		<b>\$75.00</b>
		<b>Payments:</b>		\$0.00
		<b>Credits:</b>		\$0.00
		<b>Balance Due:</b>		<b>\$75.00</b>

**Invoice Time Detail**

**Invoice Number:** 33587  
**Company:** Grand Oaks CDD

**Charge To: Grand Oaks CDD / GRAND OAKS CDD - CANNOT LOGIN Location: Main**

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
03/05/2024	Nappa, Kathryn	<p><b>Service Ticket:</b>441759  <b>Summary:</b>GRAND OAKS CDD - CANNOT LOGIN                      Called Rebekah, connected to her machine via support session                      Looked up previous ticket for issue                      Logged into Entrapass web with mhdadmin creds                      Reset password for GrandOaks user to the same as what is found in IT Glue                      Saw that account was Disabled                      Re-enabled account and saved                      Logged in as GrandOaks successfully                      Rebekah asked if there was anything we could do ton keep the account from disabling                      I logged in as mhdadmin, set the expiration for the grandoaks account for May 2026 (was set to March 2023), and unchecked this option                      Unchecked option to lock account after 5 bad passwords                      Logged back in as grandoaks                      Researched issue online, could not find any reason why account is disabling</p>	Y	0.50	150.00	\$75.00

**Subtotal: \$75.00**

**Invoice Time Total:** **Billable Hours:** 0.50

**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.: 487440  
 Terms: Net 30  
 Invoice date: 02/29/2024  
 Due date: 03/15/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		<b>Labor only</b> physical repair or maintenance/ monthly contract		1	\$300.00	\$300.00
2.		<b>Labor only</b> physical repair or maintenance/ 1 hr., install office drop box/ 2/2/24		1	\$57.50	\$57.50
3.		<b>Labor only</b> physical repair or maintenance/ 3 hr., fountain lights repair, 2/5/24		3	\$57.50	\$172.50
4.		<b>Labor only</b> physical repair or maintenance/ 3 hrs., bluffs lights fix, stain fix, 2/10/24		3	\$57.50	\$172.50
5.		<b>Labor only</b> physical repair or maintenance/ 1 hr., field inspection red barn 2/12/24		1	\$57.50	\$57.50
6.		<b>Labor only</b> physical repair or maintenance/ 3 hrs., drain maintenance red barn rd. 2/14		3	\$57.50	\$172.50
7.		<b>Labor only</b> physical repair or maintenance/ 2 hrs., garden rd. leak locate 2/16/24		2	\$57.50	\$115.00
8.		<b>Labor only</b> physical repair or maintenance/ 2 hrs., gym repairs doors and trash can. 2/19/24		2	\$57.50	\$115.00
9.		<b>Labor only</b> physical repair or maintenance/ 3 hrs., pool bathrooms work vandalism. 2/21/24		3	\$57.50	\$172.50

**Total** **\$1,335.00**





MK-WI-S300 GCFS  
1555 N. Rivercenter Drive, Suite 300  
Milwaukee, WI 53212

7166067



000002147 02 SP 106481922772272 P

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





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

Invoice Number:  
Account Number:  
Invoice Date:  
Direct Inquiries To:  
Phone:

7166067  
[REDACTED]  
12/22/2023  
Duffy, Leanne M  
(407)-835-3807

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

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,  
SERIES 2021 ASSESSMENT AREA 3 REVENUE ACCOUNT**

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

**STATEMENT SUMMARY**

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

TOTAL AMOUNT DUE \$4,040.63

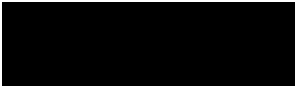
All invoices are due upon receipt.

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

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES  
2021 ASSESSMENT AREA 3 REVENUE ACCOUNT**

Invoice Number: 7166067  
Account Number: 234670000  
Current Due: \$4,040.63  
  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

Wire Instructions:  
U.S. Bank



Invoice # 7166067  
Attn: Fee Dept St. Paul

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





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

Invoice Number: 7166067  
 Invoice Date: 12/22/2023  
 Account Number: 234670000  
 Direct Inquiries To: Duffy, Leanne M  
 Phone: (407)-835-3807

Agenda Page 60

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT  
 SPECIAL ASSESSMENT REVENUE BONDS, SERIES  
 2021 ASSESSMENT AREA 3 REVENUE ACCOUNT**

Accounts Included 234670000 234670001 234670002 234670003 234670004 234670005  
 In This Relationship: 234670006

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 12/01/2023 - 11/30/2024</b>				<b>\$3,750.00</b>
Incidental Expenses 12/01/2023 to 11/30/2024	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>





**6C**

# **Grand Oaks Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
March 31, 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 March 31, 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	
<b>ASSETS</b>										
Cash - Operating Account	\$ 265,063	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	265,063
Cash in Transit	-	7,172	4,386	-	-	-	-	-	-	11,558
Due From Developer	118,934	-	-	-	-	-	-	-	-	118,934
Due From Other Funds	-	63,944	42,184	12,707	-	-	-	-	-	118,835
Investments:										
Acquisition & Construction Account	-	-	12	-	31,017	42,187	13,756	-	-	86,972
Interest Account	-	-	1,346	-	-	-	-	-	-	1,346
Prepayment Account	-	275	32,873	-	-	-	-	-	-	33,148
Reserve Fund	-	676,697	933,184	300,024	-	-	-	-	-	1,909,905
Revenue Fund	-	658,790	722,619	87,653	-	-	-	-	-	1,469,062
State Road 16 Subaccount	-	-	-	-	-	-	77,418	-	-	77,418
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
<b>TOTAL ASSETS</b>	<b>\$ 385,557</b>	<b>\$ 1,406,878</b>	<b>\$ 1,736,604</b>	<b>\$ 400,384</b>	<b>\$ 31,017</b>	<b>\$ 42,187</b>	<b>\$ 91,174</b>	<b>\$ 25,866,101</b>	<b>\$ 30,526,280</b>	<b>\$ 60,486,182</b>
<b>LIABILITIES</b>										
Accounts Payable	\$ 45,795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	45,795
Insurance Financing Payable	1,558	-	-	-	-	-	-	-	-	1,558
Accounts Payable - Other	-	-	-	-	-	504,540	-	-	-	504,540
Deferred Revenue	32,382	-	-	-	-	-	-	-	-	32,382
Bonds Payable	-	-	-	-	-	-	-	-	30,526,280	30,526,280
Due To Other Funds	34,208	-	-	-	29,994	41,337	13,296	-	-	118,835
<b>TOTAL LIABILITIES</b>	<b>113,943</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>29,994</b>	<b>545,877</b>	<b>13,296</b>	<b>-</b>	<b>30,526,280</b>	<b>31,229,390</b>

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of March 31, 2024

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL	SERIES 2019A	SERIES 2020	SERIES 2021	SERIES 2019A	SERIES 2020	SERIES 2021	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	PROJECTS	PROJECTS	PROJECTS	FUND	DEBT FUND	
<b>FUND BALANCES</b>										
Restricted for:										
Debt Service	-	1,406,878	1,736,604	400,384	-	-	-	-	-	3,543,866
Capital Projects	-	-	-	-	1,023	-	77,878	-	-	78,901
Unassigned:	271,614	-	-	-	-	(503,690)	-	25,866,101	-	25,634,025
<b>TOTAL FUND BALANCES</b>	<b>271,614</b>	<b>1,406,878</b>	<b>1,736,604</b>	<b>400,384</b>	<b>1,023</b>	<b>(503,690)</b>	<b>77,878</b>	<b>25,866,101</b>	<b>-</b>	<b>29,256,792</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 385,557</b>	<b>\$ 1,406,878</b>	<b>\$ 1,736,604</b>	<b>\$ 400,384</b>	<b>\$ 31,017</b>	<b>\$ 42,187</b>	<b>\$ 91,174</b>	<b>\$ 25,866,101</b>	<b>\$ 30,526,280</b>	<b>\$ 60,486,182</b>

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending March 31, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 21	\$ 21	0.00%
Rental Income	-	1,175	1,175	0.00%
Special Assmnts- Tax Collector	536,577	485,454	(51,123)	90.47%
Special Assmnts- CDD Collected	524,443	285,136	(239,307)	54.37%
HOA Contributions	-	32,480	32,480	0.00%
Other Miscellaneous Revenues	-	220	220	0.00%
<b>TOTAL REVENUES</b>	<b>1,061,020</b>	<b>804,486</b>	<b>(256,534)</b>	<b>75.82%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	400	11,600	3.33%
ProfServ-Dissemination Agent	9,000	4,250	4,750	47.22%
ProfServ-Trustee Fees	11,000	11,112	(112)	101.02%
District Counsel	12,000	18,190	(6,190)	151.58%
District Engineer	5,000	11,498	(6,498)	229.96%
District Manager	54,075	26,644	27,431	49.27%
Accounting Services	9,270	4,568	4,702	49.28%
Auditing Services	5,000	-	5,000	0.00%
Website Compliance	4,000	1,553	2,447	38.83%
Postage, Phone, Faxes, Copies	300	1,513	(1,213)	504.33%
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	688	812	45.87%
Office Supplies	250	338	(88)	135.20%
Dues, Licenses, Subscriptions	175	485	(310)	277.14%
<b>Total Administration</b>	<b>128,520</b>	<b>85,900</b>	<b>42,620</b>	<b>66.84%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	160,000	46,072	113,928	28.80%
<b>Total Electric Utility Services</b>	<b>160,000</b>	<b>46,072</b>	<b>113,928</b>	<b>28.80%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	9,000	2,510	6,490	27.89%
<b>Total Water-Sewer Comb Services</b>	<b>9,000</b>	<b>2,510</b>	<b>6,490</b>	<b>27.89%</b>

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending March 31, 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
<b><u>Other Physical Environment</u></b>				
Waterway Management	38,000	6,650	31,350	17.50%
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	141,383	224,674	41.72%
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	12,734	(25,246)	90.96%
Irrigation Maintenance	8,500	6,397	2,103	75.26%
<b>Total Other Physical Environment</b>	<b>449,000</b>	<b>238,039</b>	<b>210,961</b>	<b>53.02%</b>
<b><u>Road and Street Facilities</u></b>				
Sidewalk & Pavement Repair	5,000	-	5,000	0.00%
<b>Total Road and Street Facilities</b>	<b>5,000</b>	<b>-</b>	<b>5,000</b>	<b>0.00%</b>
<b><u>Parks and Recreations</u></b>				
Personnel Services	195,000	68,944	126,056	35.36%
R&M-Pools	24,500	15,172	9,328	61.93%
Recreation / Park Facility Maintenance	35,000	15,407	19,593	44.02%
Recreation Equip. Maint.	5,000	16,161	(11,161)	323.22%
Miscellaneous Maintenance	5,000	-	5,000	0.00%
<b>Total Parks and Recreations</b>	<b>264,500</b>	<b>115,684</b>	<b>148,816</b>	<b>43.74%</b>
<b><u>Reserves</u></b>				
Capital Reserve	45,000	-	45,000	0.00%
<b>Total Reserves</b>	<b>45,000</b>	<b>-</b>	<b>45,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,061,020</b>	<b>488,205</b>	<b>572,815</b>	<b>46.01%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	316,281	316,281	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(44,667)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 271,614</b>		

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending March 31, 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 24,433	\$ 24,433	0.00%
Special Assmnts- Tax Collector	571,534	517,079	(54,455)	90.47%
Special Assmnts- CDD Collected	101,504	291,514	190,010	287.19%
<b>TOTAL REVENUES</b>	<b>673,038</b>	<b>833,026</b>	<b>159,988</b>	<b>123.77%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	190,000	190,000	-	100.00%
Interest Expense	483,038	243,175	239,863	50.34%
<b>Total Debt Service</b>	<b>673,038</b>	<b>433,175</b>	<b>239,863</b>	<b>64.36%</b>
<b>TOTAL EXPENDITURES</b>	<b>673,038</b>	<b>433,175</b>	<b>239,863</b>	<b>64.36%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	399,851	399,851	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1,007,027</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,406,878</b>		

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending March 31, 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 31,963	\$ 31,963	0.00%
Special Assmnts- Tax Collector	349,501	316,202	(33,299)	90.47%
Special Assmnts- CDD Collected	584,287	766,525	182,238	131.19%
<b>TOTAL REVENUES</b>	<b>933,788</b>	<b>1,114,690</b>	<b>180,902</b>	<b>119.37%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	275,000	-	275,000	0.00%
Interest Expense	658,788	329,394	329,394	50.00%
<b>Total Debt Service</b>	<b>933,788</b>	<b>329,394</b>	<b>604,394</b>	<b>35.28%</b>
<b>TOTAL EXPENDITURES</b>	<b>933,788</b>	<b>329,394</b>	<b>604,394</b>	<b>35.28%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	785,296	785,296	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>951,308</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,736,604</b>		



**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending March 31, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 9,436	\$ 9,436	0.00%
Special Assmnts- CDD Collected	297,900	290,067	(7,833)	97.37%
<b>TOTAL REVENUES</b>	<b>297,900</b>	<b>299,503</b>	<b>1,603</b>	<b>100.54%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	110,000	110,000	-	100.00%
Interest Expense	187,900	93,950	93,950	50.00%
<b>Total Debt Service</b>	<b>297,900</b>	<b>203,950</b>	<b>93,950</b>	<b>68.46%</b>
<b>TOTAL EXPENDITURES</b>	<b>297,900</b>	<b>203,950</b>	<b>93,950</b>	<b>68.46%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	95,553	95,553	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>304,831</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 400,384</u></b>		

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending March 31, 2024  
 Series 2019A Capital Projects Fund (301)  
*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 528	\$ 528	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>528</b>	<b>528</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	528	528	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>495</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,023</u></b>		

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending March 31, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 715	\$ 715	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>715</b>	<b>715</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	715	715	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(504,405)</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ (503,690)</u></b>		

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending March 31, 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 7,871	\$ 7,871	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>7,871</b>	<b>7,871</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>Construction In Progress</b>				
Construction in Progress	-	423,908	(423,908)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>423,908</b>	<b>(423,908)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>423,908</b>	<b>(423,908)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(416,037)	(416,037)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>493,915</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 77,878</b>		

**GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending March 31, 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	0.00%
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		25,866,101		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 25,866,101</u></b>		

# Bank Account Statement

Grand Oaks CDD

Bank Account Statement: Bank Account No.: 9049, Statement No.: 03-24

Currency Code

<b>Statement Date</b>	03/31/24	<b>Statement Balance</b>	269,167.36
<b>Balance Last Statement</b>	450,760.68	<b>Outstanding Bank Transactions</b>	-1,841.03
<b>Statement Ending Balance</b>	269,167.36	<b>Subtotal</b>	<u>267,326.33</u>
		<b>Outstanding Checks</b>	<u>-2,263.20</u>
<b>G/L Balance at 03/31/24</b>	265,063.13	<b>Bank Account Balance</b>	265,063.13

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
<b>Statement No. 03-24</b>							
02/16/24	Bank Account Ledger Entry	1557	Check for Vendor V00029		1	-37,397.63	-37,397.63
02/29/24	Bank Account Ledger Entry	1566	Check for Vendor V00047		1	-2,557.50	-2,557.50
02/29/24	Bank Account Ledger Entry	1567	Check for Vendor V00058		1	-75.34	-75.34
02/29/24	Bank Account Ledger Entry	1568	Check for Vendor V00006		1	-6,277.50	-6,277.50
02/29/24	Bank Account Ledger Entry	1569	Check for Vendor V00040		1	-9.69	-9.69
02/29/24	Bank Account Ledger Entry	1570	Check for Vendor V00033		1	-1,551.20	-1,551.20
02/29/24	Bank Account Ledger Entry	1571	Check for Vendor V00074		1	-31,297.38	-31,297.38
02/29/24	Bank Account Ledger Entry	1572	Check for Vendor V00068		1	-250.00	-250.00
02/29/24	Bank Account Ledger Entry	1573	Check for Vendor V00027		1	-3,028.00	-3,028.00
02/29/24	Bank Account Ledger Entry	1574	Check for Vendor V00034		1	-99.55	-99.55
02/29/24	Bank Account Ledger Entry	1575	Check for Vendor V00080		1	-3,250.00	-3,250.00
02/29/24	Bank Account Ledger Entry	1576	Check for Vendor V00057		1	-23,044.00	-23,044.00
02/29/24	Bank Account Ledger Entry	1577	Check for Vendor V00018		1	-200.00	-200.00
03/05/24	Bank Account Ledger Entry	1579	Check for Vendor V00058		1	-75.34	-75.34
03/05/24	Bank Account Ledger Entry	1580	Check for Vendor V00029		1	-18,541.51	-18,541.51
03/05/24	Bank Account Ledger Entry	1581	Check for Vendor V00027		1	-13,496.74	-13,496.74
03/05/24	Bank Account Ledger Entry	1582	Check for Vendor V00063		1	-1,350.00	-1,350.00
03/05/24	Bank Account Ledger Entry	1583	Check for Vendor V00071		1	-1,335.00	-1,335.00
03/05/24	Bank Account Ledger Entry	1584	Check for Vendor V00004		1	-465.72	-465.72
03/05/24	Bank Account Ledger Entry	1585	Check for Vendor V00018		1	-1,250.00	-1,250.00
03/05/24	Bank Account Ledger Entry	1586	Check for Vendor V00032		1	-4,040.63	-4,040.63
03/14/24	Bank Account Ledger Entry	1587	Check for Vendor V00079		1	-65.00	-65.00

# Bank Account Statement

Grand Oaks CDD

Currency Code

<b>Statement Date</b>	03/31/24	<b>Statement Balance</b>	269,167.36
<b>Balance Last Statement</b>	450,760.68	<b>Outstanding Bank Transactions</b>	-1,841.03
<b>Statement Ending Balance</b>	269,167.36	<b>Subtotal</b>	267,326.33
		<b>Outstanding Checks</b>	-2,263.20
<b>G/L Balance at 03/31/24</b>	265,063.13	<b>Bank Account Balance</b>	265,063.13

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
03/14/24	Bank Account Ledger Entry	1588	Check for Vendor V00033		1	-4,089.73	-4,089.73
03/14/24	Bank Account Ledger Entry	1589	Check for Vendor V00052		1	-75.00	-75.00
03/14/24	Bank Account Ledger Entry	1590	Check for Vendor V00057		1	-19,084.00	-19,084.00
03/14/24	Bank Account Ledger Entry	1591	Check for Vendor V00070		1	-151.27	-151.27
03/26/24	Bank Account Ledger Entry	1593	Check for Vendor V00033		1	-7,395.74	-7,395.74
03/26/24	Bank Account Ledger Entry	1594	Check for Vendor V00029		1	-17,935.92	-17,935.92
03/11/24	Bank Account Ledger Entry	JE000730	ACH - EQUIPMENT		1	-1,494.00	-1,494.00
03/19/24	Bank Account Ledger Entry	JE000729	Tax Revenue / Debt Service		1	18,290.07	18,290.07
<b>Total</b>						<b>-181,593.32</b>	<b>-181,593.32</b>

## Outstanding Payments

Posting Date	Document Type	Document No.	Description	Statement Amount
07/01/23		JE000429	Reverse VOID CK#1223##### Grand Oaks CDD	-1,841.03
			<b>Quantity</b>	<b>1</b>
				<b>Total</b>
				<b>-1,841.03</b>

## Outstanding Checks

Posting Date	Document Type	Check No.	Description	Statement Amount
03/26/24	Payment	1592	Check for Vendor V00047	-2,166.25
03/26/24	Payment	1595	Check for Vendor V00034	-96.95
			<b>Quantity</b>	<b>2</b>
				<b>Total</b>
				<b>-2,263.20</b>

**6D.**



**RESOLUTION 2024-02**

**A RESOLUTION AMENDING GRAND OAKS COMMUNITY  
DEVELOPMENT DISTRICT GENERAL FUND BUDGET FOR  
FISCAL YEAR 2024**

**WHEREAS**, the Board of Supervisors, hereinafter referred to as the “Board”, of Grand Oaks Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2024, and

**WHEREAS**, the Board desires to reallocate funds budgeted to reappropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this \_\_\_th day of April 2024 and be reflected in the monthly and Fiscal Year End 9/30/2024 Financial Statements and Audit Report of the District.

Grand Oaks  
**Community Development District**

By: \_\_\_\_\_  
Chairman

Attest:

By: \_\_\_\_\_  
Secretary

# GRAND OAKS

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2024 Adopted Operating Budget	Fiscal Year 2024 Amended Operating Budget
<b>REVENUES</b>		
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>		
Operations & Maintenance Assmts-Tax Roll	536,576.70	504,382.10
Operations & Maintenance Assmts-Off Roll	524,443.30	556,637.90
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$1,061,020.00</b>	<b>\$1,061,020.00</b>
<b>INTEREST EARNINGS</b>		
Interest Earnings	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Misc Revenue</b>		
Other Misc. Revenue		
<b>TOTAL Misc Revenue</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$1,061,020.00</b>	<b>\$1,061,020.00</b>
<b>EXPENDITURES</b>		
<b>LEGISLATIVE</b>		
Supervisor Fees	12,000.00	12,000.00
<b>TOTAL LEGISLATIVE</b>	<b>\$12,000.00</b>	<b>\$12,000.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>		
District Manager	54,075.00	54,075.00
District Engineer	5,000.00	5,000.00
Dissemination Agent	9,000.00	9,000.00
Trustees Fees	11,000.00	11,000.00
Accounting Services	9,270.00	9,270.00
Auditing Services	5,000.00	5,000.00
Postage, Phone, Faxes, Copies	300.00	300.00
Public Officials Insurance	2,800.00	2,800.00
Legal Advertising	2,000.00	2,000.00
Bank Fees	150.00	150.00
Dues, Licenses & Fees	175.00	175.00
Office Supplies	250.00	250.00
Website Administration	1,500.00	1,500.00
ADA Website Compliance	4,000.00	4,000.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$104,520.00</b>	<b>\$104,520.00</b>
<b>LEGAL COUNSEL</b>		
District Counsel	12,000.00	12,000.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$12,000.00</b>	<b>\$12,000.00</b>
<b>ELECTRIC UTILITY SERVICES</b>		
Electric Utility Services	160,000.00	160,000.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$160,000.00</b>	<b>\$160,000.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>		
Water Utility Services	9,000.00	9,000.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$9,000.00</b>	<b>\$9,000.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>		
Waterway Management System	38,000.00	38,000.00
Field Manager	0.00	0.00
General Liability & Property Casualty Insurance	22,000.00	22,000.00
General Operating	2,500.00	2,500.00
Landscape Maintenance	340,000.00	340,000.00
Miscellaneous Repairs & Maintenance	14,000.00	14,000.00
Hardscape Maintenance	14,000.00	14,000.00
Plant Replacement Program	10,000.00	10,000.00
Irrigation Maintenance	8,500.00	8,500.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$449,000.00</b>	<b>\$449,000.00</b>
<b>ROAD &amp; STREET FACILITIES</b>		
Sidewalk & Pavement Repairs	5,000.00	5,000.00
<b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>
<b>PARKS &amp; RECREATION</b>		
Cabana Maintenance	5,000.00	5,000.00
Pool Operations & Maintenance	24,500.00	24,500.00
Recreation Facility Maintenance	35,000.00	35,000.00
Recreation Equipment Maintenance	5,000.00	5,000.00
Security/Staffing	195,000.00	195,000.00
<b>TOTAL PARKS &amp; RECREATION</b>	<b>\$264,500.00</b>	<b>\$264,500.00</b>
<b>CAPITAL IMPROVEMENTS</b>		
Capital Improvements	0.00	0.00
<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>RESERVES</b>		
Capital Reserves	45,000.00	45,000.00
<b>TOTAL RESERVES</b>	<b>\$45,000.00</b>	<b>\$45,000.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,061,020.00</b>	<b>\$1,061,020.00</b>
<b>REVENUES OVER / (UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

**7A**

# Memorandum

April 19, 2024

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

---

## District Managers Report:

- Tab 1: **Discussion/Action Concerning Cord Grass Planting for Ponds 15 and 16 in Summer Bay:**  
**Background:** These ponds are difficult to maintain and have to be mowed by hand. In order to facilitate the maintaining of these ponds, the Board previously suggested that we plant cord grass that did not need to be mowed for both ponds. The funds for this activity are not budgeted. Because it takes so long to mow these ponds by hand it takes away from other landscape activities at Grand Oaks.
- Tab 2: **Discuss of FY 25 Budget:(See Attached):** The draft FY 25 budget is attached. There will also be a summary page for the Budget workshop that will be distributed under separate cover.
- Tab 3: **Security proposals: Due to the continuing vandalism being experienced in the community, we have obtained proposals for providing weekend security in the community. (See Attached)**
  - **Pryme Security:** \$30 an hour for unarmed and \$35 an hour for armed patrols.
  - **Proteus Security:** \$28.50 an hour @16 hours a week for a weekly total of \$456.00.
  - **Fast Guard:** \$39 an hour, one unarmed guard to patrol on Saturday and Sunday from 11:00 am to 7:00 pm (8 hours a day). \$624 weekly.
- Tab 4: **Pool fencing proposal:** In order to keep nonresidents (without key cards) accessing the pool area, we need to add additional fencing around the two existing gates. We are working on proposals for this fix and should have a quote ready for the meeting on the 26<sup>th</sup>.
- Tab 5: **Key Card Access for Pool Bathrooms:** Discussion on adding key card access to the bathrooms at the pool. We have continued to experience significant vandalism at the pool bathrooms. We are seeking cost proposals to accomplish this and should have them ready for the meeting on the 26<sup>th</sup>.

## **7B. Security Proposals**

## **7Bi.** Pryme Security

# Proposal



Guard, Protection, and Investigation Services



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# Confidential Acknowledgement

This document, together with any file attached thereto, is intended exclusively for its recipient(s). It may contain confidential information. If you are not the recipient of this message, we hereby notify you that any use, reproduction, or dissemination of this message and any file attached thereto is strictly prohibited.

- If you have received this accidentally, in printed form or otherwise, please return to:  
PRYME SECURITY  
4830 WEST KENNEDY BOULEVARD  
SUITE 600  
TAMPA FL 33609
  
- [For a copy of our license from the Florida Security Licensing Division, click this link.](#)



# Client Information

 **Company Name:** \_\_\_\_\_

 **Client Name:** \_\_\_\_\_

 **Phone:** \_\_\_\_\_

 **Email:** \_\_\_\_\_

 **Address:** \_\_\_\_\_

# Billing Information

 **Contact:** \_\_\_\_\_


 **Phone:** \_\_\_\_\_

 **Email:** \_\_\_\_\_

 **Address:** \_\_\_\_\_

# Operations Information

 **Onsite Point of Contact:** \_\_\_\_\_

 **Location of Service:** \_\_\_\_\_





# Scope of Service

- Type of Officer Requested:            Armed                            Unarmed

---

- Number of Officers/per shift:

---

- Total # Days of Service:

---

- Start Date of Service:

---

- End Date of Service:

---

## Details:



# Times of Service

Day of the Week	Start Time	End Time	Total Hours
Monday			
Tuesday			
Wednesday			
Thursday			
Friday			
Saturday			
Sunday			

TOTAL HOURS PER WEEK	
TOTAL OFFICERS PER SHIFT	
ADJUSTED TOTAL PER WEEK	



# Quote



**Flat Rate**

\$.



**Hourly Rate**

\$.



**Holiday Rate**

\$.

\*HOLIDAYS: New Year's Day, Martin Luther King Jr Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day.)

Billing rates for additional equipment and extraordinary coverage (i.e. strike coverage, executive protection, etc.) shall be as agreed upon in writing by the parties. Increases due to changes in federal, state, or local laws or taxes (e.g., wage and labor laws, FICA, and federal and state withholding taxes) or events beyond the control of the parties will be passed directly through to the Client.



**Deposit**

\$.

TO BE PAID BEFORE THE COMMENCEMENT OF SERVICES WILL CREDIT THE FIRST INVOICE ALL APPLICABLE SALES AND USE TAXES SHALL BE ADDED TO EACH INVOICE.



**Form of Payment**

ACH

CHECK

\*\*\*A 10% fee will be assessed on all unpaid invoices that have matured (7) days past the agreed-upon due date. Most payments are due upon receipt.\*\*\*



# Contract

PLEASE READ CAREFULLY.  
THE TERMS AND CONDITIONS OF THIS DOCUMENT ARE BINDING ON THE PARTIES TO THIS AGREEMENT.

## Terms and Conditions

1. In consideration of the mutual covenants between the parties contained herein and intending to be legally bound hereby, Pryme Security agrees, pursuant to the request of the Client, to furnish security services as described within this contract under 'Scope of Services' listed on page 1. Any adjustments to this shall be requested by the Client before the coverage begins or during the term and an addendum added as an addition to this contract.
2. Pryme Security will bill the Client regularly on Mondays with invoices payable, without offset, upon receipt. Any dispute or claim regarding the amount of an invoice or the underlying services rendered must be sent in writing by the Client to Pryme Security within seven (7) days from the invoice date, setting forth the nature of the dispute and including all supporting documentation, or it shall for all purposes be deemed waived by the Client. Client agrees to pay all collection and attorney fees and costs that Pryme Security may incur in the collection of any invoice(s) not paid pursuant to the terms of this paragraph. For purposes of this paragraph, time is of the essence. **Contact [operations@prymesecurity.com](mailto:operations@prymesecurity.com) for billing inquiries.**
3. Except as provided in this agreement, Client agrees that it will not employ directly or indirectly any person who has been employed by Pryme Security within one hundred eighty (180) days following the last day on which Pryme Security employed such person. Any breach of this provision shall result in a payment by the Client to Pryme Security of Two Thousand Dollars for each employee so employed.



4. The security officers furnished by Pryme Security shall perform such services as agreed upon in writing and signed by Pryme Security and the Client. If the Client alters any instructions or directions given by Pryme Security to any security officers or if the Client assumes any supervision of the security officers, the Client shall be solely liable for any and all consequences thereof and agrees to indemnify, defend and hold harmless Pryme Security from and against any and all losses, claims, expenses or damages arising from or relating to the actions or omissions of such security officers.

5. Any and all property, equipment, supplies, and materials furnished by Pryme Security hereunder and placed at or on any of the sites described on the reverse side of this Agreement shall remain the property of Pryme Security, and Pryme Security shall at all times during and after the term of this Agreement have the sole and exclusive right to install, maintain, replace and remove such property, equipment, supplies and materials.

6. CONTRACTOR AGREES THAT THE SERVICES FURNISHED UNDER THIS AGREEMENT SHALL BE IN CONFORMITY WITH PRACTICES WHICH ARE GENERALLY CURRENT IN THE SECURITY INDUSTRY, THE PARTIES AGREE THAT Pryme Security DOES NOT REPRESENT AND CAN NOT WARRANT THAT THE SERVICES FURNISHED WILL PREVENT OR MINIMIZE THE LIKELIHOOD OF LOSS. Pryme Security' RESPONSIBILITY IS SOLELY LIMITED TO PROVIDING PHYSICAL SECURITY SERVICES AND Pryme Security HAS NOT BEEN ENGAGED AS A CONSULTANT OR OTHERWISE TO PROVIDE AN ASSESSMENT OF SECURITY NEEDS AT THE SITE(S) COVERED. CONTRACTOR'S SERVICES SHALL NOT GIVE RISE TO OR CONFER ANY RIGHTS ON ANY THIRD PARTY, AND CLIENT AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS Pryme Security AGAINST ANY CLAIMS BY THIRD PARTIES. Pryme Security AGREES TO INDEMNIFY CUSTOMER FOR ALL DAMAGES TO CLIENT'S PROPERTY CAUSED BY THE SOLE NEGLIGENT ACTS OF Pryme Security EMPLOYEES WHILE PERFORMING AGREED UPON DUTIES.



7. It is understood and agreed that Pryme Security's sole responsibility is to observe and report and to the extent possible protect the Client's property. In that regard, Pryme Security shall be liable for damage or loss of Client property only to the extent caused by the direct negligent acts of Pryme Security's employees while performing agreed-upon duties. Notwithstanding anything to the contrary herein, Pryme Security shall not be liable for any loss resulting from a criminal act of any party (including Pryme Security's employees) notwithstanding the negligence of Pryme Security or any third party. In the event Client seeks any modification of this section, the parties shall enter a separate written agreement containing such terms and conditions as may be mutually agreeable to Pryme Security and Client.

8. Notwithstanding anything contrary herein Pryme Security shall not be liable to Client for any (i) injury (including death) to any person arising from a slip, trip, or fall while on or near the premises of Client. It is expressly understood and agreed that Pryme Security is not responsible for performing ANY maintenance services including but not limited to building upkeep, snow removal, garbage or debris removal, and water removal. It is further understood and agreed that Pryme Security is not required or requested to report any maintenance needs or failures to clients.

9. In the event Pryme Security employees are requested or required to use Client vehicles in the performance of their duties, such vehicles shall be fully insured by the Client and Client assumes any and all liability for any injury to person or damage to property resulting from the use of Client vehicles.

10. Pryme Security represents that it will maintain workers' compensation insurance as required by the State of Florida which shall insure to the benefit of all Pryme Security personnel provided hereunder; comprehensive general liability or professional liability insurance, with minimum limits of \$1,000,000 per occurrence for bodily injury, personal injury, accidental death, and property damage; automobile liability insurance.

\$1,000,000 for injuries including accidental death to any person and subject to the same limit for each person for any one accident involving two or more persons;

All general liability, automobile liability, or umbrella liability insurance can be provided in a document as well as having our client listed as an Additionally Insured





11. It is agreed upon by both parties that this Agreement shall be in full force and effect for the one requested time frame from the date hereof and shall renew for like periods unless either party terminates this Agreement on the anniversary date by delivering 24-hour notice prior written notice to the other party; provided, however, that in the event of the occurrence of a strike, lockout, other labor trouble or an emergency (the "Emergency") at any of the sites at which Pryme Security personnel will be performing services hereunder, the Client shall promptly meet with Pryme Security to evaluate the scope, extent and costs of any additional security services which may be required as a result of the Emergency. If the Client and Pryme Security cannot reach an agreement on the provision of additional security services during the Emergency, and Pryme Security in its sole judgment determines that the Emergency poses a threat to the safety of Pryme Security personnel, Pryme Security may, upon forty-eight (48) hours written notice to the Client, remove its personnel from any and all of the sites at which Pryme Security is providing services hereunder and terminate this Agreement, in whole or in part, without any liability.

12. Method of payment for invoices and payable date; we will accept both ACH and check payments for invoices that are sent and we do not charge a late fee for check delivery unless it exceeds 15 days past due, you may be susceptible to an additional fee for late payment. We require that invoices be payable upon receipt unless otherwise stated in this contract so if the payment terms are other than payable upon receipt, please notate here:

13. Notwithstanding anything to the contrary herein, Pryme Security may terminate this agreement at any time after forty-eight (48) hours prior written notice to Client due to Client's failure to pay any monies due hereunder, or if at any time during the term of this Agreement, there shall be filed by or against Client in any court, pursuant to any statute, a petition in Bankruptcy, insolvency, reorganization, or the appointment of a receiver to receive all or a portion of the Client's property. In such an event Client agrees to pay, as liquidated damages, a sum equal to the amount for services rendered by Pryme Security during the thirty-day period immediately preceding the notice provided in this paragraph.



14. Pryme Security is an Equal Opportunity Employer and does not discriminate in the hiring, promotion, or enforcement of its policies and procedures based on race, color, creed, sex, age, marital status, or national origin, and complies with all known pertinent laws, Executive Orders and regulations. All such discrimination is unlawful and Pryme Security agrees during the term of the agreement that Pryme Security will strictly adhere to this policy in its employment practices and provision of services. Pryme Security shall comply with, and all activities under this agreement shall be subject to, all applicable federal, State of Florida, and local laws and regulations, as now existing and as may be amended or modified.

15. This Agreement supersedes any and all prior and other Agreements, oral or written, between Pryme Security and Client, and represents the entire Agreement between the parties. No other agreement or representations, oral or written, have been made by Pryme Security. Any alteration, modification, or amendment of this Agreement must be in writing containing the signature of an authorized representative of each party.

16. It is agreed by and between the Client and Pryme Security that if any terms or provisions of this Agreement shall be determined to be invalid or illegal, all the remaining terms and provisions shall remain in full force and effect.



Pryme Security  
License #B3200109

17. Client hereby consents to the exclusive jurisdiction of any state or federal court located within the State of Florida, and irrevocably agrees that all actions or proceedings arising out of or relating to this agreement shall be litigated in such courts. Client accepts for and itself generally and unconditionally, the jurisdiction of the aforesaid courts and waives any defense of forum non conveniens, and irrevocably agrees to be bound by any judgment rendered thereby in connection with this Agreement. Client agrees to be bound to accept service served by certified mail, return receipt requested, mailed to the address indicated below or the Client's last known address, if different, such service being hereby acknowledged by Client to be effective and binding service in every respect. Nothing herein shall affect the right-to-serve process in any other manner permitted by law.

18. Pryme Security License # B3200109

Client Name: \_\_\_\_\_ PS Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_

We look forward to being your Security provider.

Derek Ringley  
Pryme Security, Chief Executive Officer  
Florida Office: (813) 540-2430  
operations@prymesecurity.com  
Florida Licensing Division # B 3200109



# About US



PRYME Security of Florida was formed to provide the businesses and residents of Florida a new alternative in Guard, Protection, and Investigation Services.

Our team's goal is to provide you 100% satisfaction.

Our primary clients are comprised of private schools, Home Owner's Associations, home builders, retail and industrial facilities, bars and restaurants, and correctional facilities. We offer armed or unarmed licensed officers based on the client's current security needs.

Our services are customizable, and budget conscious.

# What to Expect



- |  |  |
|--|--|
| ① <b>Clean-cut Appearance</b>          | ➤ Able to stand for long periods w/o a break   |
| ② <b>Exceptional Work Ethic</b>        | ➤ Able to pass random drug & alcohol testing   |
| ③ <b>Punctual &amp; Reliable</b>       | ➤ No vaping or smoking   |
| ④ <b>Friendly but Firm Attitude</b>    | ➤ No use of vulgar language  |
| ⑤ <b>Honest &amp; Trustworthy</b>      | ➤ No discussions with your staff or residents regarding politics, religion, or off-color conversations.              |
| ⑥ <b>Passed Background Check</b>       | ➤ No confidential discussions relating to direct security issues with persons other than management staff or owners. |
| ⑦ <b>First Aid / CPR / AED Trained</b> |  |

Preference is given to Prior Law Enforcement, Military, or extensive high-threat security.



# Equipment & Uniforms



## ➤ Patrol Vehicles

We will plan to allocate a Security Vehicle On-site. The vehicle will have emergency lights, our company logo, emergency equipment, and more, and will provide a strong deterrent. If a dedicated vehicle is not in place, officers will have lights, vehicle security magnets, etc. on their vehicles.

## ➤ Uniforms

The photo is of Security Officer Katherine W.

She is in our classic Class-A Uniform.

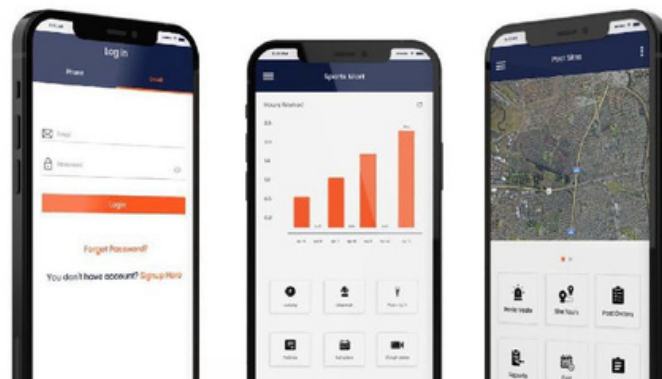
Other options include a Hi-Visibility Yellow and Black shirt.





# Technology and Accountability

## GuardsPro Mobile App



With our Guard App, guards can easily submit reports using the report template, which will provide you with the information that you want. We can also create mobile patrols, automated guard tours, and distribute shifts to enable our security guards to provide optimal security service for you.

Guard scan RF ID tags strategically placed throughout the facility.

Key Tag System

Chat & Communication

Used If a security officer has an immediate emergency, they can signal dispatch through the panic button feature.

Panic Button Feature

Geo Fence

To record when officers pass over virtual, preset, digital fences on a map.

Online and shareable reports customized for each location.

Reporting

Time Clocks

Task Management

Visitor Logs

We can register and share the particulars of visitors and vehicles at each post-site using our mobile app with time-in and time-out details.



# Thank you



## Contact US:

Derek Ringley

Pryme Security, Chief Executive Officer

Florida Office: (813) 540-2430

[operations@prymesecurity.com](mailto:operations@prymesecurity.com)

[prymesecurity.com](http://prymesecurity.com)

Florida Licensing Division # B 3200109



## **7Bii. Proteus Protective Services**

**PROPOSAL FOR SAFETY AND SECURITY SERVICES  
PARTNERSHIP BETWEEN PROTEUS PROTECTIVE SERVICES  
AND YOUR PROPERTY**





## PROPOSAL FOR SECURITY SERVICES

### ABOUT PROTEUS PROTECTIVE SERVICES

Proteus Protective Services (PPS) was founded in September of 2022 by Sean Saunders and John Jaeger who wanted to change the professional standard of private security. A collective 45 years in the public safety and security industry, Sean and John wanted to bring a professional and proactive security agency to the industry.

The agency was founded in Jacksonville, Florida on the principles of taking care of its two most important assets, *it's officers* and *its clients*. As a local security agency, we strive to take care of our local community members and meet their safety and security needs.

We believe our business model of providing high quality professional security officers, all of whom are either prior law enforcement, prior military or have extensive security experience—with a combined commitment to customer service—sets us above the rest.

### OUR MANAGEMENT TEAM

**John Jaeger (Chief)** is a 35-year public safety and security professional. Chief Jaeger currently serves as the General Manager and Chief of Service, handling all day-to-day aspects of the business operations of PPS and its parent company, Northeast Protection Agency.

**Sean P. Saunders (Deputy Chief of Operations)** is a 15-year public safety and security professional. Saunders started his public safety career as an EMT and Firefighter in Maine and New Hampshire. Moving to the City of Boston, Saunders worked in the City of Boston as an EMT, Paramedic, Tactical EMS provider and finally as a law enforcement professional before moving into the private sector in 2015. Saunders has served as an EMS Operations Supervisor, Patrol Supervisor, Operations Manager, Director of Operations, Chief of Service and recently served as the Chief Operating Officer for a previous security agency. Sean Saunders is a graduate of the FBI National Academy with a focus on Homeland Security, Domestic Terrorism and was the 2016 Honor Graduate of the CONTOMS Academy for Tactical EMS Providers.



**SCOPE & PHILOSOPHY**

Unlike other large security agencies, our company made the determination to specifically specialize in a specific types of security services. Our agency specializes in security for the following type of clients:

Apartment Communities	HOA’s and CDD’s
Condominium Associations and Properties	Property Management Groups
Educational Facilities	Extended Stay Hotels / Motels

Proteus Protective Services uses a three-tiered system to support day-to-day operations within the agency. Our agency has the following departments:

1. **Field Services:** This division is responsible for all static accounts. Static accounts are those in which a security officer is physically on the property for an agreed amount period of time dedicated to that site specifically.
2. **Patrol Services:** This division is responsible for all patrol accounts. Patrol accounts are those in which our patrol division, comprising of our professionally marked patrol vehicles, constantly move about a specified patrol sector, providing a visual deterrent to those wishing to commit crimes as well as providing rapid response to issues that may arise.
3. **Support Services:** This division is responsible for supporting all accounts and other divisions. The Support Services team is the primary division responsible for visiting all accounts on a regular basis to ensure that the officers and team members assigned have the tools and equipment to do their jobs to the PPS standard.

Our business philosophy involves properly screening, hiring, and training a superior team of officers to be able to provide our clients with a superior solution for their safety and security needs. This involves training on a regular basis to stay proficient in security procedures and tactics as well as the ever-changing State Statues.

**OFFICER TRAINING**

All of our officers hold a minimum of a state required “D” unarmed security license, “G” armed security firearms license (for armed officers), certification on handcuffing, baton, pepper spray and tasers (if they choose to carry this device). On client properties, we randomly send off duty managers and non-employees to test the security of the property in cooperation with property management. Our customized safety and security plans allow our clients to be involved with security procedures ensuring they are adequately protected.



Our in-house training program allows for officers to be trained on the tools they will carry as well as additional continuing education on legal subjects such as the ever-changing State Statutes and *Use of Force* requirements by security officers. As part of the hiring process for all officers and managers, we use the following process:

- Initial Application and Interview
- Criminal and Sex Offender Background Check (Repeated every 8-12 months)
- Drug Testing (We test for all substances)
- Secondary Interview and Licensure Review
- Complete On-Boarding and FTO Schedule

Once on-boarded, the employees spend 6-months on probation during which they are evaluated on multiple different aspects of the job. Following this probationary period, officers are afforded to attend several other training courses provided both in-house and by a 3<sup>rd</sup> party vendor, *Critical Awareness*. These include but are not limited to:

Non-Lethal Taser Certification	CPR/AED/First Aid
OC “Pepper” Certification	Baton Certification
Officer Development	Supervisor Development

Proteus Protective Services uses the professional software application *Therms* ([www.therms.io](http://www.therms.io)) for all of its reporting needs (both in the office and in our vehicles. Reports are electronic and are distributed to clients every day between 11am and 1pm. The software is capable of the following:

Daily Activity Reports	Incident Reporting
Parking Violation Notices	Parking Permits
NFC CODE SCANS	Records Searches
Community Rule Violations	Suspicious Persons Notices
Field Interviews	Records Management
Scantrons	Guard Tour Reports
GPS Location Tracking	Supervisor Requests

In addition to these services, we can customize call types, building checks, scantron locations, incident types and many more options to accommodate your needs.

To maintain a strong and steady workforce, our agency provides our officers with the best equipment, training, and homelife / schedule possible while meeting our obligation to our clients. Owing to this, PPS’s rates are slightly higher than those of the large national companies. At the end of the day, we like to provide our officers with a paycheck that are satisfied with—as satisfied employees make motivated and great employees.



We strive to be the *SUPERIOR* solution to our client's safety and security needs working hand in hand with all of our client management teams to ensure that our agency is providing the best level of service possible. At the end of the day, it's about being a true partner—not just having a client/vendor relationship.

On behalf of Proteus Protective Services, we thank you for your interest in our services. We look forward to hearing back from you soon and answering any questions you may have. It is our aim to partner with you and provide you with the most superior solution to your security needs.

If you have any questions or concerns about this proposal, you may contact me directly at [ssaunders@proteusprotective.com](mailto:ssaunders@proteusprotective.com). I can also be reached directly at 480-797-6791.

Thank you,

A handwritten signature in blue ink, appearing to read "SS", is positioned above the name of the signatory.

Sean P. Saunders, Deputy Chief



## Your Quote

### **Services Requested:**

- 16 Hours Per Week Static Security

### **Cost Proposal:**

Proteus Protective Services will provide Professional Security Officers at an agreed upon billed rate per hour per officer plus applicable state and federal sales taxes.

### **Static:**

1 Officer x 16 Hours per week x \$28.50 per hour = \$456.00 per week plus state and local sales taxes.

Included in all of these services are the additional items below:

- 24/7 Dispatch Center Access
- 24/7 Access to Management
- 24/7 Complimentary Emergency Response (Patrol, Jacksonville ONLY)
- 24/7 Major Incident Response and Mitigation
- Daily PDF reporting at 11am daily with pictures and timestamps

Proteus Protective Services also charges a 5% per month flat *Support Services Fee*. This fee covers equipment, normal insurance requirements, reporting, technology systems etc.

There are NO OTHER costs to the client.



## Photos of Our Agency Vehicles and Officers



### At the Start in 2022





**7Biii. Fast Guard Security Service**



# Estimate

# EST-911524

## Fast Guard Service World Wide

844-254-8273  
<https://fastguardservice.com/>  
 925 S 21 AVE  
 HOLLYWOOD, Florida, 33020

### Bill To

**Inframark**  
 1055 Turnbull Creek Road  
 St Augustine  
 32092 FL  
 United States

### Service Address

1055 Turnbull Creek Road  
 St Augustine  
 32092 FL

Estimate Date : 03.26.2024  
 Expiry Date : 04.09.2024

#	Item & Description	Duration	Count	Hourly Rate	Number of guards	Hours per day	Amount
1	1 unarmed guard	Daily	2	\$39.00	1	8.00	624.00
	Start Date TBD - weekends Saturday and Sunday 11am - 7pm (8hr shift)						
	Duties: Guard will patrol residential property to ensure no vandalism.						
	Site Location: 1055 Turnbull Creek Road St Augsutine, FL 32092						

Items in Total 8.00	Sub Total	624.00
	Total Taxable Amount	624.00
	Florida (7%)	43.68
	3.5% credit card fee	23.37
	<b>Total</b>	<b>691.05\$</b>

### Notes

\*\*\*\*\*Deviation or changes from the scope of work outlined above may result in additional charges\*\*\*\*\*.

Estimate does not secure services, Please call or email (info@fastguardservice.com) if you would like to move forward.

FEEL FREE TO CONTACT US AT 844.254.8273

\*\* There is 3.5% fee for credit card payments. This fee is equivalent to what we pay to accept credit cards.

\*\* Please note that there is no fee for using a debit card.

We are committed to continuing to offer the convenience of credit and debit card acceptance. For the reason, we have decided to use a new, fully-compliant solution to pass on the cost of credit card acceptance to customers who may elect to use this form of payment. The 3.5% fee is equivalent to what we pay to accept credit cards. -Please note that there is no fee for using a debit card. We will begin using the new card acceptance solution. We look forward to serving you, and we welcome any questions you may have. - FGS has a minimum of 6 hour for Service Nationwide. Except for the State of Florida (4 Hour Minimum). All of our Services are billed in advance before service is rendered via Credit Card or Debit Card. REFUNDS take up to 7-10 business days. A full Refund will be given for no show; a credit will be issued if a date or time is changed or canceled by the client.

## Terms & Conditions

\*\*\*\*\*Deviation or changes from the scope of work outlined above may result in additional charges\*\*\*\*\*.

- FGS has a minimum of 6 hours per shift per guard for Service Nationwide, Except for the State of Florida (4 Hour Minimum shift per guard). All of our Services are billed in advance before service is rendered via Credit Card or Debit Card. REFUND time frame is 7 - 10 business days.

- The following Federal Holidays are billed at time and a half: New Years Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgivings Day, & Christmas Day

**7C**



# Quarterly Compliance Audit Report

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## Grand Oaks

**Date:** March 2024 - 1st Quarter

**Prepared for:** Sandra Demarco

**Developer:** Inframark

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.





# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

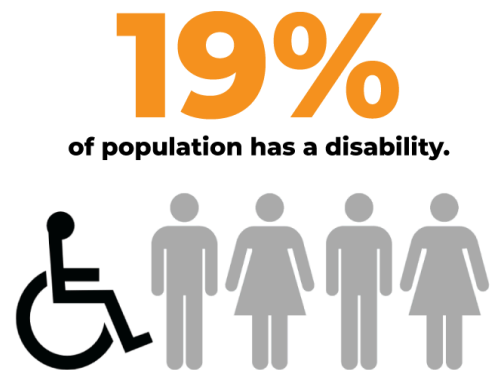
## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
X	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



Sight, hearing, physical, cognitive.

## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitertools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>



## Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

*Helpful articles:* <http://webaim.org/techniques/acrobat/acrobat>



## Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

*Helpful article:* <http://webaim.org/techniques/captions>



## Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

*Helpful article:* <http://webaim.org/techniques/forms>



## Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## Other related requirements

### *No flashing*

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### *Timers*

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### *Fly-out menus*

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### *No pop-ups*

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web



**7D.**



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April 17, 2024

Grand Oaks Community Development District  
Attn: Sandra Demarco, Recording Manager  
c/o Inframark  
210 N University Drive, Ste. 702  
Coral Springs, FL 33071

Dear Ms. Demarco:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

Grand Oaks CDD

629 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2024.

Please contact us if we may be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Vicky C. Oakes". The signature is written in a cursive style.

Vicky C. Oakes  
Supervisor of Elections

VO/db