

2022



GRAND OAKS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022
FINAL ANNUAL OPERATING BUDGET

November 04, 2021



GRAND OAKS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022

FINAL ANNUAL OPERATING BUDGET

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November 04, 2021

GRAND OAKS

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Grand Oaks Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2022, which begins on October 1, 2021. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2019 Special Assessment Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2020 Special Assessment Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

GRAND OAKS

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2021 Final Operating Budget	Current Period Actuals 10/1/20 - 3/31/21	Projected Revenues & Expenditures 4/1/21 to 9/30/21	Total Actuals and Projections Through 9/30/21	Over/(Under) Budget Through 9/30/21
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Off Roll	177,842.70	59,421.35	118,421.35	177,842.70	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$177,842.70	\$59,421.35	\$118,421.35	\$177,842.70	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	669,942.06	0.00	18,663.30	18,663.30	(651,278.76)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$669,942.06	\$0.00	\$18,663.30	\$18,663.30	(\$651,278.76)
TOTAL REVENUES	\$847,784.76	\$59,421.35	\$137,084.65	\$196,506.00	(\$651,278.76)
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	52,500.00	13,125.00	39,375.00	52,500.00	0.00
District Engineer	7,000.00	6,280.00	3,720.00	10,000.00	3,000.00
Dissemination Agent	8,000.00	1,800.00	6,600.00	8,400.00	400.00
Trustees Fees	7,200.00	2,032.00	6,068.00	8,100.00	900.00
Accounting Services	9,000.00	1,800.00	7,200.00	9,000.00	0.00
Auditing Services	6,500.00	0.00	4,900.00	4,900.00	(1,600.00)
Postage, Phone, Faxes, Copies	200.00	20.62	79.38	100.00	(100.00)
Public Officials Insurance	2,500.00	2,421.00	0.00	2,421.00	(79.00)
Legal Advertising	1,500.00	0.00	500.00	500.00	(1,000.00)
Bank Fees	100.00	0.00	100.00	100.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	150.00	0.00	150.00	150.00	0.00
ADA Website Compliance	2,000.00	0.00	0.00	0.00	(2,000.00)
Website Administration	1,200.00	1,150.02	49.98	1,200.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$98,025.00	\$28,803.64	\$68,742.36	\$97,546.00	(\$479.00)
LEGAL COUNSEL					
District Counsel	20,000.00	4,687.17	7,812.83	12,500.00	(7,500.00)
TOTAL LEGAL COUNSEL	\$20,000.00	\$4,687.17	\$7,812.83	\$12,500.00	(\$7,500.00)
ELECTRIC UTILITY SERVICES					
Electric Utility Services	150,000.00	247.40	752.60	1,000.00	(149,000.00)
TOTAL ELECTRIC UTILITY SERVICES	\$150,000.00	\$247.40	\$752.60	\$1,000.00	(\$149,000.00)
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	7,500.00	0.00	500.00	500.00	(7,000.00)
TOTAL WATER-SEWER COMBINATION SERVICES	\$7,500.00	\$0.00	\$500.00	\$500.00	(\$7,000.00)
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	35,000.00	4,244.40	11,755.60	16,000.00	(19,000.00)
General Liability & Property Casualty Insurance	7,500.00	2,960.00	0.00	2,960.00	(4,540.00)
General Operating	1,759.76	0.00	0.00	0.00	(1,759.76)
Landscape Maintenance	309,300.00	15,500.00	46,500.00	62,000.00	(247,300.00)
Miscellaneous Repairs & Maintenance	15,000.00	0.00	0.00	0.00	(15,000.00)
Hardscape Maintenance	12,000.00	0.00	0.00	0.00	(12,000.00)
Plant Replacement Program	45,000.00	1,000.00	3,000.00	4,000.00	(41,000.00)
Irrigation Maintenance	10,000.00	0.00	0.00	0.00	(10,000.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$435,559.76	\$23,704.40	\$61,255.60	\$84,960.00	(\$350,599.76)
ROAD & STREET FACILITIES					
Sidewalk & Pavement Repairs	2,500.00	0.00	0.00	0.00	(2,500.00)
TOTAL ROAD & STREET FACILITIES	\$2,500.00	\$0.00	\$0.00	\$0.00	(\$2,500.00)
PARKS & RECREATION					
Cabana Maintenance	6,000.00	0.00	0.00	0.00	(6,000.00)
Pool Operations & Maintenance	42,000.00	0.00	0.00	0.00	(42,000.00)
Recreation Facility Maintenance	35,000.00	0.00	0.00	0.00	(35,000.00)
Recreation Equipment Maintenance	5,000.00	0.00	0.00	0.00	(5,000.00)
Security System	1,200.00	0.00	0.00	0.00	(1,200.00)
TOTAL PARKS & RECREATION	\$89,200.00	\$0.00	\$0.00	\$0.00	(\$89,200.00)
RESERVES					
Capital Reserves	45,000.00	0.00	0.00	0.00	(45,000.00)
TOTAL RESERVES	\$45,000.00	\$0.00	\$0.00	\$0.00	(\$45,000.00)
TOTAL EXPENDITURES	\$847,784.76	\$57,442.61	\$139,063.39	\$196,506.00	(\$651,278.76)
REVENUES OVER / (UNDER) EXPENDITURES	\$0.00	\$1,978.74	(\$1,978.74)	\$0.00	\$0.00

FISCAL YEAR 2021 BUDGET ANALYSIS

GRAND OAKS

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2021 Final Operating Budget	Total Actuals and Projections Through 9/30/21	Over/(Under) Budget Through 9/30/21	Fiscal Year 2022 Final Operating Budget	Increase / (Decrease) from FY 2021 to FY 2022
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Off Roll	177,842.70	177,842.70	0.00	177,842.70	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$177,842.70	\$177,842.70	\$0.00	\$177,842.70	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	669,942.06	18,663.30	(651,278.76)	669,942.06	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$669,942.06	\$18,663.30	(\$651,278.76)	\$669,942.06	\$0.00
TOTAL REVENUES	\$847,784.76	\$196,506.00	(\$651,278.76)	\$847,784.76	\$0.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	52,500.00	52,500.00	0.00	52,500.00	0.00
District Engineer	7,000.00	10,000.00	3,000.00	7,000.00	0.00
Dissemination Agent	8,000.00	8,400.00	400.00	10,600.00	2,600.00
Trustees Fees	7,200.00	8,100.00	900.00	12,200.00	5,000.00
Accounting Services	9,000.00	9,000.00	0.00	9,000.00	0.00
Auditing Services	6,500.00	4,900.00	(1,600.00)	4,900.00	(1,600.00)
Postage, Phone, Faxes, Copies	200.00	100.00	(100.00)	200.00	0.00
Public Officials Insurance	2,500.00	2,421.00	(79.00)	2,663.00	163.00
Legal Advertising	1,500.00	500.00	(1,000.00)	1,500.00	0.00
Bank Fees	100.00	100.00	0.00	100.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	150.00	150.00	0.00	150.00	0.00
ADA Website Compliance	2,000.00	0.00	(2,000.00)	2,000.00	0.00
Website Administration	1,200.00	1,200.00	0.00	1,200.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$98,025.00	\$97,546.00	(\$479.00)	\$104,188.00	\$6,163.00
LEGAL COUNSEL					
District Counsel	20,000.00	12,500.00	(7,500.00)	20,000.00	0.00
TOTAL LEGAL COUNSEL	\$20,000.00	\$12,500.00	(\$7,500.00)	\$20,000.00	\$0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	150,000.00	1,000.00	(149,000.00)	150,000.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	\$150,000.00	\$1,000.00	(\$149,000.00)	\$150,000.00	\$0.00
WATER-SEWER COMBINATION SERVICES					
Water Utility Services	7,500.00	500.00	(7,000.00)	7,500.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$7,500.00	\$500.00	(\$7,000.00)	\$7,500.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	35,000.00	16,000.00	(19,000.00)	35,000.00	0.00
General Liability & Property Casualty Insurance	7,500.00	2,960.00	(4,540.00)	3,256.00	(4,244.00)
General Operating	1,759.76	0.00	(1,759.76)	1,760.00	0.24
Landscape Maintenance	309,300.00	62,000.00	(247,300.00)	309,300.00	0.00
Miscellaneous Repairs & Maintenance	15,000.00	0.00	(15,000.00)	13,080.76	(1,919.24)
Hardscape Maintenance	12,000.00	0.00	(12,000.00)	12,000.00	0.00
Plant Replacement Program	45,000.00	4,000.00	(41,000.00)	45,000.00	0.00
Irrigation Maintenance	10,000.00	0.00	(10,000.00)	10,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$435,559.76	\$84,960.00	(\$350,599.76)	\$429,396.76	(\$6,163.00)
ROAD & STREET FACILITIES					
Sidewalk & Pavement Repairs	2,500.00	0.00	(2,500.00)	2,500.00	0.00
TOTAL ROAD & STREET FACILITIES	\$2,500.00	\$0.00	(\$2,500.00)	\$2,500.00	\$0.00
PARKS & RECREATION					
Cabana Maintenance	6,000.00	0.00	(6,000.00)	6,000.00	0.00
Pool Operations & Maintenance	42,000.00	0.00	(42,000.00)	42,000.00	0.00
Recreation Facility Maintenance	35,000.00	0.00	(35,000.00)	35,000.00	0.00
Recreation Equipment Maintenance	5,000.00	0.00	(5,000.00)	5,000.00	0.00
Security System	1,200.00	0.00	(1,200.00)	1,200.00	0.00
TOTAL PARKS & RECREATION	\$89,200.00	\$0.00	(\$89,200.00)	\$89,200.00	\$0.00
RESERVES					
Capital Reserves	45,000.00	0.00	(45,000.00)	45,000.00	0.00
TOTAL RESERVES	\$45,000.00	\$0.00	(\$45,000.00)	\$45,000.00	\$0.00
TOTAL EXPENDITURES	\$847,784.76	\$196,506.00	(\$651,278.76)	\$847,784.76	\$0.00
REVENUES OVER / (UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2022
FINAL ANNUAL OPERATING BUDGET

GRAND OAKS

COMMUNITY DEVELOPMENT DISTRICT

BUDGET DESCRIPTIONS

Legislative

Supervisor Fees & Related Payroll Taxes

The amount paid to each Supervisor for the time devoted to the District's business and monthly meetings. The amount permitted is \$200.00 per meeting for each member of the Board

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District' business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc. This is required of the District as part of the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Faxes, Copies

Cost of materials and service to produce agendas and conduct day-to-day business of the District.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conducts the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

To provide for unbudgeted administrative expenses.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Legal Council

District Counsel

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. Fees are based on prior year legal expenses.

FISCAL YEAR 2022
FINAL ANNUAL OPERATING BUDGET

GRAND OAKS

COMMUNITY DEVELOPMENT DISTRICT

BUDGET DESCRIPTIONS

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

Water-Sewer Combination Services

Water Utility Services

This relates to water services provided to District facilities.

Other Physical Environment

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Plant Replacement

This item is for landscape items that may need to be replaced during the year.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Miscellaneous Repairs & Maintenance

The District has a contract to maintain the common areas and facilities.

Road & Street Facilities

Sidewalk & Pavement Repairs

This item is intended to address pavement, signage, and wall repair needs as required within the com

Parks & Recreation

Cabana Maintenance

This item is necessary to contract with a vendor to maintain the cabana within State Guidelines for p

Pool Operations & Maintenance

The District has maintenance contracts for the pool area.

Recreation Facility Maintenance

This item is necessary to contract with a vendor to maintain the clubhouse within State Guidelines for public use.

Recreation Equipment Maintenance

This item is necessary to ensure the clubhouse has sufficient stock supplies as needed for use.

Park Facility Maintenance

This item is necessary to contract with a vendor to maintain the park facilities within State Guidelines for public use.

GRAND OAKS

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2019

REVENUES

CDD Debt Service Assessments	\$	682,913
TOTAL REVENUES	\$	682,913

EXPENDITURES

Series 2019 May Bond Interest Payment	\$	248,956
Series 2019 November Bond Principal Payment	\$	185,000
Series 2019 November Bond Interest Payment	\$	248,956
TOTAL EXPENDITURES	\$	682,913
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2021	\$	10,450,000
Principal Payment Applied Toward Series 2019 Bonds	\$	185,000
Bonds Outstanding - Period Ending 11/1/2022	\$	10,265,000

FISCAL YEAR 2022
FINAL ANNUAL OPERATING BUDGET

GRAND OAKS

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2020

REVENUES

CDD Debt Service Assessments	\$	667,563
TOTAL REVENUES	\$	667,563

EXPENDITURES

Series 2020 May Bond Interest Payment	\$	333,781
Series 2020 May Bond Principal Payment	\$	-
Series 2020 November Bond Interest Payment	\$	333,781
TOTAL EXPENDITURES	\$	667,563
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2021	\$	15,490,000
Principal Payment Applied Toward Series 2020 Bonds	\$	-
Bonds Outstanding - Period Ending 11/1/2022	\$	15,490,000

FISCAL YEAR 2022
FINAL ANNUAL OPERATING BUDGET

GRAND OAKS

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EAU Value	Unit Count	Fiscal Year 2021			Fiscal Year 2022			Total Inc/(Dec) in Annual Assmt ⁽²⁾
			Debt Service Per Unit	O&M Per Unit	Fiscal Year 2021 Total Assessment	Debt Service Per Unit	O&M Per Unit	Fiscal Year 2022 Total Assessment	
Phase 1 - SERIES 2019									
Single Family 50'	1.00	40	\$2,232	\$903	\$3,135.20	\$2,232.14	\$903.06	\$3,135.20	\$0.00
Single Family 50' - Prepaid	1.00	133	\$1,807	\$903	\$2,710.03	\$1,806.97	\$903.06	\$2,710.03	\$0.00
Single Family 60'	1.20	178	\$2,232	\$903	\$3,135.20	\$2,232.14	\$903.06	\$3,135.20	\$0.00
Phase 2 - SERIES 2020									
Single Family 40'	1.00	235		\$903	\$903.06	\$2,144	\$903.06	\$3,047.24	\$2,144.18
Single Family 50'	1.00	158		\$903	\$903.06	\$2,144	\$903.06	\$3,047.24	\$2,144.18
Single Family 60'	1.00	70		\$903	\$903.06	\$2,144	\$903.06	\$3,047.24	\$2,144.18
FUTURE SERIES									
Single Family 50'	1.00	185	\$0	\$903	\$903.06	\$0.00	\$903.06	\$903.06	\$0.00
Total		999							

Notations:

⁽¹⁾ Annual assessments are adjusted for collection costs and early payment discounts of 6%.

⁽²⁾ A positive figure denotes an increase in assessments; conversely, a negative figure denotes a decrease in assessments.

FISCAL YEAR 2022 FINAL ANNUAL OPERATING BUDGET