



Grande Oaks Farm-1st Addition
Homeowner's Association
342 Grande Oaks Blvd
Cantonment, Fl. 32533
(850)501-7034

BOARD MEETING, ANNUAL MEETING & FAMILY PICNIC

Date: Sunday, April 7th, 2024

Time: 3:00 p.m.

Location: Under Large Oak Trees on Grande Oaks Blvd. (Simmons/Breault Lot)

What: Board Meeting, Annual HOA Meeting, and /Family Picnic Meet & Greet

The HOA will be having a Board meeting to be followed by our Annual HOA Meeting and Family Picnic on Sunday, April 7, 2024, at 3:00 p.m. The Board will be updating the membership and discussing a special assessment for legal fees involving the Thomas Home Corporation lawsuit and their counterclaim against the HOA. Then immediately following, we will have our HOA Annual Meeting where we will be discussing the 2024 HOA budget and dues, financial updates, and several other items listed on the agenda that will be emailed and posted on the NFI website.

We are asking that you bring your favorite dessert or an appetizer to go along with our meeting. The HOA will provide water, ice, and paper goods.

If you have some yard games for the kids to play while we are having the meeting, feel free to bring them for entertainment.

We look forward to seeing and/or meeting each of you and your families.





Grande Oaks Farm-1st Addition
Homeowner's Association
(Regular and Lake)
342 Grande Oaks Blvd
Cantonment, Fl. 32533
(850)501-7034

April 1, 2024

Re: Board Meeting and Annual Homeowners Association Meeting, Sunday April 7, 2024 (3:00 p.m.);
HOA Miscellaneous

Dear Grande Oaks Farms-1st Addition Home/Lot Owner:

I wanted to take this opportunity to invite everyone to attend both an important Board meeting to consider a new legal assessment, and our Annual Homeowner's Association meeting this Sunday, April 7, 2024, at 3:00 p.m.

We plan on having a dessert or appetizer type picnic so bring your favorite dessert or appetizer for munchies. The HOA will supply drinks, ice and paper goods.

We look forward to meeting some of our new neighbors and always enjoy catching up with everyone.

1) **BOARD MEETING/ANNUAL HOMEOWNERS MEETING:**

- **WHEN: SUNDAY, APRIL 7, 2024 AT 3:00 P.M.**
- **WHERE: CORNER OF GRANDE OAKS BLVD. AND TILLAGE DR UNDER THE LARGE LIVE OAKS (SIMMONS AND BREAULTS)**
- **BRING: YOURSELF, LAWN CHAIRS AND YOUR FAVORITE DESSERT OR APPETIZER**
- **AGENDA: ATTACHED WITH BACKUP**

2) **CURRENT ASSOCIATION OFFICERS:** Your current HOA officers for both the Regular and Lake HOA Board: President-Kevin Windham, V-President-Amy Simmons, Treasurer-Shawn Brown, Secretary-Whitney White.

3) **ARCHITECTURAL REVIEW COMMITTEE MEMBERS:** The current ARC members are Dr. David Fulton, Mark Howell, Devin Simmons, Todd Stafford, and Kevin Windham. **Please let me know if you have an interest in serving on the ARC committee IF replacements are needed.**

4) **HOA MANAGEMENT COMPANY:** Just a reminder that the HOA is utilizing the services of a management company, NFI Management Solutions. Most HOA responsibilities are handled by our property manager, including all financial responsibilities with budget, banking, dues, special assessments, past due accounts and collections, restrictive covenants compliance and violations, etc... A copy of the Bylaws, Restrictive Covenants, and Architectural Review Guidelines can be solicited from NFI on their website for our HOA (Grande Oaks Farm) or contact me if you need a copy. Any questions should be directed to the management company at (850)484-2684 or email at cam@nfipms.com or camasst@nfipms.com

- 5) **MAINTENANCE OF VACANT LOTS/EASEMENT AREA-CONTRACTOR SAFELAWN INC.**- The required maintenance of all vacant lots begins in the growing season in April each year through October each year by action of the HOA. Safelawn Inc. is handling all maintenance of the easement cuts in our sections, PLUS vacant lot cuts for those set up on a direct billing and also for those that are not maintaining their lots as required by the HOA. Vacant lot inspections occur on the 15th each month beginning this month during the growing season (April through October).

If you do not want to maintain your own lot, please contact Chris at Safelawn to set up a direct billing. Chris has agreed to keep the vacant lot pricing at \$45/lot cut so please contact him directly to set up an account for direct billing or cut your own lot once/month. Lot inspections occur on the 15th each month so please either cut or make arrangements to have your lot cut by the 15th to avoid a \$15 handling fee if the HOA has to have the lot cut.

Safelawn also handles homeowner's lawn services as well and he has a competitive package for weekly visits, so if interested or if you would like to get a price on lawn maintenance contact Chris Dewberry at 912-4186. Safelawn also has a very competitive lawn spraying (fertilization, weed control, insect control, and fungus control) for your lawn and plants plus can handle lawn aeration as well, so contact him if interested.

- 6) **MAINTENANCE OF LANDSCAPING:** We are finding a few lawns in need of replanting or lawn-dressing, and others that have landscaping areas where plants and landscaping previously approved by the ARC have died and been removed, but not replaced leaving vacant or deficient bedding areas. Please take this Spring to replace the shrubs and/or other bedding plants to fill in areas that have not been replaced with the same or comparable plants to those that were approved by the ARC on the last approved landscaping plans. Minor thinning, due to overgrowth, and/or replacement plants do NOT have to be approved by the ARC, but any significant landscaping changes do need to be presented to the ARC for approval.
- 7) **PAID ASSESSMENTS:** Any assessments, whether regular assessments, special assessments, or individual lot assessments will be due when assessed and will accrue interest at 18%, if not paid within 30 days of the assessment date. All unpaid assessments including interest will become a lien on property, so please make sure that all owners are complying with all aspects of the association bylaws and pay assessments on a timely basis. All past due accounts, after sufficient notification, will be turned over to the management company's attorney for collection, so please pay assessments timely when billed as any fees associated with collections will be billed to the lot owner.
- 8) **SPECIAL LOT ASSESSMENT-DAILY FEE;** (\$25/day with no limit) for Non-Compliance with Restrictive Covenants including those listed below:
1. Vehicle Parking Roadside along curbs for extending periods or overnight **or** off driveway on grass lot.
 2. Garbage Cans (Garbage cans should be placed roadside on the day of pickup as defined in our Restrictive Covenants. The HOA previously voted to allow a slight variation of when cans may be placed roadside if the morning of the pickup is not feasible due to early pickup times. Can may be placed the night before, but **ONLY** after dark the night before the garbage pick up day. Cans should be returned from curbside and always screened from visibility from the street.)
 3. Trailer/Boat Parking-(cannot be visible from road other than when being loaded, but never overnight or for long periods during the day)

4. Garage Doors left Open (doors should be kept closed other than for entering and exiting or for outdoor projects for short periods.
 5. Other unsightly material or items not screened from the street. (Construction Materials, ladders, items attached to mailbox, etc...).
 6. Permanent Basketball play areas are not allowed. Portable basketball goals are permissible but must be placed in an area that is screened (behind fence or shrubs) from the street when not in use. No basketball goals should be left on the driveway when not in use.
- 9) **VEHICLE PARKING, STOP SIGNS, SPEEDING AND CHILDREN SAFETY:** I just wanted to remind everyone again to make sure to restrict/limit roadside parking to only special events, but never for extended periods of time or overnight, as this will result in covenant violations and daily fines. In addition, please abide by all speed limits and STOP SIGNS located inside the subdivision to maximize the safety of the residents, visitors and children.
- 10) **SIGNS ON LOTS:** Lots are limited to one (1) for sale sign as defined in the restrictive covenants, so please remove any signage on lots not allowed. Only lots approved for construction are allowed to display builder boxes, so please remove any signage not allowed including those advertising a company name or product. All signs need should be professionally maintained at all times according to our restrictive covenants (not allowed on trees). If you currently have a sign advertising your lot, please make sure the sign is legible and has a phone number or other contact information and is maintained at all times in a neat appearance. The association will remove all improperly maintained signs or signs that are laying on the ground.
- 11) **REMINDER ARCHITECTURAL REVIEW GUIDELINES (ARC):** All new construction, tree removal, enclosures, lot clearing, paint color changes, fencing, landscaping changes, **or any other change that impacts or effects the exterior of a home or lot** (as identified in the Restrictive Covenants and Architectural Review Guidelines) requires an application or submittal to the ARC and approval prior to beginning any of these changes. Proceeding without ARC submittal and approval subjects each lot/homeowner to action including but not limited to reversal, legal action and/or fines if not timely corrected. Please contact the HOA president if you have any questions or need to submit an application for exterior changes.
- 12) **NOTICE TO LOT OWNERS-ARC PROCESS AND FEE STRUCTURE:** The Architectural Review Committee (ARC) fee for submitting plans for new construction to the ARC's professional advisor is still \$350. The ARC schedules meeting to reviews ARC submittal **ONLY AFTER ALL REQUIRED ITEMS IDENTIFIED IN BOTH ARTICLE III IN THE RESTRICTIVE COVENANTS AND ALSO THE ARCHITECTURAL GUIDELINES.** Once it is determined that all required items are submitted and meet ALL the requirements and suitability for submittal, the ARC will schedule a meeting to review the submittal. The ARC also uses a Professional Advisor for recommendations for consideration by the ARC. The advisor's role is not to redraw house plans for \$350, but instead to provide the ARC with professional suggestions and opinions to evaluate or improve the aesthetic value and curb appeal of the plans, landscaping, materials, colors, etc....in order to maintain and assure that quality custom homes are being built in our subdivision. If the ARC turns down the plans at the initial stage, then the professional advisor fee will be returned.

The ARC had implemented an additional \$150 ARC submittal fee per plan submitted that exceeds two submittals by the same lot owner and lot. Please review all ARC requirements as Grande Oaks Farms 1st Addition is a custom home neighborhood and all plans submitted must reflect the intent envisioned of a high-quality custom home

neighborhood where homes approved for construction complement the neighborhood.

- 13) **HOA EMAIL ADDRESS:** The HOA email address for communicating HOA issues or business is: grandoaksfarmshoa@hotmail.com or cam@nfipms.com for NFI Property Management.

Thanks to all owners that are working together to make Grand Oaks Farms-1st Addition a great neighborhood to call home.

Sincerely,

Kevin

Grand Oaks Farms-1st Addition Homeowner's Association



**Grande Oaks Farm-1st Addition (Regular and Lake Associations)
Combined Homeowners Association Meeting
Sunday, April 7, 2024 (3:00 p.m.)
Breault/Simmons Lot Off Grande Oaks Blvd**

Meeting Agenda

- 1) Welcome to New Residents
- 2) Financial Updates-Regular and Lake
 - a) Financial Statements (12/31/23 and 2/28/24 YTD)
 - b) Dues for 2024 (\$250 Regular, \$200 Lake)
 - c) Budgets for 2024 (Regular and Lake)
- 3) Management Company Update-HOA Documents on Website
- 4) HOA Facebook Page (Requesting Access)
- 5) Individual Lot Maintenance Items
 - a) Mailbox Maintenance (Cleaning & Painting Needs)
 - b) Curbing Maintenance (Pressure Washing)
 - c) Lawn & Shrub Maintenance (Grassy areas thinning/dead spots & dead/replacement shrubs).
- 6) White Fence Project
- 7) Reminder-Stops Signs and Speed Limits
- 8) Reminder-Special Lot Assessment daily fee for Non-Compliance with Restrictive Covenants and Procedure for Notice Requirements.
 - a) Vehicle Parking Roadside or off driveway on grass lot.
 - b) Garbage Cans (Not Picked up from curbside or not screened from visibility)
 - c) Trailer/Boat Parking-(cannot be visible from road)
 - d) Garage Doors left Open
 - e) Other unsightly material or items (Construction Materials, ladders, mailbox, etc...)
- 9) Construction and/or changes requiring ARC Approval- Reminder of ARC Guidelines
 - a) All construction and changes to the exterior
 - b) Any paint color changes to exterior
 - c) Landscaping removal and/or changes (minor vs. major)
- 10) Election of Board/Officers for Regular and Lake HOA
- 11) Miscellaneous

Balance Sheet

Properties: Grande Oaks Farm 1st Addition Homeowners' Association, Inc. - 7139 N. 9th Avenue, Suite P Pensacola, FL 32504

As of: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|------------------|
| ASSETS | |
| Cash | |
| Operating Cash | 27,254.72 |
| Total Cash | 27,254.72 |
| TOTAL ASSETS | 27,254.72 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepayments | 9,200.88 |
| Total Liabilities | 9,200.88 |
| Capital | |
| Opening Balance Equity | 47,911.57 |
| Retained Earnings | -37,434.15 |
| Calculated Retained Earnings | -5,535.30 |
| Calculated Prior Years Retained Earnings | 13,111.72 |
| Total Capital | 18,053.84 |
| TOTAL LIABILITIES & CAPITAL | 27,254.72 |

Income Statement

NFI Property Management Solutions, LLC

Properties: Grande Oaks Farm 1st Addition Homeowners' Association, Inc. - 7139 N. 9th Avenue, Suite P Pensacola, FL 32504

As of: Dec 2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|--|----------------|---------------------|-------------------|------------------------|
| Operating Income & Expense | | | | |
| Income | | | | |
| ASSOCIATION INCOME | | | | |
| Association Income: Association Dues | 0.00 | 0.00 | 18,610.00 | 69.70 |
| Association Income: Legal Assessment | 0.00 | 0.00 | 98.32 | 0.37 |
| Association Income: Interest on Past Due Assessments | 8.17 | 100.00 | 2,144.08 | 8.03 |
| Association Income: Late Fees on Assessments | 0.00 | 0.00 | 538.25 | 2.02 |
| Association Income: Legal | 0.00 | 0.00 | 3,958.10 | 14.82 |
| Association Income: ARC Plan Review | 0.00 | 0.00 | 700.00 | 2.62 |
| Association Income: Lot Mowing Reimbursement from Owners | 0.00 | 0.00 | 300.00 | 1.12 |
| Association Income: MSBU Reimbursement | 0.00 | 0.00 | 309.97 | 1.16 |
| Total ASSOCIATION INCOME | 8.17 | 100.00 | 26,658.72 | 99.85 |
| Interest Income | 0.00 | 0.00 | 40.41 | 0.15 |
| Total Operating Income | 8.17 | 100.00 | 26,699.13 | 100.00 |
| Expense | | | | |
| Architectural Fees | 0.00 | 0.00 | 700.00 | 2.62 |
| BANKING | | | | |
| Banking: Supplies (Checks, Stamps, Deposit Slips) | 38.47 | 470.87 | 38.47 | 0.14 |
| Banking: Service Charges | 0.00 | 0.00 | 0.00 | 0.00 |
| Total BANKING | 38.47 | 470.87 | 38.47 | 0.14 |
| Copies and Reproduction | 0.00 | 0.00 | 54.65 | 0.20 |
| FILING FEES | | | | |
| Filing Fees: Corporation Annual Report | 0.00 | 0.00 | 61.25 | 0.23 |
| Total FILING FEES | 0.00 | 0.00 | 61.25 | 0.23 |
| INSURANCE | | | | |
| Insurance: Criminal Crime Bond | 0.00 | 0.00 | 341.00 | 1.28 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|--|-----------------|---------------------|-------------------|------------------------|
| Insurance: D&O | 0.00 | 0.00 | 1,055.31 | 3.95 |
| Insurance: General Liability | 0.00 | 0.00 | 521.22 | 1.95 |
| Total INSURANCE | 0.00 | 0.00 | 1,917.53 | 7.18 |
| LANDSCAPING AND GROUNDSKEEPING | | | | |
| Landscaping and Groundskeeping: Vacant Lot Maintenance | 0.00 | 0.00 | 0.00 | 0.00 |
| Total LANDSCAPING AND GROUNDSKEEPING | 0.00 | 0.00 | 0.00 | 0.00 |
| MANAGEMENT FEES | | | | |
| Management Fees: Monthly Management Fee. | 500.00 | 6,119.95 | 6,000.00 | 22.47 |
| Total MANAGEMENT FEES | 500.00 | 6,119.95 | 6,000.00 | 22.47 |
| Postage and Delivery | 0.00 | 0.00 | 68.43 | 0.26 |
| PROFESSIONAL FEES | | | | |
| Professional Fees: Accounting | 0.00 | 0.00 | 250.00 | 0.94 |
| Professional Fees: Legal | 0.00 | 0.00 | 5,025.30 | 18.82 |
| Professional Fees-Legal Retainer Fee | 450.00 | 5,507.96 | 450.00 | 1.69 |
| Accounting-GOF THC Foreclosure (Expert) | 0.00 | 0.00 | 2,625.00 | 9.83 |
| Total PROFESSIONAL FEES | 450.00 | 5,507.96 | 8,350.30 | 31.28 |
| PROFESSIONAL FEES-GOF-LEGAL FEES | | | | |
| GOF-Legal Fee-THC | 0.00 | 0.00 | 1,615.00 | 6.05 |
| GOF-Legal Fee-THC-Foreclosure | 5,975.00 | 73,133.41 | 10,280.00 | 38.50 |
| GOF-Legal Fee-THC vs GOF | 0.00 | 0.00 | 0.00 | 0.00 |
| GOF-Legal Fees THC-Reimbursement of Legal Fees to Owners | 0.00 | 0.00 | 1,250.00 | 4.68 |
| GOF-Legal Fees-LaCoste | 0.00 | 0.00 | 670.50 | 2.51 |
| Total PROFESSIONAL FEES-GOF-LEGAL FEES | 5,975.00 | 73,133.41 | 13,815.50 | 51.75 |
| GRANDE OAKS FARM-PROPERTY MAINTENANCE | | | | |
| GOF-Monthly Lawn Service-Monthly Lawn and Ornamental Service | 0.00 | 0.00 | 0.00 | 0.00 |
| GOF-PM-Entrance | 0.00 | 0.00 | 0.00 | 0.00 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|--|------------------|---------------------|-------------------|------------------------|
| GOF-PM-Owner's Vacant Lot Maintenance | 0.00 | 0.00 | 270.00 | 1.01 |
| GOF-PM-Tate Road | 0.00 | 0.00 | 0.00 | 0.00 |
| GOF-PM-Easements | 0.00 | 0.00 | 958.30 | 3.59 |
| Total GRANDE OAKS FARM-PROPERTY MAINTENANCE | 0.00 | 0.00 | 1,228.30 | 4.60 |
| Total Operating Expense | 6,963.47 | 85,232.19 | 32,234.43 | 120.73 |
| NOI - Net Operating Income | -6,955.30 | -85,132.19 | -5,535.30 | -20.73 |
| Total Income | 8.17 | 100.00 | 26,699.13 | 100.00 |
| Total Expense | 6,963.47 | 85,232.19 | 32,234.43 | 120.73 |
| Net Income | -6,955.30 | -85,132.19 | -5,535.30 | -20.73 |

Balance Sheet

Properties: Grande Oaks Farm 1st Addition Homeowners' Association, Inc. - 7139 N. 9th Avenue, Suite P Pensacola, FL 32504

As of: 02/29/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|------------------|
| ASSETS | |
| Cash | |
| Operating Cash | 26,176.74 |
| Total Cash | 26,176.74 |
| TOTAL ASSETS | 26,176.74 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepayments | 750.75 |
| Total Liabilities | 750.75 |
| Capital | |
| Opening Balance Equity | 47,911.57 |
| Retained Earnings | -37,434.15 |
| Calculated Retained Earnings | 7,369.65 |
| Calculated Prior Years Retained Earnings | 7,578.92 |
| Total Capital | 25,425.99 |
| TOTAL LIABILITIES & CAPITAL | 26,176.74 |

Income Statement

NFI Property Management Solutions, LLC

Properties: Grande Oaks Farm 1st Addition Homeowners' Association, Inc. - 7139 N. 9th Avenue, Suite P Pensacola, FL 32504

As of: Feb 2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|--|-----------------|---------------------|-------------------|------------------------|
| Operating Income & Expense | | | | |
| Income | | | | |
| ASSOCIATION INCOME | | | | |
| Association Income: Association Dues | 1,713.75 | 90.62 | 15,000.00 | 94.22 |
| Association Income: Interest on Past Due Assessments | 7.99 | 0.42 | 16.16 | 0.10 |
| Association Income: Legal Fees-THC Foreclosure | 0.00 | 0.00 | 633.34 | 3.98 |
| Association Income: Legal | 166.88 | 8.82 | 264.38 | 1.66 |
| Total ASSOCIATION INCOME | 1,888.62 | 99.86 | 15,913.88 | 99.97 |
| Interest Income | 2.61 | 0.14 | 5.55 | 0.03 |
| Total Operating Income | 1,891.23 | 100.00 | 15,919.43 | 100.00 |
| Expense | | | | |
| Copies and Reproduction | 18.20 | 0.96 | 25.45 | 0.16 |
| MANAGEMENT FEES | | | | |
| Management Fees: Monthly Management Fee. | 500.00 | 26.44 | 1,000.00 | 6.28 |
| Total MANAGEMENT FEES | 500.00 | 26.44 | 1,000.00 | 6.28 |
| Postage and Delivery | 55.74 | 2.95 | 55.74 | 0.35 |
| PROFESSIONAL FEES | | | | |
| Professional Fees: Legal | 0.00 | 0.00 | 14.75 | 0.09 |
| Accounting-GOF THC Foreclosure (Expert) | 0.00 | 0.00 | 1,935.00 | 12.15 |
| Total PROFESSIONAL FEES | 0.00 | 0.00 | 1,949.75 | 12.25 |
| PROFESSIONAL FEES-GOF-LEGAL FEES | | | | |
| GOF-Legal Fee-THC | 1,150.00 | 60.81 | 1,150.00 | 7.22 |
| GOF-Legal Fee-THC-Foreclosure | 0.00 | 0.00 | 1,100.00 | 6.91 |
| GOF-Legal Fees THC-Reimbursement of Legal Fees to Owners | 0.00 | 0.00 | 1,000.00 | 6.28 |
| Total PROFESSIONAL FEES-GOF-LEGAL | 1,150.00 | 60.81 | 3,250.00 | 20.42 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|--|------------------|---------------------|-------------------|------------------------|
| FEES | | | | |
| TAXES AND LICENSE | | | | |
| Taxes: Electronic Filing of Tax Forms | 10.51 | 0.56 | 10.51 | 0.07 |
| Total TAXES AND LICENSE | 10.51 | 0.56 | 10.51 | 0.07 |
| GRANDE OAKS FARM-PROPERTY MAINTENANCE | | | | |
| GOF-PM-Owner's Vacant Lot Maintenance | 0.00 | 0.00 | 90.00 | 0.57 |
| GOF-PM-Entryway | 2,539.78 | 134.29 | 2,539.78 | 15.95 |
| GOF-PM-Easements | 0.00 | 0.00 | 287.49 | 1.81 |
| GOF-PM-Weed Control | 367.50 | 19.43 | 367.50 | 2.31 |
| GOF-PM-Irrigation | 238.35 | 12.60 | 238.35 | 1.50 |
| GOF PM-MSBU Entryway Lights Reimbursement to GOF | -1,264.79 | -66.88 | -1,264.79 | -7.94 |
| Total GRANDE OAKS FARM-PROPERTY MAINTENANCE | 1,880.84 | 99.45 | 2,258.33 | 14.19 |
| Total Operating Expense | 3,615.29 | 191.16 | 8,549.78 | 53.71 |
| NOI - Net Operating Income | -1,724.06 | -91.16 | 7,369.65 | 46.29 |
| Total Income | 1,891.23 | 100.00 | 15,919.43 | 100.00 |
| Total Expense | 3,615.29 | 191.16 | 8,549.78 | 53.71 |
| Net Income | -1,724.06 | -91.16 | 7,369.65 | 46.29 |

Balance Sheet

Properties: GRANDE OAKS FARM-1ST ADDITION LAKEFRONT HOMEOWNERS' ASSOCIATION, INC. - 7139 N. 9th Avenue, Suite P Pensacola, FL 32504

As of: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|------------------|
| ASSETS | |
| Cash | |
| Operating Cash | 13,123.29 |
| Total Cash | 13,123.29 |
| TOTAL ASSETS | 13,123.29 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepayments | 600.00 |
| Total Liabilities | 600.00 |
| Capital | |
| Opening Balance Equity | 6,142.69 |
| Retained Earnings | -2,825.62 |
| Calculated Retained Earnings | 1,874.22 |
| Calculated Prior Years Retained Earnings | 7,332.00 |
| Total Capital | 12,523.29 |
| TOTAL LIABILITIES & CAPITAL | 13,123.29 |

Income Statement

NFI Property Management Solutions, LLC

Properties: GRANDE OAKS FARM-1ST ADDITION LAKEFRONT HOMEOWNERS' ASSOCIATION, INC. - 7139 N. 9th Avenue, Suite P Pensacola, FL 32504

As of: Dec 2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|--|----------------|---------------------|-------------------|------------------------|
| Operating Income & Expense | | | | |
| Income | | | | |
| ASSOCIATION INCOME | | | | |
| Association Income: Lake Assessment | 0.00 | 0.00 | 2,200.00 | 99.89 |
| Association Income: Late Fees on Assessments | 0.00 | 0.00 | 0.00 | 0.00 |
| Total ASSOCIATION INCOME | 0.00 | 0.00 | 2,200.00 | 99.89 |
| Interest Income | 0.00 | 0.00 | 2.44 | 0.11 |
| Total Operating Income | 0.00 | 0.00 | 2,202.44 | 100.00 |
| Expense | | | | |
| Copies and Reproduction | 0.00 | 0.00 | 9.45 | 0.43 |
| FILING FEES | | | | |
| Filing Fees: Corporation Annual Report | 0.00 | 0.00 | 61.25 | 2.78 |
| Total FILING FEES | 0.00 | 0.00 | 61.25 | 2.78 |
| Postage and Delivery | 0.00 | 0.00 | 7.52 | 0.34 |
| PROFESSIONAL FEES | | | | |
| Professional Fees: Accounting | 0.00 | 0.00 | 250.00 | 11.35 |
| Total PROFESSIONAL FEES | 0.00 | 0.00 | 250.00 | 11.35 |
| Total Operating Expense | 0.00 | 0.00 | 328.22 | 14.90 |
| NOI - Net Operating Income | 0.00 | 0.00 | 1,874.22 | 85.10 |
| Total Income | 0.00 | 0.00 | 2,202.44 | 100.00 |
| Total Expense | 0.00 | 0.00 | 328.22 | 14.90 |
| Net Income | 0.00 | 0.00 | 1,874.22 | 85.10 |

Balance Sheet

Properties: GRANDE OAKS FARM-1ST ADDITION LAKEFRONT HOMEOWNERS' ASSOCIATION, INC. - 7139 N. 9th Avenue, Suite P Pensacola, FL 32504

As of: 02/29/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|------------------|
| ASSETS | |
| Cash | |
| Operating Cash | 13,723.29 |
| Total Cash | 13,723.29 |
| TOTAL ASSETS | 13,723.29 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Total Liabilities | 0.00 |
| Capital | |
| Opening Balance Equity | 6,142.69 |
| Retained Earnings | -2,825.62 |
| Calculated Retained Earnings | 1,200.00 |
| Calculated Prior Years Retained Earnings | 9,206.22 |
| Total Capital | 13,723.29 |
| TOTAL LIABILITIES & CAPITAL | 13,723.29 |

Income Statement

NFI Property Management Solutions, LLC

Properties: GRANDE OAKS FARM-1ST ADDITION LAKEFRONT HOMEOWNERS' ASSOCIATION, INC. - 7139 N. 9th Avenue, Suite P Pensacola, FL 32504

As of: Feb 2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|---------------------------------------|----------------|---------------------|-------------------|------------------------|
| Operating Income & Expense | | | | |
| Income | | | | |
| ASSOCIATION INCOME | | | | |
| Association Income: Lake Assessment | 0.00 | 0.00 | 1,200.00 | 100.00 |
| Total ASSOCIATION INCOME | 0.00 | 0.00 | 1,200.00 | 100.00 |
| Interest Income | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Operating Income | 0.00 | 0.00 | 1,200.00 | 100.00 |
| Expense | | | | |
| Total Operating Expense | 0.00 | 0.00 | 0.00 | 0.00 |
| NOI - Net Operating Income | 0.00 | 0.00 | 1,200.00 | 100.00 |
| Total Income | 0.00 | 0.00 | 1,200.00 | 100.00 |
| Total Expense | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Income | 0.00 | 0.00 | 1,200.00 | 100.00 |

**Grande Oaks Farm 1st Addition HOA
2024 BUDGET**

INCOME

**2024
BUDGET**

| | |
|------------------------|------------------|
| ANNUAL DUES (62@\$250) | 15,500.00 |
| LATE FEES /INTEREST | 1,000.00 |
| FINES | 300.00 |
| ARC REVIEW FEE | 1,050.00 |
| LOT MOWING | 750.00 |
| MSBU REIMBURSEMENT | 1,500.00 |
| TOTAL INCOME | 20,100.00 |

EXPENSES

| | |
|-----------------------|------------------|
| INSURANCE | 1,568.00 |
| TAXES | 50.00 |
| LICENSES AND PERMITS | 62.00 |
| ARC PROF ADVISOR FEES | 1,050.00 |
| LEGAL | 5,000.00 |
| COMMON AREA MAINT | 300.00 |
| OFFICE EXP | 150.00 |
| POSTAGE AND DELIVER | 150.00 |
| MEETING EXP | 100.00 |
| MGMT FEES | 6,000.00 |
| ENTRANCE EXP | 500.00 |
| LOT MOWING | 540.00 |
| MOWING-TATE ROAD | 0.00 |
| MOWING-ENTRYWAY | 1,425.00 |
| MOWING-EASMENTS | 1,500.00 |
| IRRIGATION | 100.00 |
| FERTILIZATION | 400.00 |
| WHITE FENCE RESERVE | 0.00 |
| CONTINGENCY RESERVE | 1,205.00 |
| TOTAL EXPENSES | 20,100.00 |

NET INCOME: 0.00

LOT SUMMARY

- 62 Total Lots
- 51 Regular Lots
- 11 Lake Lots
- 44 Lots With Homes Complete (42 Homes)
- 18 *3 owned by THC, 4 by Developer, 4 owned by adjacent exisiting homeowner,
2 by J Wyatt Construction, 5 other idividuals

DUES SUMMARY FOR BUDGET

Dues

250 Regular Association

Annual Dues Billed/Year

15500

**Grande Oaks Farm 1st Addition HOA-LAKE
2024 BUDGET**

| INCOME | 2024 BUDGET |
|-----------------------|------------------------|
| ANNUAL DUES | 2,200.00 |
| LATE FEES | 100.00 |
| TOTAL INCOME | 2,300.00 |
| | |
| EXPENSES | |
| CORPORATE FEES | 62.00 |
| TAXES | 25.00 |
| LAKE MGMT FEES | 2,213.00 |
| TOTAL EXPENSES | \$2,300.00 |

LOT SUMMARY

62 Total Lots
51 Regular Lots
11 Lake Lots
 1 Vacant Lots Not Paying
44 Lots With Homes Complete (42 Homes)
18 *3 owned by THC, 4 by Developer, 4 owned by adjacent existing
 homeowner, 2 by J Wyatt Construction, 5 other individuals

DUES SUMMARY FOR BUDGET

| Dues | Annual Dues Billed/Year |
|----------------------|--------------------------------|
| 200 Lake Association | 2200 |