

*Grande Pines
Community Development District*

Agenda

July 20, 2020

AGENDA

Grande Pines

Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

July 13, 2020

**Board of Supervisors
Grande Pines
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Grande Pines Community Development District** will be held **Monday, July 20, 2020 at 10:00 AM via Zoom**; by following this link <https://zoom.us/j/91146341656> or by calling in via (646) 876-9923 and entering the Meeting ID: **911 4634 1656**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the April 20, 2020 Meeting
4. Public Hearing
 - A. Consideration of Resolution 2020-26 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations
5. Consideration of Fiscal Year 2021 Developer Funding Agreement
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of FY20 Funding Request #7
 - iii. Consideration of FY20 Funding Request #8
 - iv. Presentation of Number of Registered Voters – 0
 - v. Approval of Fiscal Year 2021 Meeting Schedule
7. Other Business
8. Supervisors Requests
9. Adjournment

The second order of business of the Board of Supervisors is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of the minutes of the April 20, 2020 Board of Supervisors meeting. The minutes are enclosed for your review.

The fourth order of business opens the public hearing. Section A is consideration of Resolution 2020-26 adopting the fiscal year 2021 budget and relating to the annual appropriations. A copy of the resolution is enclosed for your review.

The fifth order of business is consideration of Fiscal Year 2021 developer funding agreement. A copy of the agreement is enclosed for your review.

The sixth order of business is staff reports. Section 1 of the Attorney's Report is an update on auditing requirements. Section 1 of the District Manager's Report includes the balance sheet and income statement for your review. Section 2 is the ratification of FY20 Funding Request #7. Section 3 is the consideration of funding request #8. A copy of the funding requests and supporting invoices are enclosed for your review. Section 4 is presentation of number of registered voters living within the boundaries of the District. Section 5 is approval of Fiscal Year 2021 meeting schedule. A copy of the proposed schedule is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. S. Flint".

George S. Flint
District Manager

CC: Darrin Mossing, GMS

Enclosures

MINUTES

MINUTES OF MEETING
GRANDE PINES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Grande Pines Community Development District was held Monday, April 20, 2020 at 10:00 a.m. via Zoom Video Conferencing, pursuant to Executive Orders 20-52, 20-69 and 20-91 (as extended by Executive Order 20-112) issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 1, 2020, and April 29, 2020 respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present and constituting a quorum were:

Linda Kepfer	Vice Chair
Steven Smith	Assistant Secretary
Jennifer McLendon	Assistant Secretary
Michael Finocchio	Assistant Secretary

Also present were:

George Flint	District Manager
Jan Carpenter	District Counsel
Christy Baxter	District Engineer
Justin Rowan <i>via phone</i>	MBS Capital Markets

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Mr. Finocchio participated in the meeting but was not sworn so he could not vote. Three Board Members were present by phone, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

The Governor passed the Executive Order that allows governmental entities to hold meetings remotely. Previously, you had to have a physical quorum. Under the procedure, we ran a notice including the information for any members of the public that may want to participate in the meeting. No contact has been received from any members of the public prior to the meeting, nor does it appear any are on the call. There were no comments, so the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Vince Gates

Mr. Flint stated that a resignation from Mr. Gates, and he asked for a motion to accept his resignation.

On MOTION by Ms. Kepfer, seconded by Ms. McLendon, with all in favor, the Resignation of Vince Gates, was approved.

B. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2024

Mr. Flint asked the Board if they had anyone they would like to appoint to that vacancy at this time. Ms. Kepfer stated they would like to add Katie Peck.

On MOTION by Ms. Kepfer, seconded by Ms. McLendon, with all in favor, the Appointment of Katie Peck to Fulfill the Board Vacancy with a Term Ending November 2024, was approved.

C. Administration of Oath of Office to Newly Appointed Supervisor

Mr. Flint stated they would get her the oath of office form and any other information that she needs.

D. Election of Officers

E. Consideration of Resolution 2020-23 Electing Officers

Mr. Flint noted that Vince Gates was the Chairman of the Board, and Linda Kepfer was the Vice Chair. The other Board Members were Assistant Secretaries. Ms. Kepfer stated she would replace Vince Gates as Chair, Katie Peck will be Vice Chairman, and the other three Board Members will be Assistant Secretaries. Mr. Flint will remain Secretary and Mr. Lovera will remain Treasurer.

On MOTION by Ms. Kepfer, seconded by Ms. McLendon, with all in favor, Resolution 2020-23 Electing Officers with Ms. Kepfer as Chair, Ms. Peck as Vice Chair, Ms. McLendon, Mr. Smith, and Mr. Finocchio as Assistant Secretaries, George Flint as Secretary and Ariel Lovera as Treasurer, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the February 17, 2020 Meeting and Acceptance of the Minutes of the February 17, 2020 Landowners' Meeting

Mr. Flint asked for any comments or corrections to the minutes. There being none, he asked for a motion to approve the Board meeting minutes and accept the landowners' meeting minutes.

On MOTION by Ms. Kepfer, seconded by Mr. McLendon, with all in favor, the inutes of the February 17, 2020 Board of Supervisors meeting were approved as presented and the minutes of the February 17, 2020 Landowners' Meeting, were accepted.

FIFTH ORDER OF BUSINESS

Consideration of Agreement with Poulos & Bennett for Professional Engineering Services

Mr. Flint stated that Poulos & Bennett for Professional Engineering Services were initially hired as the interim. They advertised District Engineering Services and Poulos & Bennett was selected to be the permanent District Engineer. They are bringing the agreement back for approval by the Board.

Ms. Carpenter asked for this to be substantially final in case Counsel had comments and also delegate authority to the Chair or Vice Chair to approve the final assignment.

On MOTION by Ms. Kepfer, seconded by Ms. McLendon, with all in favor, the Agreement with Poulos & Bennett for the District Engineer in Substantial Form and Authorization for the Chair and Vice Chair to Approve the Final, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2020-24 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing

Mr. Flint stated the Board is required by June 15th of each year to approve the proposed budget. It is not binding on the Board, but it is a statutory time frame that must be met. They have to set the date, place, and time of the Public Hearing for its final adoption. Mr. Flint recommended July 20, 2020 at 10:00 a.m. for the Public Hearing. Exhibit 'A' to the resolution is the proposed

budget. They can change this up until and at the Public Hearing in July if there are any comments from the Board. It's a standard administrative budget at this point. There are no operational cost included in the budget. It does contemplate that they would be operating under a Developer Funding Agreement, so assessments would not be imposed at this time. Mr. Flint asked for any questions. Hearing no questions, he asked for a motion.

On MOTION by Ms. Kepfer, seconded by Ms. McLendon, with all in favor, Resolution 2020-04 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing for July 20, 2020, was approved.

SEVENTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Engineer's Report

Mr. Flint stated that this was the Public Hearing to consider levying Assessments for Assessment Area 1. The Board previously adopted two resolutions, one declaring its intent to impose assessments and the other setting the Public Hearing for today.

Mr. Flint asked Ms. Baxter if there were any significant changes between when the Board saw the report last and this morning. Ms. Baxter replied no. Mr. Flint also asked Ms. Carpenter if Ms. Baxter needed to go through the report. Ms. Carpenter stated the report was adopted in final form at the last meeting with one or two changes that were discussed and the changes were made by Christy. Ms. Carpenter stated that since then there have been no changes.

B. Consideration of Master Assessment Methodology for Assessment Area One

Mr. Flint stated the Board approved the Master Assessment Methodology for Assessment Area 1 subject to some modifications at the last meeting. Those modifications were made. Mr. Flint then reviewed the report. On page 9, Table 1 shows the proposed development plan. They are contemplating that there would be two assessment areas. Assessment Area 1 would have 182 units, and Assessment Area 2 would have 203 units. They assigned equivalencies to the product types. Table 2 shows the CIP for both Assessment Area 1 and Assessment Area 2. Table 3 shows the proposed bond sizing. They are doing it for the entire CIP, but this report is directed just at Assessment Area 1. They want to make sure they are equalizing the benefit across both Assessment Areas and to do that they have to take into consideration the entire CIP and the entire Development

Plan. Table 3 allocates the construction costs based on ERU factors and they are proposing \$8.5 million of the total \$17.5 million would be attributed to Assessment Area 1. They sized the bonds with conservative assumptions for a par amount of \$11 million dollars. Table 4 shows the improvement costs per product type. Table 5 shows the par debt per product type. Table 6, if they were to fund 100% of the improvements, shows what the net and gross annual assessments would be. Table 7 shows only Assessment Area 1, and Table 8 is the Preliminary Assessment roll, which includes the 50 acres that are in Assessment Area 1. Mr. Flint asked for any questions on the report. The Board had no questions.

C. Public Hearing/Public Comment and Testimony on Proposed Levy of Assessments

Mr. Flint stated that this was a Public Hearing and noted for the record that they were opening the Public Hearing. For the record, there were no members of the public to provide comment.

D. Consideration of Resolution 2020-25 Levying Assessments

Ms. Carpenter stated that this was the 3rd part of the Assessment proceeding. First the Board declared that assessments will be placed and set at the Public Hearing, which they did two meetings ago. Today they will be declaring a Public Assessment. Then they will levy the assessments with the property. So the Assessments will now be levied on that property, so there is a lien for the future bonds on the property going forward. She asked that the Board consider this resolution to levy the assessments for the 1st Assessment Phase. Mr. Flint asked for any question. Hearing none, he asked for motion to approve.

On MOTION by Mr. Kepfer, seconded by Ms. McLendon, with all in favor, the Resolution 2020-25 Levying Assessments, was approved.

Mr. Flint closed the Public Hearing.

Mr. Flint stated that Justin Rowan with MBS. Mr. Rowan noted that their current plan is for the Board to consider a Delegation Resolution. He noted that they will continue to work with staff to prepare other documentation that would be part of that Delegated Resolution The intent would be to try and present that at the regularly scheduled May Board meeting.

Ms. Carpenter stated the validation was completed and the judgement made for the District and the bonds are valid and they have a 30 day period to wait for an appeal, and then they will be set to issue bonds. That should be coming up in another two weeks, or less. Mr. Flint stated that was an update on where they are with financing. After the July meeting, the Board will be in position to be able to pull the trigger on financing pending the desire of Park Square and pending timing. I will have everything ready, and then we can move forward based on direction from the Board.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Update on Auditing Requirements

Ms. Carpenter provided a quick update on a statutory change. CDDs are subject to financial reporting requirement of Chapter 190 and 218 of Florida Statute. They included the modifications in the agenda and the attachment.

Mr. Flint stated that for the Board's benefit, a lot of these requirements are already in place and they are already performing those. This was an attempt to codify some of those requirements in one place. They have added some new provisions, and from the Board's perspective there is some language that talks about cooperating with audits in the event you are contacted by the auditor. There are potential penalties for not cooperating. He noted that this should be pretty seamless from your perspective. Mr. Flint stated that they have handled the audit process on their end.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint presented the financials through March 31, 2020. There is no action required. Hearing no questions, the next item followed.

ii. Ratification of FY20 Funding Request #5

Mr. Flint stated funding request No. 5 totaled \$7,112.68. A portion of those cost are Engineering related. They would be captured and once the bonds are issued, they would be reimbursed to the District and to the Developer as part of the cost of the Engineer's report.

iii. Consideration of FY20 Funding Request #6

Mr. Flint noted the consideration of Funding Request No. 6 for Fiscal Year 2020. Again, a portion of that is for the Engineer's Report and a portion is for the General Fund. Mr. Flint asked for questions. The Board had no questions.

On MOTION by Ms. McLendon, seconded by Mr. Smith, with all in favor, Funding Request No. 5 was ratified.

On MOTION by Ms. McLendon, seconded by Mr. Smith, with all in favor, Funding Request No. #6 was approved.

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint asked for any other business the Board would like to discuss that is not on the agenda. There being none, the next item followed. Ms. Kepfer asked how they would swear in Mike Finocchio. Mr. Flint stated that a notary was needed to do the oath. Mr. Flint stated that he had the form if a notary was available it could be notarized and mailed to his office.

TENTH ORDER OF BUSINESS

Supervisors Requests

Hearing none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting at 10:20 a.m.

On MOTION by Ms. Kepfer, seconded by Ms. McLendon, with all in favor, the meeting was adjourned at 10:20 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2020-26

THE ANNUAL APPROPRIATION RESOLUTION OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2020, submitted to the Board of Supervisors (“**Board**”) of the Grande Pines Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020, and ending September 30, 2021 (“**Fiscal Year 2020/2021**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Grande Pines Community Development District for the Fiscal Year Ending September 30, 2021."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020/2021, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 16th DAY OF JULY, 2020.

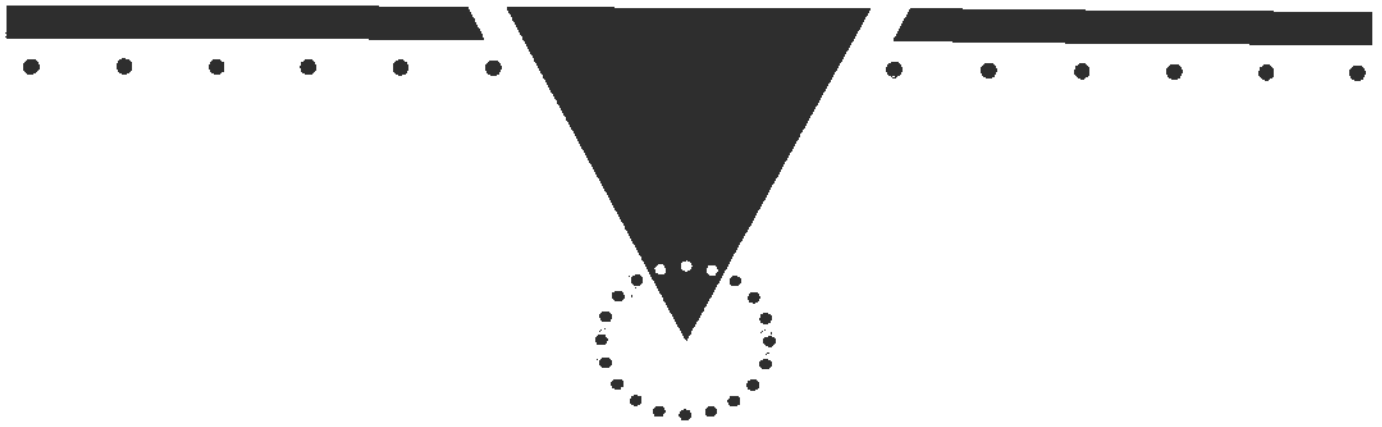
ATTEST:

**GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Adopted Budget FY 2020/2021



**Grande Pines
Community Development District**

Proposed Budget

FY 2021



Table of Contents

1 General Fund

2-4 General Fund Narrative

Grande Pines

Community Development District

Fiscal Year 2021 General Fund

	Adopted Budget FY2020	Actual Thru 6/30/20	Projected Next 3 Months	Total Thru 9/30/20	Proposed Budget FY2021
Revenues					
Developer Contributions/Assessments	\$102,593	\$55,940	\$14,317	\$70,257	\$119,668
Total Revenues	\$102,593	\$55,940	\$14,317	\$70,257	\$119,668
Expenditures					
Administrative					
Supervisor Fees	\$12,000	\$1,200	\$3,000	\$4,200	\$12,000
FICA Expense	\$918	\$92	\$230	\$321	\$918
Engineering	\$12,000	\$200	\$1,800	\$2,000	\$12,000
Attorney	\$25,000	\$8,256	\$3,600	\$11,856	\$25,000
Arbitrage	\$0	\$0	\$0	\$0	\$450
Annual Audit	\$0	\$0	\$0	\$0	\$5,000
Dissemination Fees	\$0	\$0	\$0	\$0	\$3,500
Trustee Fees	\$0	\$0	\$0	\$0	\$5,000
Assessment Administration	\$0	\$0	\$0	\$0	\$5,000
Management Fees	\$35,000	\$21,583	\$8,750	\$30,333	\$35,000
Information Technology	\$1,200	\$700	\$300	\$1,000	\$1,200
Website Creation	\$2,375	\$2,375	\$0	\$2,375	\$0
Telephone	\$300	\$0	\$50	\$50	\$300
Postage	\$1,000	\$58	\$202	\$260	\$1,000
Insurance	\$5,000	\$4,713	\$0	\$4,713	\$5,500
Printing & Binding	\$1,000	\$422	\$328	\$750	\$1,000
Legal Advertising	\$5,000	\$10,830	\$1,170	\$12,000	\$5,000
Other Current Charges	\$1,000	\$0	\$100	\$100	\$1,000
Office Supplies	\$625	\$114	\$36	\$150	\$625
Dues, Licenses & Subscriptions	\$175	\$150	\$0	\$150	\$175
Field					
Field Services	\$0	\$0	\$0	\$0	\$0
Property Insurance	\$0	\$0	\$0	\$0	\$0
Electric	\$0	\$0	\$0	\$0	\$0
Streelights	\$0	\$0	\$0	\$0	\$0
Water & Sewer	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance	\$0	\$0	\$0	\$0	\$0
Landscape Contingency	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0
Lake Contingency	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$102,593	\$50,691	\$19,566	\$70,257	\$119,668
Excess Revenues/(Expenditures)	\$0	\$5,248	(\$5,249)	(\$0)	\$0

Grande Pines
Community Development District
GENERAL FUND BUDGET

REVENUES:

Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the fiscal year.

Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on 5 Supervisors attending 5 meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the proposed 2019 bonds.

Grande Pines
Community Development District
GENERAL FUND BUDGET

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Dissemination Fees

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

Trustee Fees

The District will pay annual trustee fees for the proposed 2019 bonds.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services.

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Website Creation

Represents proposed amount from VGlobal Tech for the creation of District website per Florida Statute Chapter 189 requirements. Website would meet ADA & WCAG compliance requirements.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability, public officials liability and property insurance coverages.

Grande Pines
Community Development District
GENERAL FUND BUDGET

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

SECTION V

Grande Pines Community Development District
Fiscal Year 2021 Funding Agreement

This Agreement is made and entered into this 20th day of July, 2020 by and between:

Grande Pines Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Flagler County, Florida (hereinafter "District"), and

Park Square Enterprises, LLC, the primary landowner and developer in the District (hereinafter "Developer").

Recitals

WHEREAS, the District was established by Ordinance No. 2019-17 of the Orange County Florida Board of County Commissioners, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including roads, surface water management systems, water and waste water systems, offsite improvements, landscaping, irrigation and other infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2021, which year commences on October 1, 2020, and concludes on September 30, 2021; and

WHEREAS, the budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during the Fiscal Year 2021 as described in **Exhibit A**; and

WHEREAS, the Developer desires to provide such funds as are necessary to allow the District to proceed with its operations for Fiscal Year 2021 as described in **Exhibit A**, and as may be amended from time to time by the District.

NOW, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** (as finalized and amended from time to time), within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

5. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.

6. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations,

covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. The Agreement shall take effect as of July 20, 2020.

In witness whereof, the parties execute this agreement the day and year first written above.

Attest:

**Grande Pines Community
Development District**

Secretary/ Assistant Secretary

Chairman/Vice Chairman

Witnesses:

Park Square Enterprises, LLC

By: _____

[Print Name]

By: _____

Its: _____

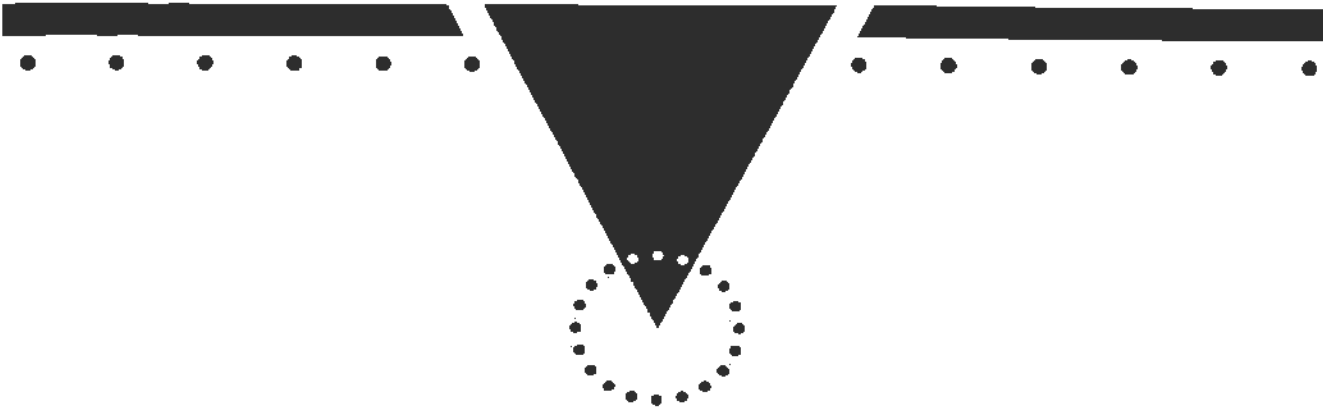
[Print Name]

Exhibit A: Fiscal Year 2021 Budget

SECTION VI

SECTION C

SECTION 1



**Grande Pines
Community Development District**

**Unaudited Financial Reporting
June 30, 2020**



TABLE OF CONTENTS

1	<hr/>	BALANCE SHEET
2	<hr/>	GENERAL FUND INCOME STATEMENT
3	<hr/>	MONTH TO MONTH
4	<hr/>	DEVELOPER CONTRIBUTION SCHEDULE

GRANDE PINES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
June 30, 2020

	<u>General Fund</u>
<u>ASSETS:</u>	
CASH	\$5,248
DUE FROM DEVELOPER	\$6,610
TOTAL ASSETS	<u><u>\$11,858</u></u>
<u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$6,610
<u>FUND EQUITY:</u>	
FUND BALANCES:	
UNASSIGNED	\$5,248
TOTAL LIABILITIES & FUND EQUITY	<u><u>\$11,858</u></u>

GRANDE PINES

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2020

	PROPOSED BUDGET	PRORATED BUDGET THRU 6/30/20	ACTUAL THRU 6/30/20	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$102,593	\$76,945	\$55,940	(\$21,005)
TOTAL REVENUES	\$102,593	\$76,945	\$55,940	(\$21,005)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISORS FEES	\$12,000	\$9,000	\$1,200	\$7,800
FICA EXPENSE	\$918	\$689	\$92	\$597
ENGINEERING	\$12,000	\$9,000	\$200	\$8,800
ATTORNEY	\$25,000	\$18,750	\$8,256	\$10,495
MANAGEMENT FEES	\$35,000	\$26,250	\$21,583	\$4,667
WEBSITE CREATION	\$2,375	\$2,375	\$2,375	\$0
INFORMATION TECHNOLOGY	\$1,200	\$900	\$700	\$200
TELEPHONE	\$300	\$225	\$0	\$225
POSTAGE	\$1,000	\$750	\$58	\$692
INSURANCE	\$5,000	\$5,000	\$4,713	\$287
PRINTING & BINDING	\$1,000	\$750	\$422	\$329
LEGAL ADVERTISING	\$5,000	\$3,750	\$10,830	(\$7,080)
OTHER CURRENT CHARGES	\$1,000	\$750	\$0	\$750
OFFICE SUPPLIES	\$625	\$469	\$114	\$355
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$150	\$25
TOTAL EXPENDITURES	\$102,593	\$78,832	\$50,691	\$28,141
EXCESS REVENUES (EXPENDITURES)	\$0		\$5,248	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$5,248	

GRANDE PINES
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
REVENUES:													
DEVELOPER CONTRIBUTIONS	\$0	\$17,375	\$7,051	\$3,184	\$4,894	\$4,250	\$4,253	\$8,322	\$6,610	\$0	\$0	\$0	\$55,940
TOTAL REVENUES	\$0	\$17,375	\$7,051	\$3,184	\$4,894	\$4,250	\$4,253	\$8,322	\$6,610	\$0	\$0	\$0	\$55,940
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$0	\$0	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
FICA EXPENSE	\$0	\$0	\$0	\$0	\$92	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$50	\$0	\$0	\$0	\$0	\$200
ATTORNEY	\$0	\$1,944	\$1,911	\$464	\$795	\$146	\$2,167	\$830	\$0	\$0	\$0	\$0	\$8,256
MANAGEMENT FEES	\$0	\$1,167	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$21,583
WEBSITE CREATION	\$0	\$0	\$0	\$0	\$0	\$2,375	\$0	\$0	\$0	\$0	\$0	\$0	\$2,375
INFORMATION TECHNOLOGY	\$0	\$0	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$700
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$0	\$0	\$0	\$0	\$2	\$11	\$35	\$7	\$4	\$0	\$0	\$0	\$58
INSURANCE	\$4,713	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,713
PRINTING & BINDING	\$0	\$0	\$199	\$4	\$2	\$195	\$7	\$14	\$2	\$0	\$0	\$0	\$422
LEGAL ADVERTISING	\$0	\$0	\$881	\$9,276	\$1,340	\$2,157	\$2,334	\$451	\$391	\$0	\$0	\$0	\$10,830
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$0	\$30	\$0	\$62	\$18	\$1	\$3	\$0	\$0	\$0	\$0	\$114
DUES, LICENSES & SUBSCRIPTIONS	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
TOTAL EXPENDITURES	\$4,713	\$1,110	\$6,188	\$6,761	\$6,509	\$7,918	\$7,709	\$4,371	\$3,413	\$0	\$0	\$0	\$50,691
EXCESS REVENUES (EXPENDITURES)	(\$4,713)	\$14,265	\$664	(\$3,576)	(\$1,615)	(\$3,668)	(\$3,456)	\$3,952	\$3,197	\$0	\$0	\$0	\$5,248

GRANDE PINES
Community Development District
Developer Contributions/Due from Developer

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (20)	Due from Capital	Over and (short) Balance Due
1	11/11/19	1/2/20	\$ 17,375.00	\$ 17,375.00	\$ 17,375.00	\$ -	\$ -
2	12/14/19	1/2/20	\$ 7,051.43	\$ 7,051.43	\$ 7,051.43	\$ -	\$ -
3	1/13/20	3/23/20	\$ 3,184.47	\$ 3,184.47	\$ 3,184.47	\$ -	\$ -
4	2/7/20	3/23/20	\$ 6,193.65	\$ 6,193.65	\$ 4,893.65	\$ 1,300.00	\$ -
5	3/9/20	3/23/20	\$ 7,112.68	\$ 7,112.68	\$ 4,250.18	\$ 2,862.50	\$ -
6	4/13/20	5/8/20	\$ 15,078.36	\$ 15,078.36	\$ 4,253.36	\$ 10,825.00	\$ -
7	5/11/20	5/19/20	\$ 8,722.07	\$ 8,722.07	\$ 8,322.07	\$ 400.00	\$ -
8	6/30/20			\$ 6,609.64	\$ 6,609.64	\$ -	\$ 6,609.64
Due from Developer			\$ 64,717.66	\$ 71,327.30	\$ 55,939.80	\$ 15,387.50	\$ 6,609.64

Total Developer Contributions FY20

\$ 55,939.80

SECTION 2

Grande Pines

Community Development District

FY20 Funding Request #7
May 11, 2020

Payee	General Fund	Capital Outlay
1 Governmental Management Services-CF, LLC Inv# 9 - Management Fees - May 2020	\$ 3,039.78	
2 Latham, Shuker, Eden & Beaudine, LLP Inv# 91022 - General Counsel - March 2020	\$ 146.00	
3 Orlando Sentinel Inv# 019578870000 - Notice to Levy Non-Ad Valorem Assessments	\$ 4,490.39	
4 Poulos & Bennett Inv# 19-151(4) - Engineer's Report - March 2020		\$ 400.00
5 Supervisor Fees April 20, 2020		
Linda Kepfer	\$ 215.30	
Jennifer McLendon	\$ 215.30	
Steven Smith	\$ 215.30	
	\$ 8,322.07	\$ 400.00
	Total:	\$ 8,722.07

Please make check payable to:

Grande Pines Community Development District
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

GMS-Central Florida, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 9
 Invoice Date: 5/1/20
 Due Date: 5/1/20
 Case:
 P.O. Number:

Bill To:
 Grande Pines CDD
 219 E. Livingston St.
 Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - May 2020	310.573-84	2,916.67	2,916.67
Information Technology - May 2020	351	100.00	100.00
Office Supplies	51	2.86	2.86
Postage	42	6.60	6.60
Copies	425	13.65	13.65
Total			\$3,039.78
Payments/Credits			\$0.00
Balance Due			\$3,039.78

RECEIVED
APR 22 2020

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

BY: _____

111 N. MAGNOLIA AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801

April 22, 2020

Grande Pines CDD
c/o GMS- CFL, LLC
219 E. LIVINGSTON STREET
Orlando, FL 32801

INVOICE

Matter ID: 4168-001
General

2 (hd)

310-573-315

Invoice # 91022
Federal ID # 59-3366512

For Professional Services Rendered:

03/17/2020	JAC	Emails regarding hearing changed to telephonic	0.40 hr	\$146.00
Total Professional Services:				\$146.00

INVOICE SUMMARY

For Professional Services:	0.40 Hours	\$146.00
New Charges this Invoice:		<u>\$146.00</u>
Previous Balance:		\$3,189.50
Less Payment and Credits Received:		\$2,375.00
Outstanding Balance:		\$794.50
Plus New Charges this Invoice:		\$146.00
Total Due:		<u>\$940.50</u>

Billed Through: March 31, 2020

PO Box 100608
Atlanta, GA 30384-0608
adbilling@orfbpub.com
844-348-2445

Invoice Details

Billed Account Name: Grande Pines Cdd
Billed Account Number: CU80068057
Invoice Number: 019578870000
Invoice Amount: \$4,490.39
Billing Period: 04/20/20 - 04/26/20
Due Date: 04/26/20



RECEIVED

MAY 04 2020

INVOICE

Invoice Details

Date	Invoice Reference	Description	Units	Rate	Invoice Amount	Total
03/27/20	OSC653608	PO# Grande Pines CDD Display Notic Orlando Sentinel Display 3/27/20 6661931-1-0	1/3 (4 x 10.5)	45.00		1,890.15
03/27/20	OSC653608	PO# Grande Pines CDD Display Notic OS eNewspaper Online 3/27/20 6661931-3-0	1/3 (4 x 10.5)	5.00		210.02
03/27/20	OSC653608	PO# Grande Pines CDD Display Notic eNewspaper Allocation_OSC Display 3/27/20 6661931-4-0	1/3 (4 x 10.5)	1.35		56.70

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
4,490.39	0.00	0.00	0.00	0.00	0.00



Please detach and return this portion with your payment.

PO Box 100608
Atlanta, GA 30384-0608

Remittance Section

Billed Period: 04/20/20 - 04/26/20
Billed Account Name: Grande Pines Cdd
Billed Account Number: CU80068057
Invoice Number: 019578870000

Return Service Requested

6346000247 PRESORT 227 1 8P 0.500 P3C1



GRANDE PINES CDD
218 E. LIVINGSTON STREET STE 300
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification, please contact Customer Care:

Orlando Sentinel
PO Box 100608
Atlanta, GA 30384-0608



Invoice Details

Date	Invoice Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
04/03/20	OSC653607	PO# Grande Pines CDD Display Notic Orlando Sentinel Display 3/27/20 6661931-2-0	1/3 (4 x 10.5)	55.56		2,333.52

Invoice Total: \$4,490.39

Orlando Sentinel

833 North Orange Avenue
MP 13D
Orlando, FL 32801

Account Name: Grande Pines CDD
Account Number: CU80068057
Attn: Lauren Vanderveer

To Whom It May Concern:

This is to confirm that the advertisement for Grande Pines CDD published in *The Orlando Sentinel* on the following dates,

Publication Date: Mar 27, 2020; Apr 03, 2020;

Ad Caption: 3/27/20

Section: Local

Size: 1/3 (4 x 10.5)

Order ID: 6661931

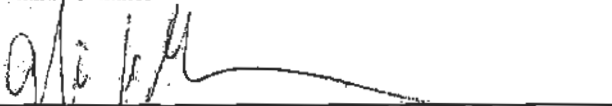
Cost: \$4,490.39

Should you need further information, please feel free to contact me.

Sincerely,

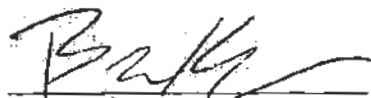
Charlie Welenc
Account Representative Assistant
The Orlando Sentinel

/s/du

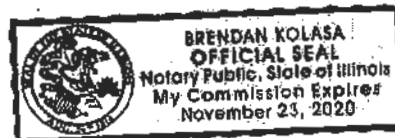


State of Illinois
County of Cook

The foregoing instrument was acknowledged before me this
7 day of May, 2020, by Charlie Welenc,
who is personally known to me.



Notary Public
State of Illinois at Large



POULOS & BENNETT

RECEIVED
MAY 06 2020

Poulos & Bennett, LLC
2802 E. Livingston St.
Orlando, FL 32803
407-487-2594

BY: _____

Grande Pines CDD
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Invoice number 19-151(4)
Date 04/30/2020

Project 19-151 GRANDE PINES CDD.

Professional services for the period ending: March 31, 2020

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Percent	Current Billed
.01 ENGINEER'S REPORT	15,000.00	99.92	14,987.50	14,987.50	0.08	0.00	0.00
.02 MISCELLANEOUS SERVICES	0.00	0.00	0.00	400.00	0.00		400.00
Total	15,000.00		14,987.50	15,387.50			400.00

Hourly Tasks:

.02 Miscellaneous Services

	Hours	Rate	Billed Amount
Practice Team Leader	2.00	200.00	400.00

GMS-CF

.02 Miscellaneous Services - Bond conference call; Follow up on establishment hearing date; CDD.

Invoice total **400.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(3)	03/30/2020	10,825.00		10,825.00			
19-151(4)	04/30/2020	400.00	400.00				
Total		11,225.00	400.00	10,825.00	0.00	0.00	0.00

SECTION 3

Grande Pines

Community Development District

FY20 Funding Request #8

June 30, 2020

Payee	General Fund
1 Governmental Management Services-CF, LLC Inv# 10 - Management Fees - June 2020	\$ 3,413.14
2 Latham, Shuker, Eden & Beaudine, LLP Inv# 91531 - General Counsel - April 2020 Inv# 92071 - General Counsel - May 2020	\$ 2,167.00 \$ 829.50
3 Poulos & Bennett Inv# 19-151(5) - Professional Services - April 2020 Inv# 19-151(6) - Professional Services - May 2020	\$ 150.00 \$ 50.00
	\$ 6,609.64
	Total: \$ 6,609.64

Please make check payable to:

Grande Pines Community Development District
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Vendor 1

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 10
Invoice Date: 6/1/20
Due Date: 6/1/20
Case:
P.O. Number:

Bill To:
Grande Pines CDD
219 E. Livingston St.
Orlando, FL 32801

Description #1/41	Hours/Qty	Rate	Amount
Management Fees - June 2020 310.513-24		2,916.67	2,916.67
Information Technology - June 2020 351		100.00	100.00
Office Supplies 51		0.21	0.21
Postage 42		3.50	3.50
Copies 425		1.50	1.50
Tribune Publishing 48		391.26	391.26
Total			\$3,413.14
Payments/Credits			\$0.00
Balance Due			\$3,413.14

Chicago Tribune

Date: 4/10/2020 10:07:43 AM

Billed To: Grande Pines CDD
Card Holder Name: Stacie M Vanderbilt
Card Type: Amex
Card Number: XXXXXXXXXXXX7022
Authorization Number: 5731480672946881303096
Address: 135 W Central Blvd Orlando FL 32801 US

Transactions:

Date	BusinessUnitName	RequestId	Amount
Friday, April 10, 2020	CTC-CTMG	5865312604946040104253	391.2600
			Total: 391.2600

Comment: prepayment for \$391.26 order# 6652886

Thank you for your business!

Chicago Tribune

Date: 4/10/2020 10:07:43 AM

Thank you for your business!

Vendor 2

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

111 N. MAGNOLIA AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801

May 26, 2020

Grande Pines CDD
c/o GMS- CFL, LLC
219 E. LIVINGSTON STREET
Orlando, FL 32801

INVOICE

Matter ID: 4168-001
General

Invoice # 91531
Federal ID # 59-3366512

For Professional Services Rendered:

04/10/2020	JAC	Conference call with Developers Counsel and District Engineer regarding PSP Amendment and CDD ownership and improvements; discussion regarding county issues; drafted Assessment Levy Resolution for April Board Meeting; research regarding final assessment and engineering report; drafted Engineer's Agreement; email with Engineer and District Manager	2.30 hr	\$839.50
04/10/2020	jms	Email with GMS regarding draft agenda and items needed for upcoming meeting, update attorney and emails regarding documents needed for upcoming bonds	0.60 hr	\$45.00
04/13/2020	JAC	Prepare Engineering Agreement for meeting agenda	0.40 hr	\$146.00
04/13/2020	jms	Review and revise Engineering Services Agreement, prepare email and send Agreeemnt to GMS for agenda and obtaining signatures	1.20 hr	\$90.00
04/13/2020	jms	Review final agenda and provide notes on attorney related items	1.00 hr	\$75.00
04/17/2020	jms	Review file, update attorney on open and pending items [Bonds]; emails	0.30 hr	\$22.50
04/20/2020	JAC	Prep for and attend ZOOM board meeting	1.20 hr	\$438.00
04/21/2020	JAC	Review revised plat notes and send to District Manager and Developer Counsel	0.50 hr	\$182.50
04/23/2020	JAC	Review and revise requisition and work on conveyance required for District	0.90 hr	\$328.50
Total Professional Services:				<u>\$2,167.00</u>

May 26, 2020

Matter ID: 4168-001

Invoice # 91531

Federal ID # 59-3366512

INVOICE SUMMARY

For Professional Services:	8.40 Hours	<u>\$2,167.00</u>
New Charges this Invoice:		<u>\$2,167.00</u>

Previous Balance:		<u>\$940.50</u>
Less Payment and Credits Received:		<u>\$794.50</u>
Outstanding Balance:		<u>\$146.00</u>
Plus New Charges this Invoice:		<u>\$2,167.00</u>
Total Due:		<u>\$2,313.00</u>

Billed Through: April 30, 2020

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

111 N. MAGNOLIA AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801

June 19, 2020

#2nd
310-513-315

Grande Pines CDD
c/o GMS- CFL, LLC
219 E. LIVINGSTON STREET
Orlando, FL 32801

INVOICE

Matter ID: 4168-001
General

2

310-513-315

Invoice # 92071
Federal ID # 59-3366512

For Professional Services Rendered:

05/01/2020	JAC	Review updated Plat notes and send comments to Developers Counsel and engineer	0.40 hr	\$146.00
05/05/2020	JAC	Telephone call from C. Baxter regarding platting issues	0.30 hr	\$109.50
05/07/2020	JAC	Conference call with District Manager and Developer; review procurement timeline from District Manager; follow up on finalization of agreement with District Manager	0.90 hr	\$328.50
05/07/2020	JAC	Conference call regarding bond issue and cdd contract management	0.50 hr	\$182.50
05/12/2020	KET	Receipt and review of email correspondence regarding next scheduled Board meeting and agenda.	0.10 hr	\$25.50
05/22/2020	jms	Review file, emails, due diligence on Bonds and matters for upcoming meeting	0.50 hr	\$37.50
			Total Professional Services:	\$829.50

INVOICE SUMMARY

For Professional Services:	2.70 Hours	\$829.50
New Charges this Invoice:		<u>\$829.50</u>

Previous Balance:		\$2,313.00
Less Payment and Credits Received:		\$146.00
Outstanding Balance:		\$2,167.00
Plus New Charges this Invoice:		\$829.50
Total Due:		\$2,996.50

Billed Through: May 31, 2020

POULOS BENNETT

Poulos & Bennett, LLC
 2602 E. Livingston St.
 Orlando, FL 32803
 407-487-2594

Grande Pines CDD
 1408 Hamlin Avenue, Unit E
 St. Cloud, FL 34771

Invoice number 19-151(5)
 Date 05/22/2020

Project 19-151 GRANDE PINES CDD

Professional services for the period ending: April 30, 2020

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Percent	Current Billed
.01 ENGINEER'S REPORT	15,000.00	89.92	14,987.50	14,987.50	0.08	0.00	0.00
.02 MISCELLANEOUS SERVICES	0.00	0.00	400.00	550.00	0.00		150.00
Total	15,000.00		15,387.50	15,537.50			150.00

Hourly Tasks:

4
 310 - 313 - 311

.02 Miscellaneous Services

	Hours	Rate	Billed Amount
Practice Team Leader	0.75	200.00	150.00

GMS-CF

.02 Miscellaneous Services - Board meeting; Phone call on bond offering.

Invoice total **150.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(4)	04/30/2020	400.00	400.00				
	Total	400.00	400.00	0.00	0.00	0.00	0.00

POULOS & BENNETT

Poulos & Bennett, LLC
 2602 E. Livingston St.
 Orlando, FL 32803
 407-487-2594

RECEIVED
 JUN 22 2020

BY: _____

Grande Pines CDD
 1408 Hamlin Avenue, Unit E
 St. Cloud, FL 34771

Invoice number 19-151(6)
 Date 06/22/2020

Project 19-151 GRANDE PINES CDD

Professional services for the period ending: May 31, 2020

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Percent	Current Billed
.01 ENGINEER'S REPORT	15,000.00	99.92	14,987.50	14,987.50	0.08	0.00	0.00
.02 MISCELLANEOUS SERVICES	0.00	0.00	550.00	600.00	0.00		50.00
Total	15,000.00		15,537.50	15,587.50			50.00

Hourly Tasks:

* 4
 310.513.311

.02 Miscellaneous Services

	Hours	Rate	Billed Amount
Practice Team Leader	0.25	200.00	50.00

GMS-CF

.02 Miscellaneous Services - Provide GIS shape file for CDD boundary.

Invoice total **50.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(5)	05/22/2020	150.00	150.00				
	Total	150.00	150.00	0.00	0.00	0.00	0.00

SECTION 4

Patrick Floto

📁 Agenda items May 18, 2020 at 12:26 PM

RE: Grande Pines Community Development District Shapefile

Details

To: Lauren Vanderveer, Cc: Stacie Vanderbilt



Zero voters in the provided legal description of Grande Pines Community Development District on 4/15/2020

Patrick Floto

DATA REPORTING COORDINATOR

ORANGE COUNTY SUPERVISOR OF ELECTIONS

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SECTION 5

**NOTICE OF MEETING DATES
GRANDE PINES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Grande Pines Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2021** at **10:00 am at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida 32801**, on the third Monday of each month as follows:

October 19, 2020
November 16, 2020
December 21, 2020
January 18, 2021
February 15, 2021
March 15, 2021
April 19, 2021
May 17, 2021
June 21, 2021
July 19, 2021
August 16, 2021
September 20, 2021

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the meeting agenda may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801.

The meetings may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodation to participate in this meeting is asked to advise the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
District Manager
Governmental Management Services - Central Florida, LLC