

*Grande Pines
Community Development District*

Agenda

October 19, 2020

AGENDA

Grande Pines

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

October 12, 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, October 19, 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 September 21, 2020 Board of Supervisors Meeting and Acceptance of Minutes of the September 21, 2020 Audit Committee Meeting
4. Consideration of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2020
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
6. Other Business
7. Supervisors Requests
8. 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 September 19, 2020 Board of Supervisors meeting and Acceptance of the minutes of the September 19, 2020 Audit Committee meeting. The minutes are enclosed for your review.

The fourth order of business is consideration of agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2020. A copy of the agreement is enclosed for your review.

The fifth order of business is staff reports. Section 1 of the District Manager's Report includes the balance sheet and income statement 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', with a stylized flourish at the end.

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, September 21, 2020 at 10:00 a.m. via Zoom Video Conferencing, pursuant to Executive Orders 20-52, 20-69, 20-112, 20-150, 20-179, 20-193 and 20-246 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, June 23, 2020, July 30, 2020, August 7, 2020, and September 30, 2020 respectively, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present and constituting a quorum were:

Linda Kepfer	Chairperson
Katie Peck	Vice Chair
Michael Finocchio	Assistant Secretary
Michael McQuarrie	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Christy Baxter	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Four Board Members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We do not have any members of the public here to provide comment.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the August 17,
2020 Board of Supervisors Meeting**

Mr. Flint: Did the Board have any comments or correction on the August 17, 2020 minutes?

Ms. Kepfer: I had no changes.

On MOTION by Ms. Kepfer, seconded by Mr. Finocchio, with all in favor, the Minutes of the August 17, 2020 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services for Fiscal Year 2020

Mr. Flint: The Board sat as the Audit Committee and met just prior to the Board Meeting. You reviewed and ranked the three responses that were received for auditing services and you ranked Grau & Associates number one. Is there a motion to accept the Audit Committee's rankings?

On MOTION by Ms. Kepfer, seconded by Mr. McQuarrie, with all in favor, Acceptance of Audit Committee Recommendation and Selection of Grau & Associates to Provide Auditing Services for Fiscal Year 2020, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Kristen, anything from the attorney?

Ms. Trucco: No, we have nothing new to report to the Board today.

B. Engineer

Mr. Flint: Looks like we have Christy on, any Engineer's Report?

Ms. Baxter: I don't have any items for the Board today, thank you.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: You have unaudited financial statements in your agenda through August 31st. There is no action required, but if you have any questions we can discuss those.

ii. Ratification of FY20 Funding Request #10

Mr. Flint: You have ratification of funding request #10 and funding request #11 in your agenda, were there any questions on either of those?

On MOTION by Ms. Kepfer, seconded by Mr. McQuarrie, with all in favor, FY20 Funding Request #10, were ratified.

iii. Consideration of FY20 Funding Request #11

Mr. Flint: Is there a motion to approve funding request #11?

On MOTION by Ms. Kepfer, seconded by Mr. McQuarrie, with all in favor, FY20 Funding Request #11, was approved.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Flint: That's all the business items we have. We really needed to get the auditor selected because the fiscal year ends at the end of this month. That was the primary purpose of the meeting. Was there anything else the Board wanted to address that was not on the agenda?

SEVENTH ORDER OF BUSINESS

Supervisors Requests

Hearing none, the next item was followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

On MOTION by Ms. Kepfer, seconded by Mr. Finocchio, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
GRANDE PINES
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Grande Pines Community Development District was held Monday, September 21, 2020 at 10:00 a.m. via Zoom Video Conferencing, pursuant to Executive Orders 20-52, 20-69, 20-112, 20-150, 20-179, 20-193 and 20-246 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, June 23, 2020, July 30, 2020, August 7, 2020, and September 30, 2020 respectively, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present were:

Linda Kepfer
Katie Peck
Michael Finocchio
Michael McQuarrie
George Flint
Kristen Trucco
Christy Baxter

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Four board members were present via Zoom teleconference.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint recognized that no public was present, only board members and staff.

THIRD ORDER OF BUSINESS

Approval of Minutes of August 17, 2020 Meeting

Mr. Flint: Does the committee have any comments on the August 17th, 2020 Audit Committee meeting minutes? Hearing none,

On MOTION by Ms. Kepfer, seconded by Mr. Finocchio, with all in favor, Approval of Minutes of August 17, 2020 Meeting, was approved.
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FOURTH ORDER OF BUSINESS

**Tally of Audit Committee Members
Rankings and Selection of an Auditor**

Mr. Flint: The Audit Committee met previously and approved the RFP selection criteria and the form of the notice. Subsequently, we received three responses that were provided to you all for review and ranking. One from Grau & Associates, one from Berger Toombs, and one from McDirmit Davis. We also provided you with the scoring sheet and the criteria. I think we sent out after under separate cover, a revised scoring sheet that also included the pricing that each auditor provided. Does the Committee have any comments on the review of the responses?

Ms. Kepfer: I found them all to be equally capable of doing the job. It really came down to price.

Mr. Flint: In light of that, are you suggesting they all be scored equally on all the criteria except price and then differentiated on price?

Ms. Kepfer: Yes.

Mr. Flint: Grau would get 20, McDirmit 19, and Berger 18?

Ms. Kepfer: Correct.

Mr. Flint: This means Grau would get 100 points, Berger 98, and McDirmit 99. That puts Grau number 1, McDirmit number 2, and Berger number 3. Is that accepted by the Committee and if so is there a motion to approve those rankings?

On MOTION by Ms. Kepfer, seconded by Mr. McQuarrie, with all in favor, the Tally of Audit Committee Members Rankings and Selection of Grau & Associates as the #1 Auditor, was approved.
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FIFTH ORDER OF BUSINESSES

Adjournment

Mr. Flint adjourned the meeting.

On MOTION by Ms. Kepfer, seconded by Ms. Peck, with all in favor, the meeting was adjourned.
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SECTION IV



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 29, 2020

Board of Supervisors
Grande Pines Community Development District
c/o GMS - CFL, LLC
219 E. Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Grande Pines Community Development District, Orange County, Florida ("the District") for the fiscal year ended September 30, 2020, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Grande Pines Community Development District as of and for the fiscal year ended September 30, 2020, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards

and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These non-audit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you

are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSFCL.COM, PH: (407) 841-5524.

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$2,800 for the September 30, 2020 unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. The fees for the fiscal years 2021, 2022, 2023, and 2024 will not exceed \$2,900, \$3,000, \$3,100 and \$3,200, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without cause, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Grande Pines Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

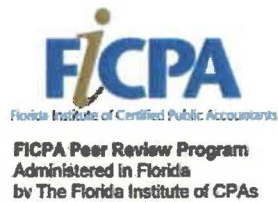
RESPONSE:

This letter correctly sets forth the understanding of Grande Pines Community Development District.

By: _____

Title: _____

Date: _____



February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,
FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

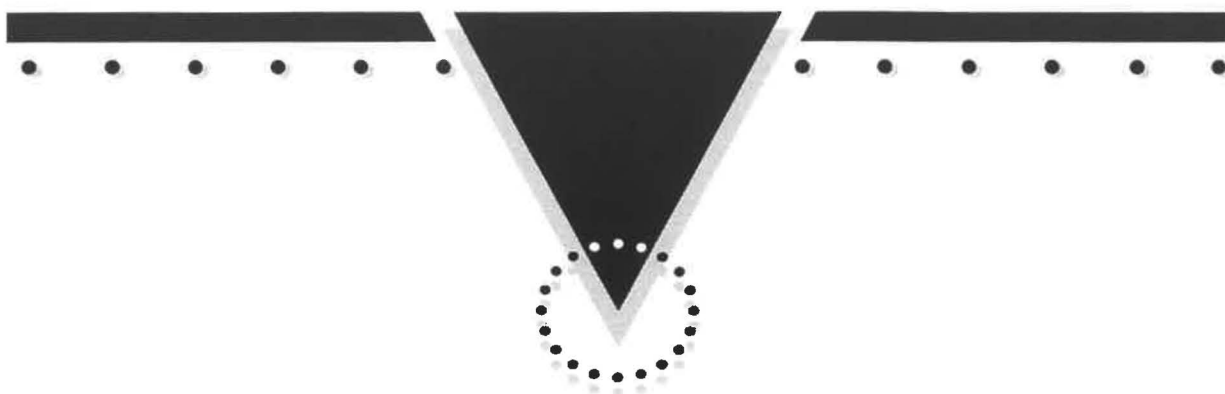
Firm Number: 900004390114

Review Number: 571202

SECTION V

SECTION C

SECTION 1



**Grande Pines
Community Development District**

Unaudited Financial Reporting

SEPTEMBER 30, 2020



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3	<u>MONTH TO MONTH</u>
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GRANDE PINES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
September 30, 2020

	<u>General Fund</u>
<u>ASSETS:</u>	
CASH	\$4,638
DUE FROM DEVELOPER	\$3,158
PREPAID EXPENSE	\$5,251
TOTAL ASSETS	<u>\$13,046</u>
<u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$10,057
<u>FUND EQUITY:</u>	
FUND BALANCES:	
UNASSIGNED	\$2,989
TOTAL LIABILITIES & FUND EQUITY	<u>\$13,046</u>

GRANDE PINES

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending Seotember 30, 2020

REVENUES:

DEVELOPER CONTRIBUTIONS

\$102,593

\$102,593

\$70,132

(\$32,461)

TOTAL REVENUES

\$102,593

\$102,593

\$70,132

(\$32,461)

EXPENDITURES:

ADMINISTRATIVE:

SUPERVISORS FEES

\$12,000

\$12,000

\$2,600

\$9,400

FICA EXPENSE

\$918

\$918

\$199

\$719

ENGINEERING

\$12,000

\$12,000

\$775

\$11,225

ATTORNEY

\$25,000

\$25,000

\$9,986

\$15,015

MANAGEMENT FEES

\$35,000

\$35,000

\$30,333

\$4,667

WEBSITE CREATION

\$2,375

\$2,375

\$0

\$2,375

INFORMATION TECHNOLOGY

\$1,200

\$1,200

\$3,375

(\$2,175)

TELEPHONE

\$300

\$300

\$0

\$300

POSTAGE

\$1,000

\$1,000

\$94

\$906

INSURANCE

\$5,000

\$5,000

\$4,713

\$287

PRINTING & BINDING

\$1,000

\$1,000

\$433

\$567

LEGAL ADVERTISING

\$5,000

\$5,000

\$14,368

(\$9,368)

OTHER CURRENT CHARGES

\$1,000

\$1,000

\$0

\$1,000

OFFICE SUPPLIES

\$625

\$625

\$116

\$509

DUES, LICENSE & SUBSCRIPTIONS

\$175

\$175

\$150

\$25

TOTAL EXPENDITURES

\$102,593

\$102,593

\$67,143

\$35,450

EXCESS REVENUES (EXPENDITURES)

\$0

\$2,989

FUND BALANCE - Beginning

\$0

\$0

FUND BALANCE - Ending

\$0

\$2,989

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	\$4,107	\$6,928	\$3,158	\$70,132
TOTAL REVENUES	\$0	\$17,375	\$7,051	\$3,184	\$4,894	\$4,250	\$4,253	\$8,322	\$6,610	\$4,107	\$6,928	\$3,158	\$70,132
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$0	\$0	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$600	\$0	\$800	\$2,600
FICA EXPENSE	\$0	\$0	\$0	\$0	\$92	\$0	\$0	\$0	\$0	\$46	\$0	\$61	\$199
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60	\$525	\$100	\$100	\$0	\$775
ATTORNEY	\$0	\$1,944	\$1,911	\$464	\$795	\$146	\$2,167	\$830	\$544	\$464	\$722	\$0	\$9,986
MANAGEMENT FEES	\$0	\$1,167	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$30,333
WEBSITE CREATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INFORMATION TECHNOLOGY	\$0	\$0	\$100	\$100	\$100	\$100	\$2,475	\$100	\$100	\$100	\$100	\$100	\$3,375
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$0	\$0	\$0	\$0	\$2	\$11	\$35	\$7	\$4	\$1	\$2	\$34	\$94
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	\$7	\$4	\$433
LEGAL ADVERTISING	\$0	\$0	\$881	\$3,276	\$1,340	\$2,157	\$2,334	\$451	\$835	\$1,443	\$1,652	\$0	\$14,368
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	\$3	\$116
DUES, LICENSES & SUBSCRIPTIONS	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
TOTAL EXPENDITURES	\$4,713	\$3,110	\$6,188	\$6,761	\$6,509	\$5,543	\$9,934	\$4,371	\$4,926	\$5,670	\$5,500	\$3,919	\$67,143
EXCESS REVENUES (EXPENDITURES)	(\$4,713)	\$14,265	\$864	(\$3,576)	(\$1,615)	(\$1,293)	(\$5,681)	\$3,952	\$1,684	(\$1,563)	\$1,428	(\$761)	\$2,989

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)	General Fund Portion (21)	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	8/19/20	\$ 6,609.64	\$ 6,609.64	\$ 6,609.64	\$ -	\$ -	\$ -
9	7/24/20	9/14/20	\$ 4,106.86	\$ 4,106.86	\$ 4,106.86	\$ -	\$ -	\$ -
10	8/24/20	9/14/20	\$ 6,927.86	\$ 6,927.86	\$ 6,927.86	\$ -	\$ -	\$ -
11	9/10/20	10/6/20	\$ 8,408.61	\$ 8,408.61	\$ 3,157.61	\$ 5,251.00	\$ -	\$ -
Due from Developer			\$ 90,770.63	\$ 90,770.63	\$ 70,132.13	\$ 5,251.00	\$ 15,387.50	\$ -

Total Developer Contributions FY20

\$ 70,132.13