

*Grande Pines
Community Development District*

Agenda

February 15, 2021

AGENDA

Grande Pines

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

February 8, 2021

**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, February 15, 2021 at 10:00 AM at the Offices of GMS-CF, LLC, 219 East Livingston Street, Orlando, Florida 32801**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the January 18, 2021 Meeting
4. Update on Status of Series 2021 Bond Issue and Consideration of Scrivener Error Corrections to Engineer's Report and Master Assessment Methodology
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of FY21 Funding Request #15
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 January 18, 2021 meeting. A copy of the minutes are enclosed for your review.

The fourth order of business Update on Status of Series 2021 Bond Issue and Consideration of Scrivener Error Corrections to Engineer's Report and Master Assessment Methodology. There is no back-up.

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. Section 2 is ratification of funding requests. A copy of the funding request 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,

George 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, January 18, 2021 at 10:00 a.m. at the Offices of GMS-CF, LLC at 219 East Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Chuck Cavaretta <i>by phone</i>	Chairman
Linda Kepfer	Vice Chairperson
Jennifer McLendon	Assistant Secretary
Michael McQuarrie	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Christy Baxter	District Engineer
Brett Sealy <i>by phone</i>	MBS Capital Markets
Peter Dame <i>by phone</i>	Akerman

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Board members were present at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: I believe we just have staff and Board members here, so we will move on to organizational matters.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Katie Peck

Mr. Flint: We did receive a resignation from Ms. Katie Peck. Is there a motion to accept her resignation?

On MOTION by Ms. Kepfer, seconded by Mr. McQuarrie, with all in favor, Acceptance of Resignation of Katie Peck, was approved.

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

Mr. Flint: Are there any nominations at this time to fill the unexpired term of Ms. Peck's seat expiring in November of 2024?

Ms. Kepfer: I would like to nominate Chuck Cavaretta.

On MOTION by Ms. Kepfer, seconded by Mr. McQuarrie, with all in favor, the Appointment of Chuck Cavaretta 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: Chuck, because you're not here I can't swear you in, so you can't officially vote in today's meeting. We will forward you the oath of office and the other forms you need. You can either have a notary administer that oath between now and the next meeting or at the next meeting I can do it at the beginning of the meeting.

Mr. Cavaretta: I'll have it notarized and sent back. Thank you.

D. Consideration of Resolution 2021-01 Electing Officers

Mr. Flint: You have Resolution 2021-01 in your agenda electing officers. Currently Ms. Kepfer is the Chair, there is no Vice Chair, and Ms. McLendon, Mr. McQuarrie, and Mr. Finocchio are Assistant Secretaries. Since you don't have a Vice Chair, you probably want to consider officers and do that. We can do each office individually, or if a Board member wants to make a motion to elect a slate of officers, we can do it in one motion. Any thoughts on that?

Ms. Kepfer: Chuck, did you want to be Chair when you are sworn in?

Mr. Cavaretta: That's fine.

Ms. Kepfer: We can make him Chair and I'll be Vice Chair.

Mr. Flint: Okay, and the other three Board members will remain Assistant Secretaries. I was Secretary, Ariel Lovera is Treasurer, and we didn't have an Assistant Treasurer. If that's acceptable to the Board is there a motion to that effect?

Ms. Trucco: I'll just add really quickly, Chuck, Supervisors are considered locally elected government officials for purposes of the Sunshine Law and financial disclosure. My office will

send you a welcome packet that goes through some specifics about your role as a Supervisor, just in case you haven't served before on a CDD board.

Mr. Cavaretta: I have been on a CDD board previously, but I will definitely review that, thank you.

Ms. Trucco: Okay, great. Thanks.

On MOTION by Mr. McQuarrie, seconded by Ms. McLendon, with all in favor, Resolution 2021-01 Electing Officers as stated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 19, 2020 Meeting

Mr. Flint: Did the Board have any comments or questions on those? If not, is there a motion to approve them as presented? Hearing no changes,

On MOTION by Ms. Kepfer, seconded by Mr. McQuarrie, with all in favor, the Minutes of the October 19, 2020 Meeting, were approved as presented.

FIFTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Revised Engineer's Report

Mr. Flint: I did hand out the revised report this morning and I explained that it's subject to incorporation of the sketch and description of the specific assessment area. We will change it again. Did you want to hit on any changes that are in this version versus the previous version that was in the book?

Ms. Baxter: I'd be happy to. In this version of the Engineer's Report the changes were addressing the language terminology to identify Assessment Area 1 and Assessment Area 1 capital improvement program. In exhibit 15 those were addressed. Exhibit 17 was updated with the most current dates and summaries of the projects including adding space for information. We updated the Developer to be specific to Park Square Grand Pines, LLC. As George mentioned, the one additional change will be adding Exhibit 4A which will be a sketch and description specific to Assessment Area 1.

Mr. Flint: Are there any questions for Christy on the Engineer's Report? Is there a motion to approve the latest version of the Engineer's Report dated January 18, 2021, subject to incorporation of the sketch and legal? Hearing none,

On MOTION by Ms. Kepfer, seconded by Ms. McLendon, with all in favor, the Revised Engineer's Report, was approved.

B. Consideration of Revised Supplemental Assessment Methodology

Mr. Flint: Next we have the Revised Supplemental Assessment Methodology preliminary for the Series 2021 Assessment Area 1. We went through and made sure that our terminology was consistent with what we are using throughout the bond documents as far as referring to the project in the assessment area. This includes revisions to the narrative as far as the terminology goes. The previous version of the preliminary supplemental assumed we were going to finance 100% of the eligible costs so the per unit assessments were pretty high. As a result of discussions between MBS, the underwriter, and Park Square this report has been revised to bring those assessments down to a target level which are included in these tables. This is a preliminary supplemental, and it would be used for purposes of what's call the Preliminary Limited Offering Memorandum when the underwriter goes out and markets the bonds there is a document called the Limited Offering Memorandum. It's preliminary and they use that to market. There is an initial draft of the supplemental that is included in that document. Once the bonds are actually priced and we know the specific interest rates and terms we will finalize the supplemental report. After the bonds are priced you all will approve the final. After this, we have the delegation resolution and Peter can go into detail on that. If you look at the tables, Table 1 on page 9; this has not changed. This is the development program. We are anticipating a mix of 50' and 70' single family and townhomes for a total of 179.45 ERUs. The capital improvement program is on Table 2, which is taken from Christy's Engineer's Report. Table 3 is the preliminary bond sizing. It assumes the target assessment amounts an average interest rate of 4.5%, capitalized interest of 8 months, which would bring us our estimate through November 1st, one year's max annual debt, and 2% underwriter's discount. That results in a par amount of \$6.79 million. Again, this is subject to the actual pricing of the bonds and the interest rates at the time that the underwriter markets it. Table 4 is the improvement cost per unit. Table 5 is the par debt per unit at the \$6.8 million. Table 6 is the net and gross annual debt assessment. Based on these numbers, a single family 70' lot would pay on

their tax bill a debt service assessment of \$3,462. A 50' lot would be \$2,473. A townhome would be \$1,855. Table 7 is the preliminary assessment roll. I don't believe it has been platted at this point, so it is still reflected as one owner, Park Square Grand Pines, LLC. When Christy updates her Engineer's Report we'll take the legal description of the assessment area and attach it to the methodology. Any questions on the preliminary? If not is there a motion to approve it?

On MOTION by Ms. Kepfer, seconded by Mr. McQuarrie, with all in favor, the Revised Supplemental Assessment Methodology, was approved.

C. Consideration of Resolution 2021-02 Delegation Resolution

Mr. Flint: Next we have the Delegation Resolution, Resolution 2021-02. Peter Dame who is the District's Bond Counsel is on the phone. Peter, do you want to present the Delegation Resolution to the Board?

Mr. Dame: Thank you, George. My name is Peter Dame. I am with the law firm Akerman. Mike Williams who has served as counsel to the District for us has retired and I am taking over his position with respect to the Bond Counsel for the District. I wanted to talk briefly about the resolution in front of you. The resolution authorizes the next series of bonds and as you may recall, back in early 2020, the Board adopted a resolution authorizing bonds. That was taken to the local District Court and the bonds were validated. Now we are authorizing the first series of those bonds to be issued. The resolution authorizes up to \$8 million worth of bonds to be issued. The resolution approves the forms of the various documents that are required to issue the bonds including the Supplemental Trust Indenture, the Bond Purchase Contract, the Continuing Disclosure Agreement, and the ancillary documents such as the True Up Agreement and other documents that are necessary for the bonds. Importantly, the resolution is a delegation resolution. What that means is that it delegates to the Chairman or the Vice Chairman the authority to finalize and sign a purchase contract with the underwriter, which is MBS Bonds, and it specifies in section 5 certain parameters with which the Chairman or the Vice Chairman may authorize and finalize the contracts. I want to go through those, just briefly. As I said, the purchase amount of the bonds does not exceed \$8 million. The interest rates do not exceed the maximum rate of interest. That will reset monthly and at this point it is a little under 5.5%. The underwriter's discount does not exceed 2%. The bonds will be subject to optional redemption no later than May 1, 2033. The final maturity of the bond

should be no later than May 1, 2051. The resolution also approves the document George mentioned, the Limited Offering Memorandum which will be used to market the bonds. Broadly, in section 11, the resolution goes on to broadly delegate to staff, lawyers, and consultants for the District the authority to go forth and take all actions necessary to deliver and issue the Series 2021 bond and the consummation of the transactions that are consecrated by the resolution. I know that was a little longer perhaps than everybody needed, but I like to get that down on the record and I'll be happy to answer any questions anybody might have about the delegation resolution.

Mr. Flint: Any questions for Bond Counsel?

Mr. Sealy: He George, it's Brett with MBS, I apologize for the interruption. We would respectfully request that the not to exceed maturity date be adjusted to 2052. We're not 100% certain at this point and time whether interest will be capitalized through November 1, 2021 or November 1, 2022. Out of an abundance of caution if that final determination is being made, we would respectfully that the not to exceed maturity date be 2052 to accommodate flexibility in that decision.

Mr. Flint: Okay, that is in section 5. Peter, is that okay with you?

Mr. Dame: Yes, that's fine.

Mr. Flint: Alright, any questions from the Board? Hearing none,

On MOTION by Ms. Kepfer, seconded by Mr. McQuarrie, with all in favor, the Resolution 2021-02 Delegation Resolution, was approved as amended.

SIXTH ORDER OF BUSINESS

Discussion of Assignment of Contracts and Construction Funding Agreement

Ms. Trucco: Christy has been working on reviewing the contracts to decipher what is public work versus what is private work that can be reimbursed by the District. She sent us some figures on Friday. Jan and I are reviewing them and I think she is also continuing with a few more costs that you are looking at right now with respect to the assignment of the contracts to the District so that the contractors could be paid back at the bond closing or by the developer. We're still in the process of reviewing all the contracts right now. There is another Board meeting prior to the bond closing, so we we'll come back with an update for you at that time. I believe that the review is still undergoing right now. Christy, do you have anything to add about the assignment of contracts or the contracts that you are reviewing for public versus private work?

Ms. Baxter: I will say I highlighted the cost for Phase 1 and 2 and allocated them as either public or private costs. I will go through the work effort to do the calculations to divide out the costs for the ones that have to be split public versus private. Either the CDD or Park Square gives me the go ahead to do that. We can start doing it now or if you want me to wait to make sure the contracts can be assigned. Just let me know what direction I need to go, and we can do that.

Ms. Trucco: I will speak with Jan and discuss it with her, and then we will be back in touch with you whether to proceed or not.

Mr. Flint: We might want to have another conference call this week, a follow up to the last call we had. It wouldn't be a bad idea to make sure everyone is on the same page. There are really two ways once the District issues bonds to deal with the construction of the improvements and paying for those. One is that the District acquires the improvements from the Developer. In that case Grand Pines would enter into the construction contracts, construct the improvements, and then the CDD would buy those completed improvements from the developer. The other way to do it, and the way we are looking at doing it here, is actually assigning the contracts from the developer to the CDD and then as pay applications come in during the course of construction the CDD can pay as those pay applications are approved by the Engineer. Those are the two main ways to do it. We're looking at trying to assign contracts to the District and the only issue is the way the contracts were originally set up. There is a mix of public and private improvements in there, some the District can pay some they can't. So, we need to make sure in the assignment we are only obligating the District to pay for the public improvements. I don't believe there is any action on that so we will work on having a follow up conference call before the next meeting. Then at the next meeting if everything goes well we'll actually have the assignment of the contracts. There will be a funding agreement and a completion agreement in there too. The contract will be assigned to the CDD there will also be an agreement back with the developer that to the extent the contract doesn't complete the improvements, the developer would still have the obligation to do that. We'll have all of those on the next agenda.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-03 Adopting and Ratifying the E-Verify System

Ms. Trucco: The Florida Legislature recently enacted a law that requires all public employers to enroll in this new E-Verify system to verify the work authorization of all its new

employees. The District is considered a public employer under this law, so we are required to comply. How this new law will affect us moving forward is any contractor or subcontractor that the District enters into an agreement with, we have to verify before we enter into that agreement that they have also enrolled in the E-Verify system. As it stands right now, the special District Statute which is different from the E-Verify Statute specifies that the Board of Supervisors, for example, are not employees. They are permitted to elect up to \$200 compensation for each meeting as they are positioned as a Board Supervisor, not employee. The District doesn't have any employees, we just enter into agreements with contractors who are required to comply with the E-Verify system. One other difference that this will make in all of our agreements moving forward, we have a compliance section now regarding E-Verify. That's another difference that this will make for the District moving forward. What we are looking for is approval that approves and ratifies all the actions taken by the Board to comply with the new E-Verify system including execution of the memorandum of understanding and also delegates authority to the District staff, the Chairman, and the Vice Chair to execute any documents, and take any actions necessary for the compliance with the E-Verify system. George, do you have anything to add?

Mr. Flint: No. The main reason we are doing this is because of that memorandum of understanding that has to be executed. We want to make sure the record is clear that the authority to enter into that has been delegated.

On MOTION by Ms. Kepfer, seconded by Ms. McLendon, with all in favor, Resolution 2021-03 Adopting and Ratifying the E-Verify System, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: Nothing else. We are just reviewing the bond work for the preclosing and closing. Otherwise, there is nothing new to report to the Board today.

B. Engineer

Mr. Flint: Christy, anything else from you?

Ms. Baxter: Nothing else for me, thank you.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the balance sheet and income statement. These are unaudited through December 31st. This is the first three months of Fiscal Year 2021. No action required, if you have questions, we can discuss those.

ii. Ratification of FY21 Funding Request #13 - #14

Mr. Flint: We have entered into a funding agreement with the Developer and we submit funding requests to them as expenses are incurred. For funding request 13, there are a couple expenses from 2020 on there and you have some from FY2021. The total is \$4,813.97. Funding request 14, totals \$3,718.98. The individual invoices are behind the funding request itself.

On MOTION by Mr. McQuarrie, seconded by Ms. McLendon, with all in favor, the Fiscal Year 2021 Funding Request #13 and #14, was ratified.

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint: Was there anything else that the Board wanted to discuss that was not on the agenda?

Mr. McQuarrie: I have a quick question. The community will be platted under a different name and will be marketed under a different name. Is there any requirement for the CDD to change names?

Mr. Flint: No, it’s not unusual to have the CDD a different name than the development. We would have to actually go back to Orange County to actually have the name changed and it’s not really worth that effort unless there is a specific reason you would want to do that. We have a lot of Districts where the District name and the development are two different names. If there is nothing else, is there a motion to adjourn?

TENTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION C

SECTION 1

Grande Pines
Community Development District

Unaudited Financial Reporting
December 31, 2020

GMS

Table Of Contents

1 Balance Sheet

2 General Fund

3 Month To Month

Grande Pines
 Community Development District
 Combined Balance Sheet
 December 31, 2020

		<i>General Fund</i>
Assets:		
Cash	\$	18,833
Total Assets	\$	18,833
Liabilities:		
Accounts Payable	\$	21,468
Total Liabilites	\$	21,468
Fund Balances:		
Unassigned	\$	(2,635)
Total Fund Balances	\$	(2,635)
Total Liabilities & Fund Equity	\$	18,833

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2020

	Adopted Budget	Prorated Budget Thru 12/31/20	Actual Thru 12/31/20	Variance
Revenues:				
Developer Contributions/Assessments	\$ 119,668	\$ 8,923	\$ 8,923	\$ -
Total Revenues	\$ 119,668	\$ 8,923	\$ 8,923	\$ -
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 400	\$ 2,600
FICA Expense	\$ 918	\$ 230	\$ 31	\$ 199
Engineering	\$ 12,000	\$ 2,000	\$ 100	\$ 1,900
Attorney	\$ 25,000	\$ 6,250	\$ 1,445	\$ 4,806
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Dissemination Fees	\$ 3,500	\$ -	\$ -	\$ -
Trustee Fees	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 8,750	\$ 8,750	\$ (0)
Information Technology	\$ 1,200	\$ 300	\$ 300	\$ -
Telephone	\$ 300	\$ 75	\$ -	\$ 75
Postage	\$ 1,000	\$ 250	\$ 78	\$ 172
Insurance	\$ 5,500	\$ 5,500	\$ 5,251	\$ 249
Printing & Binding	\$ 1,000	\$ 250	\$ 5	\$ 245
Legal Advertising	\$ 5,000	\$ 1,250	\$ 459	\$ 791
Other Current Charges	\$ 1,000	\$ 250	\$ -	\$ 250
Office Supplies	\$ 625	\$ 156	\$ 3	\$ 154
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 119,668	\$ 28,436	\$ 16,996	\$ 11,440
Total Expenditures	\$ 119,668	\$ 28,436	\$ 16,996	\$ 11,440
Excess Revenues (Expenditures)	\$ -	\$ -	\$ (8,073)	
Fund Balance - Beginning	\$ -		\$ 5,438	
Fund Balance - Ending	\$ -		\$ (2,635)	

Grande Pines
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues													
Developer Contributions/Assessments	\$ 8,923	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,923
Total Revenues	\$ 8,923	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,923
Expenditures													
General & Administrative													
Supervisor Fees	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
FICA Expense	\$ -	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31
Engineering	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100
Attorney	\$ 147	\$ 1,298	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,445
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,834
Information Technology	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 2	\$ 42	\$ 34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78
Insurance	\$ 5,251	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,251
Printing & Binding	\$ 3	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Legal Advertising	\$ 459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 459
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 3	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 9,154	\$ 4,791	\$ 3,051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,996
Total Expenditures	\$ 9,154	\$ 4,791	\$ 3,051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,996
Excess Revenues (Expenditures)	\$ (231)	\$ (4,791)	\$ (3,051)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (8,073)

SECTION 2

Grande Pines
Community Development District

Funding Request #15
January 12, 2021

Payee		General Fund FY2021	
1	GMS-CF, LLC.		
	Inv# 16 -Management Fees- 12/2020	\$	3,050.91
	Inv# 17 -Management Fees- 01/2021	\$	3,017.20
2	Grau & Associates		
	Inv# 20275- Audit FYE 09/30/20	\$	500.00
2	Latham, Luna, Eden & Beadine, LLP		
	Inv# 95465 - Attorneys Fees 11/09/20	\$	73.00
		\$	6,641.11
		\$	6,641.11

Please make check payable to:

Grande Pines Community Development District
9145 Narcoossee RD Suite A-206
Orlando FL, 32827

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

Invoice

Invoice #: 16
Invoice Date: 12/1/20
Due Date: 12/1/20
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - December 2020 940		2,916.67	2,916.67
Information Technology - December 2020 391		100.00	100.00
Office Supplies 510		0.06	0.06
Postage 420		34.18	34.18

RECEIVED DEC 07 2020

Total	\$3,050.91
Payments/Credits	\$0.00
Balance Due	\$3,050.91

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

Invoice

Invoice #: 17
Invoice Date: 1/1/21
Due Date: 1/1/21
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - January 2021 001.310.51300.34000		2,916.67	2,916.67
Information Technology - January 2021 001.310.51300.35100		100.00	100.00
Office Supplies 001.310.51300.31000		0.03	0.03
Postage 001.310.51300.42000		0.50	0.50

RECEIVED

JAN 08 2021

Total \$3,017.20

Payments/Credits \$0.00

Balance Due \$3,017.20

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Grande Pines Community Development District
219 E. Livingston Street
Orlando, FL 32801

Invoice No. 20275
Date 12/03/2020

SERVICE	AMOUNT
Audit FYE 09/30/2020	\$ <u>500.00</u>
Current Amount Due	\$ <u>500.00</u>

RECEIVED

DEC 07 2020

BY: _____

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	500.00

Payment due upon receipt.

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

December 14, 2020

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

RECEIVED
DEC 15 2020
BY:.....

INVOICE

Matter ID: 4168-001
General

Invoice #: 95465
Federal ID #: 59-3366512

For Professional Services Rendered:

11/09/2020	JAC	Emails with District Manager and District Underwriter regarding agenda and need for meeting	0.20 hr	\$73.00
Total Professional Services:				<u>\$73.00</u>

INVOICE SUMMARY

For Professional Services:	0.20 Hours	<u>\$73.00</u>
New Charges this Invoice:		<u>\$73.00</u>
<hr/>		
Outstanding Previous Balance Due:		\$1,224.50
Plus New Charges this Invoice:		<u>73.00</u>
Total Due:		<u>\$1,297.50</u>

Billed Through: November 30, 2020

1-310-513-915