

*Grande Pines
Community Development District*

Agenda

March 15, 2021

AGENDA

Grande Pines

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

March 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, March 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 February 15, 2021 Meeting
4. Consideration of Resolution 2021-05 Finalizing Assessments for Assessment Area One
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of FY21 Funding Request #16
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 February 15, 2021 meeting. A copy of the minutes are enclosed for your review.

The fourth order of business is consideration of Resolution 2021-05 Finalizing Assessments for Assessment Area One. A copy of the resolution 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. 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,

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, February 15, 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:

Charles Cavaretta	Chairman
Linda Kepfer	Vice Chairperson
Michael McQuarrie	Assistant Secretary

Also present were:

George Flint	District Manager
Jan Carpenter <i>by phone</i>	District Counsel
Kristen Trucco	District Counsel
Christy Baxter <i>by phone</i>	District Engineer
Sete Zare <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 financing matters.

THIRD ORDER OF BUSINESS

Approval of Minutes of the January 18, 2021 Meeting

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

On MOTION by Mr. Cavaretta, seconded by Mr. McQuarrie, with all in favor, the Minutes of the January 18, 2021 Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS**Financing Matters****A. Ratification of Corrections to Scrivener's Error in the February 17, 2020 Master Engineer's Report and Master Assessment Methodology**

Mr. Flint: We did send out a revised agenda last week. We also sent out a revised electronic copy and provided you a hard copy this morning. The new section 4 is financing matters and the first item 4A is ratification of corrections to Scrivener's Errors in the February 17, 2020 Master Engineer's Report and Master Assessment Methodology. To preserve that report and the data we would like the Board to consider ratifying some Scrivener's Errors that were recently found in that report prior to it being included in the offering memorandum for purposes of the bond issue that we are working on. I think those changes were primarily related to the legal description and acreage that were included in the Engineer's Report and carried over into the Methodology Report. Kristin or Jan did you want to go into any more detail on the Scrivener's Errors or leave it at that?

Ms. Carpenter: I will just jump in quick. It turned out it was really typos in copying over the various acreages and the three portions of property that make up Assessment Area One. The report was corrected to have the correct legal descriptions and acreage. It's still the 62 acres which is what has always been. It was just typos in the report making sure the exhibits all matched up. Over the weekend another small change was discovered in the Phase 4A parcel. I will have Christy tell you more about it but it is a tiny change and I don't think that it makes a whole lot of difference, but we need it to be accurate. Christy if you could just tell what the change is about then we can follow up.

Ms. Baxter: There is a .01 acre difference in the legal description associated with Phase 2, to make sure there was a little tiny corner that was outside of the land that Park Square owns in the legal description. The surveyor is correcting it this morning. We are working on getting all of that updated in the Engineer's Report and updating those acreages in Exhibits 12, 15, and 18. It is 1/100th of an acre change but just making sure we are dotting our i's and crossing our t's. I will be able to distribute that later today. It is substantially consistent with what you have in your agenda today. It is just a .01 acre change that we need to finalize and distributed.

Ms. Carpenter: Christy that .01 change doesn't change the overall acreage of assessment Area A, correct?

Ms. Baxter: It goes to 62.05 instead of 62.06 which is what is in the report that the Board has in front of them today.

Ms. Carpenter: Okay so it doesn't appear to be material. I think for that purpose, perhaps the Board adopts the report subject to the engineer finalizing the .01 in material change so that way we won't hold things up but it gives Christy time to get that corrected and have everyone assure it is corrected. If the Board is comfortable with that you could adopt it subject to the engineer finalizing and staff signing off that is the correct acreage and the reports are corrected properly.

On MOTION by Mr. McQuarrie, seconded by Mr. Cavaretta, with all in favor, Corrections to Scrivener's Error in the February 17, 2020 Master Engineer's Report and Master Assessment Methodology Subject to the Engineer Finalizing, were ratified.

B. Consideration of Revised Engineer's Report

Mr. Flint: The first action was really preserving the original Engineer's Report that was used for purposes of mailed notice and notice to the landowner. Then that report has subsequently been amended in January to update the construction schedules, permitting statuses, etc. This second item 4B is approving revisions to the revised report. Reflecting the correction of the Scrivener's Errors that were made to the original report. The same issue that we just discussed with the .01 acres would also apply to this report. That report has been included in your agenda this would be included as the most recent version of the report in the Limited Offering Memorandum. Are there any questions on the February 17th Engineer's Report? The motion would be subject to resolving the .01 acre issue that we just talked about.

On MOTION by Mr. Cavaretta, seconded by Ms. Kepfer, with all in favor, the Revised Engineer's Report subject to verification of the acreages and legal descriptions by District staff, was approved.

C. Consideration of Revised Preliminary Supplemental Assessment Methodology

Mr. Flint: We have the revised Preliminary Supplemental Assessment Methodology. We have gone back in 4A and we have fixed the Scrivener's Errors in the original Master Methodology and then we prepared a Supplemental Assessment Methodology that would be included in the Limited Offering Memorandum. is more closely aligns with where the underwriter believes the market to be today. It also lines up with where we believe the target assessment amounts would be

on the different product types. You all approved a Preliminary Supplemental Assessment Methodology in January. What you are doing here is you are approving a revised report because of those Scrivener's Errors that have since been corrected. Any questions on the revised Preliminary Supplemental Assessment Methodology?

Ms. Trucco: That will also be subject to the District engineers and staffs confirmation of the legal description that's attached.

Mr. Flint: That is correct. That acreage number will be carried over into the tables and then the legal description of the Assessment Area One is actually an attachment to the Assessment 1.

On MOTION by Mr. McQuarrie, seconded by Ms. Kepfer, with all in favor, Revised Preliminary Supplemental Assessment Methodology subject to the District Engineer and staff confirmation of the legal description, was approved.

D. Update on Status of Series 2021 Bond Issue

Mr. Flint: Has anyone from MBS joined? Do you want to give an update on the timing right now where we stand?

Ms. Zare: I do think we are going to look this week to get final sign off. Once we do get final sign off we will post. We will do a couple days of marketing.

Mr. Flint: Okay.

Ms. Zare: Will most certainly follow up with an email as we get closer to finalizing the post day.

Mr. Flint: Okay. At the March Board Meeting if everything goes well, they will have priced and possibly closed. At the March Board meeting you will adopt a resolution finalizing the assessments and ratifying the actions of the Chair and Vice Chair in executing all the documents that were signed as part of the bond issuance. You previously approved a delegation resolution delegating authority to the Chair or Vice Chair. After it's close you will adopt a resolution ratifying the action that they took. Anything else on financing?

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-04 Providing for the Removal and Appointment of Treasurer

Mr. Flint: This primarily deals with removing Ariel Lovera as the Treasurer. He has recently left GMS to create his own consulting business. As a result, we would like the Board to consider this resolution removing him as Treasurer and appointing Jill Burns as Treasurer and Katie Costa as Assistant Treasurer. Katie is the accountant that has been directly involved with Grande Pines as far as preparing the financial statements and processing accounts payable etc. Jill is another principle in GMS and she is actually located in this office with me. We would like the Board's consideration on that. Any questions? If not is there a motion to approve?

On MOTION by Mr. McQuarrie, seconded by Mr. Cavaretta, with all in favor, Resolution 2021-04 Providing for the Removal of Ariel Lovera as Treasurer and Appointment of Jill Burns as Treasurer and Katie Costa as Assistant Treasurer, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: We are just working on reviewing the bond documents and finalizing the bond issuance. We will also be preparing that finalizing assessment resolution for the following Board meeting but that's all for this week.

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 unaudited financials through December 31st. No action required, if you have questions, we can discuss those.

ii. Ratification of FY21 Funding Request #15

Mr. Flint: This is for management fees for the auditor Grau & Associates for legal fees. This has been transmitted to the Developer under the Funding Agreement. We are just asking the Board to ratify the funding request.

On MOTION by Mr. Cavaretta, seconded by Mr. McQuarrie, with all in favor, the Fiscal Year 2021 Funding Request #15, was ratified.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Was there anything else that the Board or staff wanted to discuss that was not on the agenda? Hearing none,

EIGHTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2021 SPECIAL ASSESSMENT REVENUE BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Grande Pines Community Development District (the "District") is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended, of the State of Florida; and

WHEREAS, on November 18, 2019, the Board of Supervisors (the "Board") of the District adopted Resolution No. 2020-14 authorizing, among other things, the issuance of not to exceed \$28,000,000 aggregate principal amount of its special assessment bonds in order to finance the costs of the construction, installation and acquisition of public infrastructure, improvements and services on lands within the District; and

WHEREAS, the District duly authorized and issued Grande Pines Community Development District Special Assessment Revenue Bonds, Series 2021 (the "Series 2021 Bonds") in the amount of \$6,790,000 for the purpose of funding the construction, installation and acquisition of public infrastructure, improvements and services; and

WHEREAS, the Grande Pines Community Development District Engineer's Report, dated February 17, 2020, attached to this Resolution as **Exhibit "A"** (the "Engineer's Report"), identifies and describes the components of the project financed with the Series 2021 Bonds (the "2021 Project"); and

WHEREAS, the Engineer's Report estimated capital costs totaling \$10,448,608, a portion of which was to be paid directly by the developer; and

WHEREAS, the total cost to the District for the improvements associated with the 2021 Project was estimated at \$11,000,000 ("Total Project Costs"); and

WHEREAS, pursuant to the terms of the Preliminary Supplemental Assessment Methodology for Grande Pines Community Development District Special Assessment Revenue Bonds Series 2021 (Assessment Area One), dated February 15, 2021 (the "Assessment Methodology"), the estimated total costs inclusive of capital costs, financing costs, capitalized interest, reserve funds and contingencies totaled approximately \$6,790,000; and

WHEREAS, on April 20, 2020, the Board, after notice and public hearing, met as an equalizing Board pursuant to the provisions of Section 170.08, *Florida Statutes*, and adopted Resolution 2020-25 authorizing and confirming the projects described therein, equalizing and levying special assessments to defray the adjusted Total Project Costs and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district,

municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes* (“Special Assessment Lien”); and

NOW, THEREFORE, be it resolved by the Board of Supervisors of Grande Pines Community Development District:

1. Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Authority for this Resolution. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. Finalization of Special Assessments Securing the Series 2021 Bonds. Pursuant to Section 170.08, *Florida Statutes*, and District Resolution 2020-25, special assessments securing the Series 2021 Bonds on all developable land within the District are to be credited the difference in the assessment as originally made, approved and confirmed and a proportionate part of the Actual Project Costs of the 2021 Project. Attached hereto as **Exhibit “B,”** and incorporated herein by reference, is the Assessment Methodology which accurately reflects the amount of special assessments of the Series 2021 Bonds. The assessments levied pursuant to Resolution 2020-25 also correctly reflect the outstanding debt due on the Series 2021 Bonds. Therefore, pursuant to Section 170.08, *Florida Statutes*, and Resolution 2020-25, the special assessments on parcels specially benefited by the 2021 Project are hereby finalized in the amount of the outstanding debt due on the Series 2021 Bonds in accordance with **Exhibit “B,”** herein, and is apportioned in accordance with the methodology described in **Exhibit “B,”** upon the specially benefited lands indicated in the District’s Assessment Lien Roll attached as part of the Assessment Methodology, and reflects the finalized assessments due on the parcels benefited by the Series 2021 Bonds.

4. Improvement Lien Book. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District’s “Improvement Lien Book.” The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all others liens, titles and claims.

5. Other Provisions Remain in Effect. This Resolution is intended to supplement Resolution 2020-25, which remains in full force and effect. This Resolution and Resolution 2020-25 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

6. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such

other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

7. **Conflicts.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

8. **Effective Date.** This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED this 15th day of March, 2021.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE FOR RESOLUTION 2021-05

ATTEST:

**GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Name: _____
Secretary / Assistant Secretary

Name: _____
Chairman / Vice Chairman

Exhibit "A": Engineer's Report
Exhibit "B": Assessment Methodology

EXHIBIT "A"

ENGINEER'S REPORT

[ATTACHED BELOW]

Grande Pines Community Development District ENGINEER'S REPORT

Orange County, Florida

Prepared For
Grande Pines Community Development District

Date
February 17, 2020(1)



2602 E. Livingston St. | Orlando, Florida 32803 | Tel: 407.487.2594 | www.poulosandbennett.com
FBPE Certificate of Authorization No. 2856

(1) With corrected Scrivener's errors in Exhibit 4, 12, 13, 15 and 18

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Appendix

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<i>Exhibit 16</i>	<i>Preliminary Cost Opinion/ Proposed Grande Pines Community Development District</i>
<i>Exhibit 17</i>	<i>Permit Status</i>
<i>Exhibit 18</i>	<i>Community Development District Area Table</i>

Section 1 Introduction

1.1 Location and General Description

The proposed development Grande Pines Golf Course Redevelopment project, the “Development” is located on Parcel 11D within Orangewood Neighborhood N-2 PD, west of International Drive and approximately one-half mile south of Central Florida Parkway, in Orange County, Florida. See Exhibit 1, Location Map. The total project consists of a proposed 385 single family short term rental houses (169 detached units/216 attached townhome units), and a conservation area, on 118.79 acres (Includes wetland W-1). The governing municipalities for this project are the South Florida Water Management District (SFWMD), the Valencia Water Control District (VWCD) and Orange County.

1.2 District Purpose and Scope

The District was established for the purpose of financing, acquiring or constructing, maintaining and operating a portion of the public infrastructure necessary for community development within the District. The purpose of this report is to provide a description of the public infrastructure improvements financed and to be financed by the District. The District has and will finance, acquire and/or, construct, operate, and maintain certain public infrastructure improvements that are needed to serve the Development. A portion of the infrastructure improvements will be financed with the proceeds of bonds issued by the District.

The proposed public infrastructure improvements, as outlined herein, are necessary for the development of the District as required by the applicable independent unit of local government.

1.3 Description of Land Use

The lands within the District encompass approximately 118.79 acres. Based on the PD the land use is mixed use and development program for the property within the District allows for construction of 507 short term rental units (331 detached/176 attached units). The approved land uses within the District include the following areas. Please see attached Exhibits that provide detail on land use locations and the development program.

Proposed Development	Approximate Acres
Mixed Use (Short Term Rental Units)	106.78
Conservation	12.01

Section 2 Government Actions

The following are the permitting agencies that will have jurisdiction for approval of construction within the District. Depending on the location and scope of each project design, the individual permits that need to be obtained will need to be evaluated; not all will necessarily apply to every sub-phase within the District.

Permitting Agencies & Permits Required

1. Orange County
 - a. Planned Development/Land Use Plan
 - b. Preliminary Subdivision Plan
 - c. Mass Grading (optional)
 - d. Final Engineering Construction Plan Approval
 - e. Final Plat
2. South Florida Water Management District
 - a. Environmental Resource Permit
 - i. Mass Grading/Master Stormwater Construction
 - ii. Final Engineering
 - b. Water Use Permit (Dewatering)
 - i. Mass Grading/Master Storm
 - ii. Final Engineering
3. Orange County Utilities
 - a. Master Utility Plan
 - b. Final Engineering Construction Plans –Water, Sewer, and Reclaimed Water Distribution Systems
4. Valencia Water Control District
 - a. Final Engineering Plans
5. Florida Department of Environmental Protection (FDEP)
 - a. Water Distribution System
 - b. Sanitary Sewer System
 - c. National Pollutant Discharge Elimination System (NPDES)
6. FEMA
 - a. Letter of Map Revision – Fill (LOMR-F)
7. Florida Fish and Wildlife Conservation Commission (FWC)

Please refer to Exhibit 17 for a detailed summary of the permits obtained or under review within the Development as a whole and/or District alone. It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the capital improvements for the District and the public infrastructure as presented herein and that all permits not issued, which are necessary for the District and public infrastructure to proceed, will be obtained during the ordinary course of development.

Section 3 Infrastructure Benefit

The District will fund, and in certain cases maintain and operate public infrastructure yielding public benefits. The project wide public benefits are provided by infrastructure improvements that serve all lands in the District. These public infrastructure improvements include construction of the master stormwater

management system, the sanitary sewer, potable water, and reclaimed water mains, roadway network, perimeter landscape and irrigation improvements.

The proposed capital improvements identified in this report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As the property is currently undeveloped, the construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use as a mixed use community. The District can construct, acquire, own, operate and/or maintain any or all of the proposed infrastructure. The Developer or other party/parties will construct and fund the infrastructure outside of the District and/or not funded by the District.

Section 4 Capital Improvement Plan

The District capital improvements will connect and interact with the adjacent offsite roads, stormwater management systems, potable water, reclaimed water, and sewer systems. The proposed infrastructure improvements addressed by this report include elements internal and external to the District. The elements include the master stormwater management and drainage systems, as well as potable watermain, reclaimed watermain and sewer extensions required to provide utility service to the District. Detailed descriptions of the proposed capital improvements are provided in the following sections and Exhibits 7 through 11. Exhibit 16, details the Cost Opinion for the District's capital improvement plan.

The Capital Improvement Plan will be constructed and financed in logical segments, as property within the District is developed by the Developer. There may, however, be certain developer obligations under permits or agreements, including offsite improvements, that the Developer will be obligated to complete even if the remaining portions of the Capital Improvement Plan are not completed.

Section 5 Description of Capital Improvement Plan

5.1 Roadway Improvements

The District may fund roadway construction internal to the District consisting of local roadways and/or offsite roadway improvements. A manned guard house will provide public access to the proposed roadways making them open to the public.

5.2 Stormwater Management

The District will fund the construction of the master stormwater management system for the lands within the District. This system is made up of wet detention stormwater treatment ponds, control structures, spreader swales, inlets, manholes and storm pipes. The proposed ponds and outfall structures have been designed to provide water quality treatment and attenuation in accordance with Orange County and South Florida Water Management District regulations. The stormwater management system has been designed to accommodate on-site runoff in addition to offsite flows which have historically entered the project site. Exhibit 6, Post-Development Conditions Basin Map and Exhibit 7, Stormwater Management Map, provide graphical representations of the proposed stormwater management system.

5.3 100-Year Floodplain

Pursuant to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) panel 12097C0415F dated September 25, 2009. The back of several lots proposed in Phase 3 are adjacent to "Lake 10" which Zone A. Areas within Zone A are identified as within the 100-year floodplain but with an

undetermined elevation. All other areas in the project are located within Zone X and are designated by FEMA as areas of minimal flood hazard; Exhibit 8, FEMA 100-Year Floodplain details the floodplain limits relative to the District boundaries.

Any filled areas below the 100-year flood elevation will result in impacts which will require mitigation in the form of a volume-for-volume match between floodplain impacts and compensating storage. Detailed floodplain fill impact and compensating storage calculations will be prepared with final engineering for Phase 3. After fill has been placed, survey elevations will be required and a Letter of Map Revision based on fill LOMR-F is recommended to receive final approval from FEMA that Development areas are located outside of Zone AE and therefore removed from the 100-year floodplain. The District capital improvement costs for fill are associated only with District capital improvements.

5.4 Potable Water, Reclaimed Water, & Wastewater Utilities

Potable water service for the Development will be provided by Orange County Utilities (OCU). A Master Utility Plan (MUP) was approved by Orange County on 8/14/19. The MUP utilities infrastructure design for the Development includes four phases, a revision is anticipated to update the MUP to reflect the project construction in 5 phases. Points of connection for the Development are located along existing International Drive. Existing utilities at the point of connection include 24" watermain, 24" reclaimed watermain, and 12" force main.

5.4.1 Potable Water Distribution System

The District will fund the construction of the water distribution system within the District. The potable water system will be conveyed to, and owned and maintained by OCU once it has been certified complete. The main sizing within the District will be required to be designed and constructed based on the approved MUP. Exhibit 9, Potable Water Distribution Plan, provides a graphical representation of the water mains to be constructed within the District.

5.4.2 Reclaimed Water Distribution System

The District will fund the construction of the reclaimed water distribution system within the District. The reclaimed water system will be conveyed to, and owned and maintained by OCU once it has been certified complete by the District. The main sizing within the District will be required to be designed and constructed based on the approved MUP. Exhibit 10, Reclaimed Water Distribution Plan, provides a graphical representation of the proposed system within the District.

5.4.3 Wastewater System

The District will fund the construction of the gravity sewer, forcemain, and lift station infrastructure within the District. The wastewater system will be conveyed to, and owned and maintained by OCU once it has been certified complete by the District. The main sizing and lift stations within the District will be required to be designed and constructed based on the approved MUP. Exhibit 11, Wastewater System Map, provides a graphical representation of the proposed system within the District.

5.5 Landscape & Hardscape

The District may fund landscape and hardscape construction and maintenance which may include perimeter landscape buffers, master signage, way finding signage, entry hardscape features, entry landscape, and street trees. The District may own and maintain foregoing improvements.

5.6 Electrical Distribution and Street Lights

The District may fund the cost to underground electric service to the District. The District may fund the installation, leasing, and/or monthly service charges associated with the upgraded street lighting fixtures along CDD owned and maintained roadways within the District. Duke Energy will own and maintain the electric and street light infrastructure.

5.7 Professional and Inspection Fees

In order to design, permit, and construct the proposed District capital improvement plan, professional services are required by various consultants. The consultants required are: civil engineer, geotechnical, planner, environmental, surveying, and landscape architect. During construction, the various permitting agencies will observe and inspect the project. Each of the agencies will charge an inspection fee to cover the costs associated with an inspector visiting the site to observe construction progress and confirm that the project is constructed in accordance with their respective approved plans, permits, rules, and regulations. A proportionate share of the Professional Services and Inspections Fees may be included in the costs for the District capital improvement plan.

5.8 Construction Schedule

As of January 2020 the following is the anticipated schedule for the entitlements necessary for the District and construction of the District's capital improvement plans.

TASK TO BE COMPLETED	ANTICIPATED OR ACTUAL DATE OF COMPLETION
1. Entitlements	
a) Land Use/Zoning	February 2019
b) Preliminary Subdivision Plan	March 2019
c) Preliminary Subdivision Plan Revision	April 2020
2. Final Engineering/Permitting	ANTICIPATED OR ACTUAL DATE OF COMPLETION
a) Phase 1	January 2020
b) Phase 1 Revisions	April 2020
c) Phase 2	January 2020
d) Phase 2 Revisions	April 2020
e) Phase 3	December 2020
f) Phase 4	July 2020
g) Phase 5	June 2021

3. Construction/Site Work	ANTICIPATED OR ACTUAL DATE OF COMPLETION
a) Phase 1	June 2020
c) Phase 2	August 2020
e) Phase 3	August 2021
f) Phase 4	March 2021
g) Phase 5	February 2022

Section 6 *Ownership and Maintenance*

Proposed District Capital Improvements Plan	Ownership	Maintenance
Onsite Roadway Improvements	CDD	CDD
Master Stormwater Management System	CDD	CDD
Potable Water Distribution System	County	County
Sanitary Sewer System	County	County
Reclaimed Water Distribution System	County	County
Landscaping, Irrigation and Signage	CDD	CDD
Electrical Distribution & Street Lights	Duke Energy/CDD	Duke Energy/CDD

Section 7 *Roadway Rights-of-Way, Stormwater Management Ponds and Other Open Spaces*

Real property interests for lands within the District needed for construction, operation, and maintenance of District facilities have been or will be conveyed and/or dedicated by the owner thereof to the District or other public entity at no cost.

Section 8 *Estimate of Probable Capital Improvement Costs*

The Estimate of Probable Capital Improvement Plan Costs is provided in Exhibit 16. The construction costs included apply to the roadways, stormwater management system, utilities, landscaping, and hardscape construction cost. Please note that the costs are preliminary in nature and subject to change based on final engineering, permitting, and changes in construction cost due to market fluctuation.

Section 9 *Conclusions and Summary Opinion*

The capital improvement plan infrastructure improvements as described are necessary for the functional development of the property within the District as required by the applicable local governmental agencies. The planning and design of the infrastructure has been and will be in accordance with current governmental regulatory requirements. The public infrastructure as described in this report serves/will serve its intended function provided the construction is in substantial compliance with the future design and permits which will be required by the District. In addition to the annual non-ad valorem assessments to be levied and collected to pay debt service on the proposed bonds, the District will levy and collect an annual "Operating and Maintenance" assessment to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District, for the purpose of defraying the cost and expenses of maintaining District-owned improvements.

The construction costs for the District's capital improvement plan in this report are based on the Preliminary Subdivision Plan (February 2020 Revision) and Final Engineering Design for Phases 1 and 2 for the District.

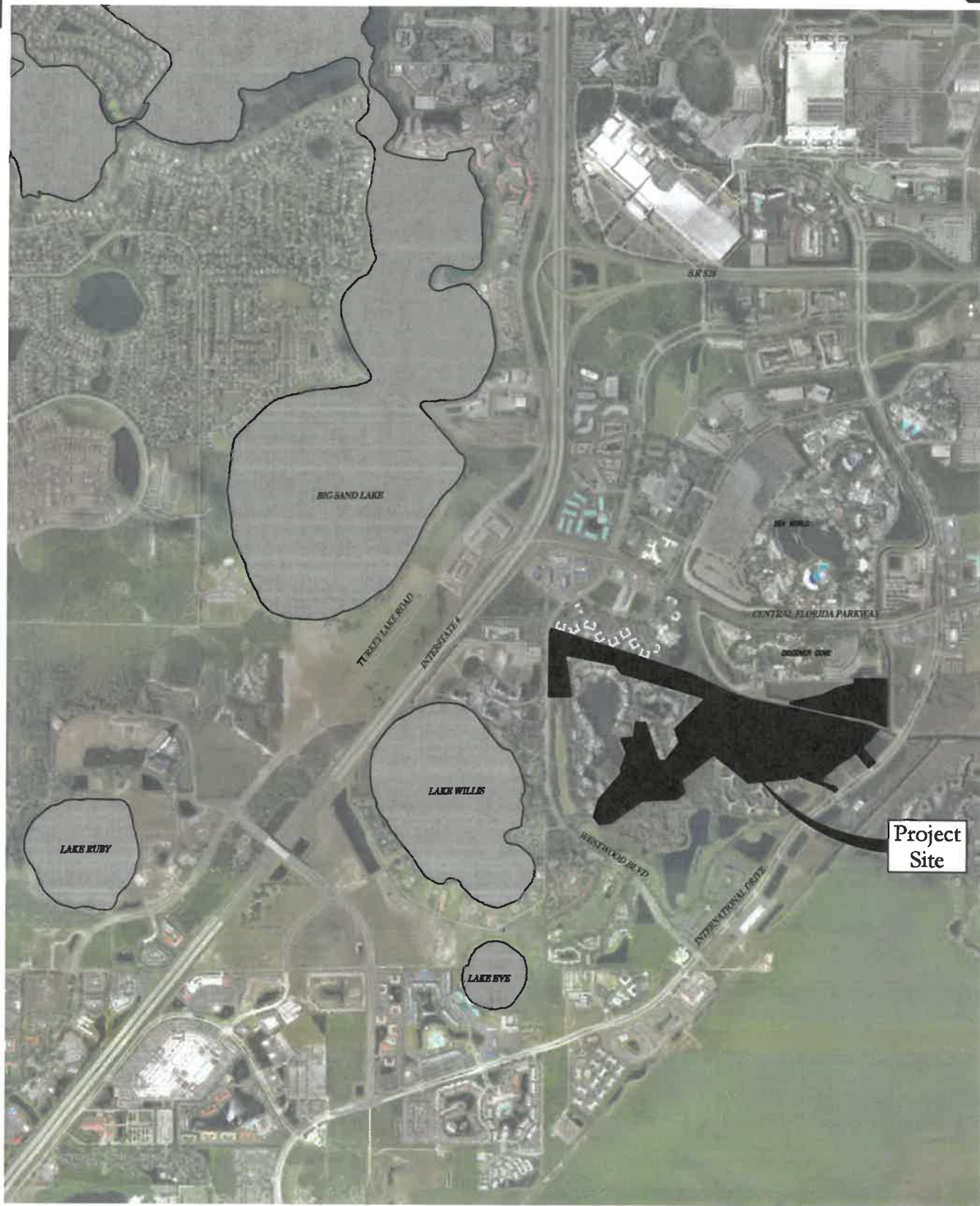
In our professional opinion, and to the best of our knowledge and belief, the costs provided herein for the District are reasonable to complete the construction of the infrastructure improvements described herein. All of the proposed infrastructure capital improvement plan costs are public improvements or community facilities as set forth in sections 190.012(1) and (2) of the Florida Statutes.

The summary of probable infrastructure construction costs is only an opinion and not a guaranteed maximum price. Historical costs, actual bids and information from other professionals or contractors have been used in the preparation of this report. Contractors who have contributed in providing the cost data included in this report are reputable entities with experience in Central Florida. It is therefore our opinion that the construction of the proposed District capital improvement plan can be completed at the costs as stated.

The labor market, future costs of equipment and materials, increased regulatory actions and requirements, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this opinion.

Christina M. Baxter
State of Florida Professional Engineer No. 67547

Appendix



PSP 15-03-060 CDR 18-07-231

Location Map

Grande Pines Orangewood N-2 PD Parcel 11D

January 6, 2020
P & B Job No.: 18-007

2602 E. Livingston St.
Ocala, Florida 32803- 407.487.2594

POULOS & BENNETT

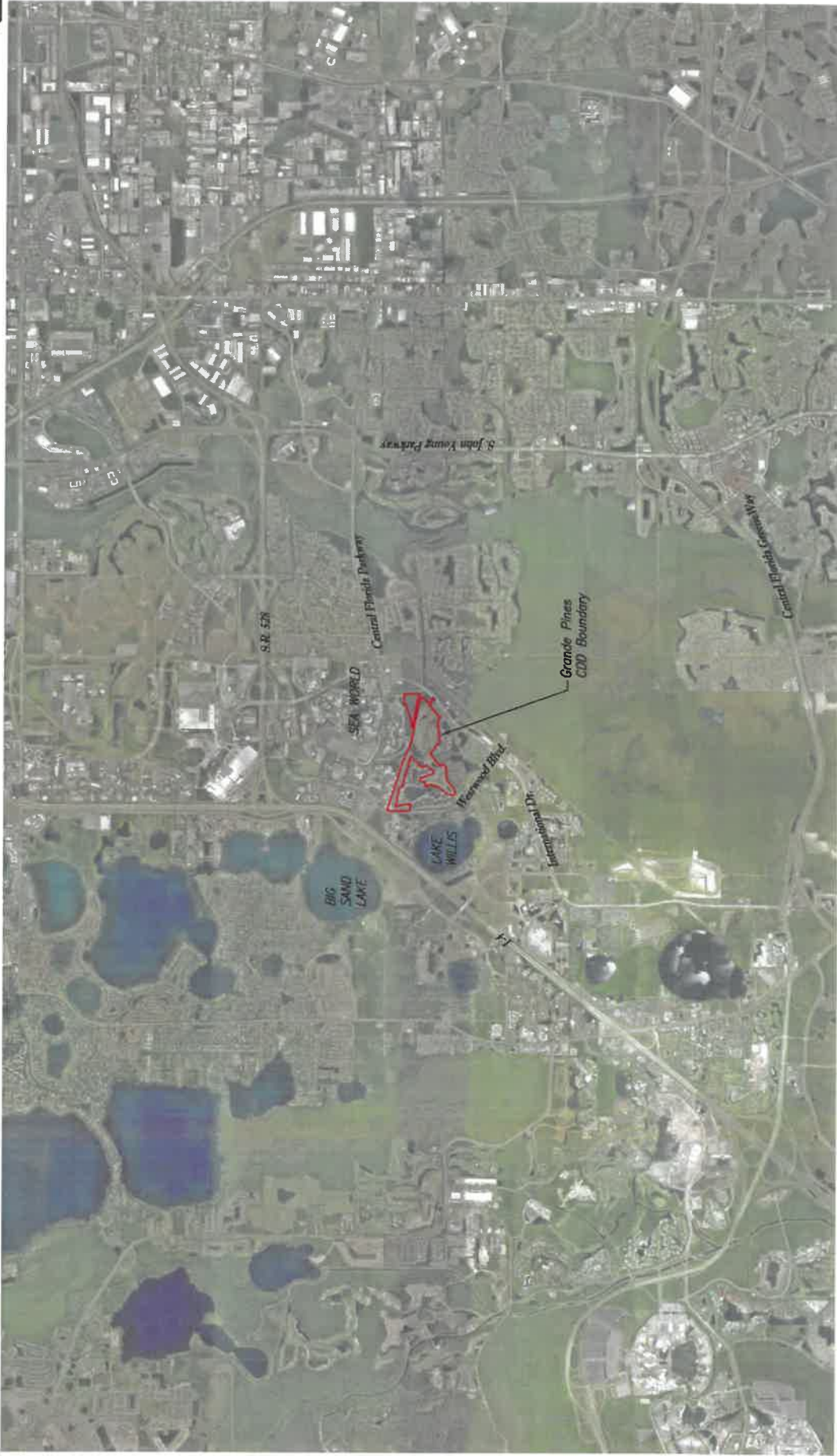
www.poulosandbenett.com
Certificate of Authorization No. 28567



SCALE IN FEET

Exhibit 1

Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\CD\18-007 CDD LOCATION MAP



Vicinity Map

Grande Pines

POULOS & BENNETT

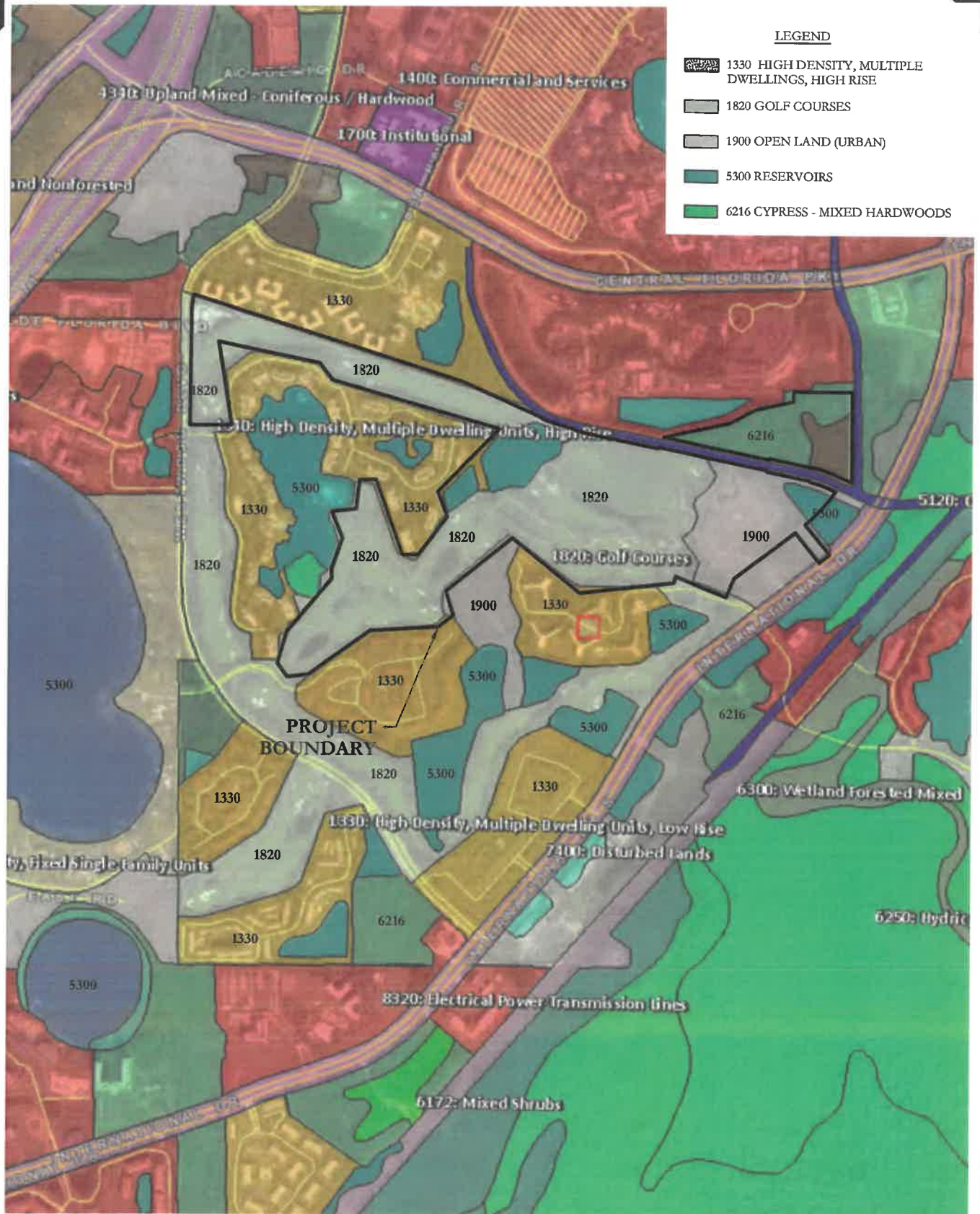
2600 E. Littleton St.
Ocala, Florida 32665 407.837.2824
www.poulosandbennett.com
Certificate of Authorization No. 25637

January 6, 2020
P & B Job No.: 18-007

2,325A1 18-007 PINE STATE - CONVEYANCE 18-007 CDD REPORT.dwg



Exhibit 2



FLUCFCS Map

Grande Pines

January 10, 2020
P & B Job No.: 18-007

2602 E. Livingston Street
Orlando, Florida 32803 - 407.487.2594

POULOS & BENNETT

www.poulosandbenett.com
Certificate of Authorization No. 28567

2/2018/18-007 PARK SQUARE - GRANDE PINES SITE/CDD/18-007 CDD FLUCFCS MAP



SCALE IN FEET
Exhibit 3

SKETCH OF DESCRIPTION

SHEET 1 OF 5

Exhibit 4 - Sketch & Legal
Description of CDD Boundary

LEGAL DESCRIPTION OF ~~PHASE 1~~ Phase 1 & 2

A parcel of land comprising a portion of Lake 9, a portion of Lake 4, a portion of Golf Course Parcel 3, a portion of Parcel 11, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Commencing at the Northwestern most corner of Lake 9 and the Northeastern most corner of Golf Course Parcel 1 being a point on a non tangent curve, concave Northeasterly having a radius of 1137.00 feet, with a chord bearing of South 55°09'04" East, and a chord distance of 26.30 feet, thence run Southeasterly along the arc of said curve through a central angle of 01°19'32" for a distance of 26.30 feet to a point of tangency; thence run South 55°48'50" East for a distance of 12.73 feet; thence run South 70°42'36" East for a distance of 31.76 feet to the point of curvature of a curve, concave Northeasterly having a radius of 2814.51 feet, with a chord bearing of South 73°02'24" East, and a chord distance of 228.88 feet, thence run Southeasterly along the arc of said curve through a central angle of 04°39'38" for a distance of 228.94 feet to a point on a non tangent line; thence run South 14°37'46" West for a distance of 8.00 feet to a point on a non tangent curve and the POINT OF BEGINNING; said curve being concave Northeasterly having a radius of 2822.51 feet, with a chord bearing of South 76°51'03" East, and a chord distance of 145.83 feet, thence run Southeasterly along the arc of said curve through a central angle of 02°57'38" for a distance of 145.85 feet to a point of tangency; thence run South 78°19'52" East for a distance of 506.47 feet; thence run North 11°40'08" East for a distance of 10.00 feet; thence run South 78°19'52" East for a distance of 850.00 feet; thence run South 11°40'08" West for a distance of 10.00 feet thence run South 78°19'52" East for a distance of 319.37 feet to the point of curvature of a curve, concave Southwesterly having a radius of 873.93 feet, with a chord bearing of South 77°22'34" East, and a chord distance of 29.13 feet, thence run Southeasterly along the arc of said curve through a central angle of 01°54'36" for a distance of 29.13 feet to a point on a non tangent line; thence run South 13°34'43" West for a distance of 5.00 feet to the point of curvature of a curve, concave Southwesterly having a radius of 868.42 feet, with a chord bearing of South 71°10'08" East, and a chord distance of 159.10 feet, thence run Southeasterly along the arc of said curve through a central angle of 10°30'41" for a distance of 159.32 feet to a point of tangency; thence run South 65°54'36" East for a distance of 61.40 feet to a point on non tangent curve, concave Northwesterly having a radius of 1549.86 feet, with a chord bearing of South 42°32'54" West, and a chord distance of 352.89 feet, thence run Southwesterly along the arc of said curve through a central angle of 13°04'27" for a distance of 353.66 to a point on a non tangent curve; concave Southwesterly having a radius of 371.33 feet, with a chord bearing of South 40°42'40" East, and a chord distance of 19.32 feet, thence run Southeasterly along the arc of said curve through a central angle of 02°58'53" for a distance of 19.32 feet to a point of tangency; thence run South 39°13'13" East for a distance of 280.78 feet to a point on the Northwesterly right-of-way line of International Drive and a point on a non tangent curve, concave Northwesterly having a radius of 1849.86 feet, with a chord bearing of South 50°53'36" West, and a chord distance of 100.00 feet, thence run Southwesterly along the arc of said curve through a central angle of 03°05'52" for a distance of

CONTINUED ON SHEET 2



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

SK14
REV 1-25-16

JOB NO. 20130298

DATE: 9-21-2015

SCALE: 1" = 300 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: DY/PJR

CHECKED BY: EGT

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 2 OF 5

CONTINUED FROM SHEET 1

Exhibit 4 - Sketch & Legal
Description of CDD Boundary

100.01 feet to a point on a non tangent line; thence run North 39°13'13" West for a distance of 280.59 feet to the point of curvature of a curve, concave Southwesterly having a radius of 271.33 feet, with a chord bearing of North 41°17'25" West, and a chord distance of 19.60 feet, thence run Northwesterly along the arc of said curve through a central angle of 04°08'24" for a distance of 19.61 feet to a point on a non tangent line; thence run South 52°53'14" West for a distance of 600.38 feet; thence run South 22°07'41" West for a distance of 123.20 feet; thence run South 67°52'19" East for a distance of 189.74 feet to the point of curvature of a curve, concave Southwesterly having a radius of 83.00 feet, with a chord bearing of South 53°59'08" East, and a chord distance of 39.84 feet, thence run Southeasterly along the arc of said curve through a central angle of 27°46'21" for a distance of 40.23 feet to a point of tangency; thence run South 40°05'58" East for a distance of 24.55 feet; thence run South 52°53'14" West for a distance of 35.05 feet; thence run North 40°05'58" West for a distance of 34.59 feet; thence run North 67°52'19" West for a distance of 616.97 feet; thence run South 15°33'00" West for a distance of 54.05 feet; thence run South 83°39'09" West for a distance of 731.02 feet; thence run North 50°55'34" West for a distance of 681.39 feet; thence run South 51°33'18" West for a distance of 11.65 feet; thence run North 38°26'42" West for a distance of 130.01 feet; thence run North 51°33'18" East for a distance of 90.92 feet to the point of curvature of a curve, concave Southerly having a radius of 30.00 feet, with a chord bearing of North 81°51'49" East, and a chord distance of 30.28 feet, thence run Easterly along the arc of said curve through a central angle of 60°37'02" for a distance of 31.74 feet to a point of on a non tangent line; thence run North 39°04'26" East for a distance of 172.66 feet to a point on a non tangent curve, concave Southerly having a radius of 190.00 feet, with a chord bearing of North 89°50'08" West, and a chord distance of 237.12 feet, thence run Westerly along the arc of said curve through a central angle of 77°13'08" for a distance of 256.07 feet to a point of tangency; thence run South 51°33'18" West for a distance of 74.04 feet; thence run North 16°41'39" West for a distance of 429.93 feet; thence run North 44°29'36" East for a distance of 347.08 feet to a point on a non tangent curve, concave Northerly having a radius of 175.00 feet, with a chord bearing of South 89° 07' 41" East, and a chord distance of 106.90 feet, thence run Easterly along the arc of said curve through a central angle of 35° 34' 01" for a distance of 108.63 to a point of reverse curvature of a curve, concave Southerly having a radius of 125.00 feet, with a chord bearing of South 88° 55' 12" East, and a chord distance of 77.22 feet, thence run Easterly along the arc of said curve through a central angle of 35° 58' 59" for a distance of 78.50 feet to a point of tangency; thence run South 70° 55' 42" East for a distance of 259.79 feet to the point of curvature of a curve, concave Southwesterly having a radius of 100.00 feet, with a chord bearing of South 54° 25' 15" East, and a chord distance of 56.83 feet, thence run Southeasterly along the arc of said curve through a central angle of 33° 00' 55" for a distance of 57.62 feet to a point on a non tangent line; thence run North 52°00'27" East for a distance of 91.30 feet to the POINT OF BEGINNING;

AND TOGETHER WITH:

Conservation Area 2, Orangewood Neighborhood 2, according to the Plat thereof as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Phase 1 contains 55.56 acres, more or less.

Conservation Area 2 contains 12.01 acres more or less.



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THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

© DENOTES CHANGE IN DIRECTION
R/W DENOTES RIGHT-OF-WAY
C DENOTES CENTERLINE
P.C. DENOTES POINT OF CURVATURE
P.T. DENOTES POINT OF TANGENCY
P.R.C. DENOTES POINT OF REVERSE CURVATURE
P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK14
REV 1-25-16

JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

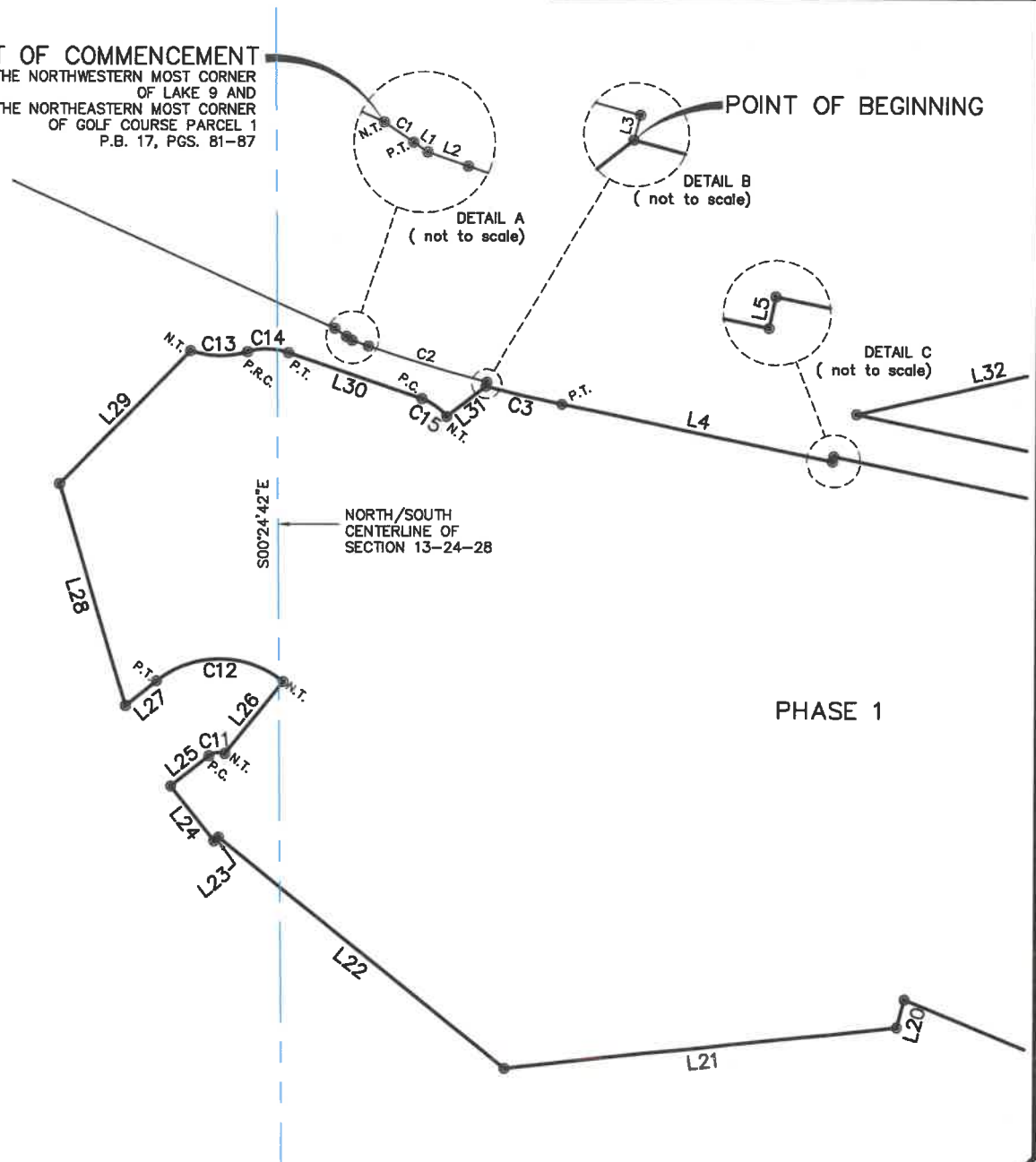
SHEET 3 OF 5

Exhibit 4 - Sketch & Legal
Description of CDD Boundary

POINT OF COMMENCEMENT

THE NORTHWESTERN MOST CORNER
OF LAKE 9 AND
THE NORTHEASTERN MOST CORNER
OF GOLF COURSE PARCEL 1
P.B. 17, PGS. 81-87

POINT OF BEGINNING



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N.T. DENOTES NON TANGENT

● DENOTES CHANGE IN DIRECTION
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C DENOTES CENTERLINE
P.C. DENOTES POINT OF CURVATURE
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SK14
REV 1-25-16



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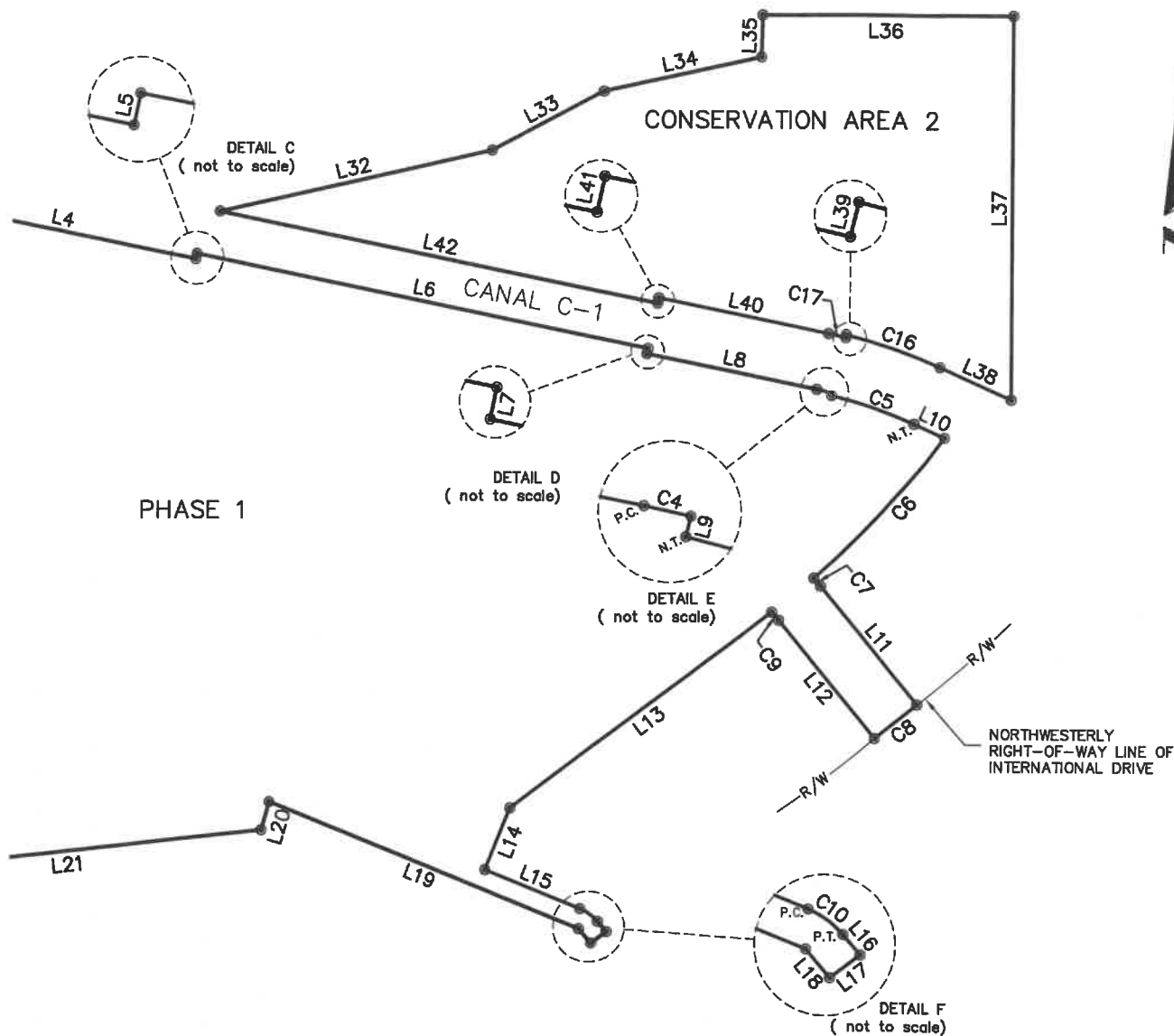
DRAWN BY: DY/PJR

CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 4 OF 5

Exhibit 4 - Sketch & Legal
Description of CDD Boundary



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R/W DENOTES RIGHT-OF-WAY
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P.T. DENOTES POINT OF TANGENCY
P.R.C. DENOTES POINT OF REVERSE CURVATURE
P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK14
REV 1-25-16

JOB NO. 20130298

DATE: 9-21-2015

SCALE: 1" = 300 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: DY/PJR

CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 5 OF 5

Exhibit 4 - Sketch & Legal
Description of CDD Boundary

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.73'	S55°48'50"E
L2	31.76'	S70°42'36"E
L3	8.00'	S14°37'46"W
L4	506.47'	S78°19'52"E
L5	10.00'	N11°40'08"E
L6	850.00'	S78°19'52"E
L7	10.00'	S11°40'08"W
L8	319.37'	S78°19'52"E
L9	5.00'	S13°34'43"W
L10	61.40'	S65°54'36"E
L11	280.78'	S39°13'13"E
L12	280.59'	N39°13'13"W
L13	600.38'	S52°53'14"W
L14	123.20'	S22°07'41"W
L15	189.74'	S67°52'19"E
L16	24.55'	S40°05'58"E
L17	35.05'	S52°53'14"W
L18	34.59'	N40°05'58"W
L19	616.97'	N67°52'19"W
L20	54.05'	S15°33'00"W
L21	731.02'	S83°39'09"W
L22	681.39'	N50°55'34"W

LINE TABLE		
LINE	LENGTH	BEARING
L23	11.65'	S51°33'18"W
L24	130.01'	N38°26'42"W
L25	90.92'	N51°33'18"E
L26	172.66'	N39°04'26"E
L27	74.04'	S51°33'18"W
L28	429.93'	N16°41'39"W
L29	347.08'	N44°29'36"E
L30	259.79'	S70°55'42"E
L31	91.30'	N52°00'27"E
L32	515.90'	N77°12'49"E
L33	232.63'	N62°02'17"E
L34	295.62'	N77°31'00"E
L35	77.12'	N01°34'14"E
L36	457.30'	N89°51'11"E
L37	706.39'	S00°00'00"E
L38	144.43'	N65°54'36"W
L39	5.00'	S13°34'35"W
L40	319.37'	N78°19'55"W
L41	10.01'	S11°48'44"W
L42	824.77'	N78°19'52"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1137.00'	26.30'	26.30'	S55°09'04"E	1°19'32"
C2	2814.51'	228.94'	228.88'	S73°02'24"E	4°39'38"
C3	2822.51'	145.85'	145.83'	S76°51'03"E	2°57'38"
C4	873.93'	29.13'	29.13'	S77°22'34"E	1°54'36"
C5	868.42'	159.32'	159.10'	S71°10'08"E	10°30'41"
C6	1549.86'	353.66'	352.89'	S42°32'54"W	13°04'27"
C7	371.33'	19.32'	19.32'	S40°42'40"E	2°58'53"
C8	1849.86'	100.01'	100.00'	S50°53'36"W	3°05'52"
C9	271.33'	19.61'	19.60'	N41°17'25"W	4°08'24"
C10	83.00'	40.23'	39.84'	S53°59'08"E	27°46'21"
C11	30.00'	31.74'	30.28'	N81°51'49"E	60°37'02"
C12	190.00'	256.07'	237.12'	N89°50'08"W	77°13'08"
C13	175.00'	108.63'	106.90'	S89°07'41"E	35°34'01"
C14	125.00'	78.50'	77.22'	S88°55'12"E	35°58'59"
C15	100.00'	57.62'	56.83'	S54°25'15"E	33°00'55"
C16	983.93'	180.51'	180.26'	N71°09'56"W	10°30'41"
C17	978.93'	32.63'	32.63'	N77°22'34"W	1°54'36"

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

© DENOTES CHANGE IN DIRECTION
 R/W DENOTES RIGHT-OF-WAY
 C DENOTES CENTERLINE
 P.C. DENOTES POINT OF CURVATURE
 P.T. DENOTES POINT OF TANGENCY
 P.R.C. DENOTES POINT OF REVERSE CURVATURE
 P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK14
REV 1-25-16



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

JOB NO. 20130298

DATE: 9-21-2015

SCALE: 1" = 300 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: DY/PJR

CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 1 OF 3

Exhibit 4 - Sketch & Legal
Description of CDD Boundary

LEGAL DESCRIPTION ~~PHASE 2~~

Phase 3

A parcel of land comprising a portion of Golf Course Parcel 3 and Lake 9, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Commencing at the common corner of Golf Course Parcel 1, Parcel 8 and Lake 9, thence run South 44°29'36" West for a distance of 276.16 feet to the POINT OF BEGINNING; thence run South 16°41'39" East for a distance of 429.93 feet; thence run North 51°33'18" East for a distance of 74.04 feet to the point of curvature of a curve, concave Southerly having a radius of 190.00 feet, with a chord bearing of South 89°50'08" East, and a chord distance of 237.12 feet, thence run Easterly along the arc of said curve through a central angle of 77°13'08" for a distance of 256.07 feet to a point on a non tangent line; thence run South 39°04'26" West for a distance of 172.66 feet to a point on a non tangent curve, concave Southerly having a radius of 30.00 feet, with a chord bearing of South 81°51'49" West, and a chord distance of 30.28 feet, thence run Westerly along the arc of said curve through a central angle of 60°37'02" for a distance of 31.74 feet to a point of tangency; thence run South 51°33'18" West for a distance of 90.92 feet; thence run South 38°26'42" East for a distance of 130.01 feet; thence run South 51°33'18" West for a distance of 655.07 feet; thence run South 17°06'30" East for a distance of 198.79 feet; thence run South 52°18'45" West for a distance of 146.36 feet; thence run South 86°42'01" West for a distance of 534.28 feet; thence run South 54°10'08" West for a distance of 590.09 feet; thence run South 83°27'44" West for a distance of 162.24 feet; thence run North 36°09'00" West for a distance of 129.41 feet; thence run North 16°16'12" East for a distance of 264.03 feet; thence run North 40°06'30" East for a distance of 533.14 feet; thence run North 01°08'12" West for a distance of 78.37 feet; thence run North 19°00'19" East for a distance of 253.34 feet; thence run North 21°04'47" West for a distance of 225.00 feet; thence run North 83°57'03" East for a distance of 185.00 feet; thence run North 06°54'15" East for a distance of 230.00 feet; thence run South 89°52'40" East for a distance of 130.70 feet; thence run South 19°31'03" East for a distance of 620.58 feet; thence run North 89°51'45" East for a distance of 122.55 feet; thence run North 37°24'11" East for a distance of 372.06 feet; thence run North 20°17'21" West for a distance of 212.30 feet; thence run North 44°29'36" East for a distance of 411.32 feet to the POINT OF BEGINNING;

Containing 1320423 square feet, 30.31 acres, more or less.



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

SURVEYOR'S NOTES:

sk15

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BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

JOB NO. 20130298

DATE: 9-21-2015

SCALE: 1" = 300 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: DY/PJR

CHECKED BY: EGT

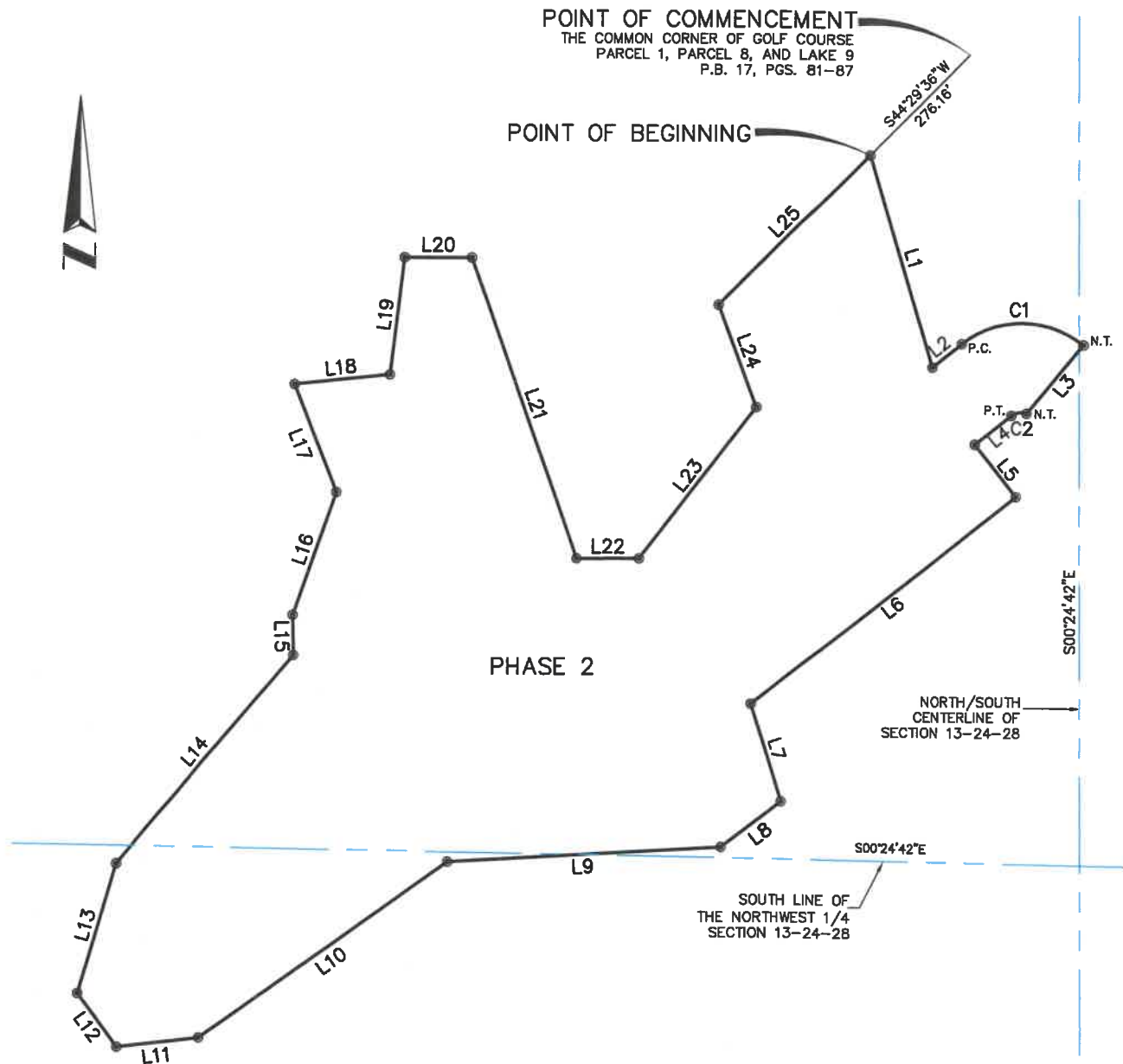
FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 2 OF 3

Exhibit 4 - Sketch & Legal
Description of CDD Boundary



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

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N.T. DENOTES NON TANGENT

● DENOTES CHANGE IN DIRECTION
R/W DENOTES RIGHT-OF-WAY
C DENOTES CENTERLINE
P.C. DENOTES POINT OF CURVATURE
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sk15

JOB NO. 20130298
DATE: 9-21-2015
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FIELD BY: N/A

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DRAWN BY: DY/PJR
CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 3 OF 3

Exhibit 4 - Sketch & Legal
Description of CDD Boundary

LINE TABLE		
LINE	LENGTH	BEARING
L1	429.93'	S16°41'39"E
L2	74.04'	N51°33'18"E
L3	172.66'	S39°04'26"W
L4	90.92'	S51°33'18"W
L5	130.01'	S38°26'42"E
L6	655.07'	S51°33'18"W
L7	198.79'	S17°06'30"E
L8	146.36'	S52°18'45"W
L9	534.28'	S86°42'01"W
L10	590.09'	S54°10'08"W
L11	162.24'	S83°27'44"W
L12	129.41'	N36°09'00"W
L13	264.03'	N16°16'12"E
L14	533.14'	N40°06'30"E
L15	78.37'	N01°08'12"W
L16	253.34'	N19°00'19"E
L17	225.00'	N21°04'47"W
L18	185.00'	N83°57'03"E
L19	230.00'	N06°54'15"E
L20	130.70'	S89°52'40"E
L21	620.58'	S19°31'03"E
L22	122.55'	N89°51'45"E
L23	372.06'	N37°24'11"E
L24	212.30'	N20°17'21"W
L25	411.32'	N44°29'36"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	190.00'	256.07'	237.12'	S89°50'08"E	77°13'08"
C2	30.00'	31.74'	30.28'	S81°51'49"W	60°37'02"



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

© DENOTES CHANGE IN DIRECTION
 R/W DENOTES RIGHT-OF-WAY
 CL DENOTES CENTERLINE
 P.C. DENOTES POINT OF CURVATURE
 P.T. DENOTES POINT OF TANGENCY
 P.R.C. DENOTES POINT OF REVERSE CURVATURE
 P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk15

JOB NO. 20130298

DATE: 9-21-2015

SCALE: 1" = 300 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: DY/PJR

CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 1 OF 3

Exhibit 4 - Sketch & Legal
Description of CDD Boundary

LEGAL DESCRIPTION ~~PHASE 3~~ **Phase 4 & 5**

A parcel of land comprising a portion of Golf Course Parcel 1, a portion of Golf Course Parcel 3 and a portion of Lake 9, Orangewood Neighborhood 2, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida.

Being more particularly described as follows:

Beginning at the Northwest corner of Golf Course Parcel 1, run South 72°13'51" East along the North line of said Golf Course Parcel 1 for a distance of 2205.59 feet; thence run South 65°40'02" East for a distance of 661.67 feet to the point on a non tangent curve, concave Northeasterly having a radius of 1137.00 feet, with a chord bearing of South 55°09'04" East, and a chord distance of 26.30 feet, thence run Southeasterly along the arc of said curve through a central angle of 01°19'32" for a distance of 26.30 feet to a point of tangency; thence run South 55°48'50" East for a distance of 12.73 feet; thence run South 70°42'36" East for a distance of 31.76 feet to the point of curvature of a curve, concave Northeasterly having a radius of 2814.51 feet, with a chord bearing of South 73°02'24" East, and a chord distance of 228.88 feet, thence run Southeasterly along the arc of said curve through a central angle of 04°39'38" for a distance of 228.94 feet to a point on a non tangent line; thence run South 14°37'46" West for a distance of 8.00 feet; thence run South 52°00'27" West for a distance of 91.30 feet to a point on a non tangent curve, concave Southwesterly having a radius of 100.00 feet, with a chord bearing of North 54°25'15" West, and a chord distance of 56.83 feet, thence run Northwesterly along the arc of said curve through a central angle of 33°00'55" for a distance of 57.62 feet to a point of tangency; thence run North 70°55'42" West for a distance of 259.79 feet to the point of curvature of a curve, concave Southerly having a radius of 125.00 feet, with a chord bearing of North 88°55'12" West, and a chord distance of 77.22 feet, thence run Westerly along the arc of said curve through a central angle of 35°58'59" for a distance of 78.50 to a point of reverse curvature of a curve concave Northerly having a radius of 175.00 feet, with a chord bearing of North 89°07'41" West, and a chord distance of 106.90 feet, thence run Westerly along the arc of said curve through a central angle of 35°34'01" for a distance of 108.63 feet to a point on a non tangent line; thence run South 44°29'36" West for a distance of 70.92 feet; thence run North 73°52'37" West for a distance of 1359.00 feet; thence run North 37°39'42" West for a distance of 167.29 feet; thence run North 78°14'44" West for a distance of 800.54 feet; thence run South 08°48'43" East for a distance of 658.05 feet; thence run South 89°57'50" West for a distance of 319.06 feet to a point on the Easterly right-of-way line of Westwood Boulevard; thence run North 00°29'18" East for a distance of 877.35 feet to the point of curvature of a curve, concave Easterly having a radius of 600.00 feet, with a chord bearing of North 07°11'21" East, and a chord distance of 140.03 feet, thence run Northerly along the arc of said curve through a central angle of 13°24'07" for a distance of 140.35 to the POINT OF BEGINNING.

Containing 910674 square feet, 20.91 acres, more or less.



16 East Plant Street
Winter Garden, Florida 34787 * (407) 654 5355

SURVEYOR'S NOTES:

sk16

THIS IS NOT A SURVEY.

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 13-24-28 BEING AN ASSUMED BEARING OF S00°24'42"E.

JOB NO. 20130298

DATE: 9-21-2015

SCALE: 1" = 300 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: DY/PJR

CHECKED BY: EGT

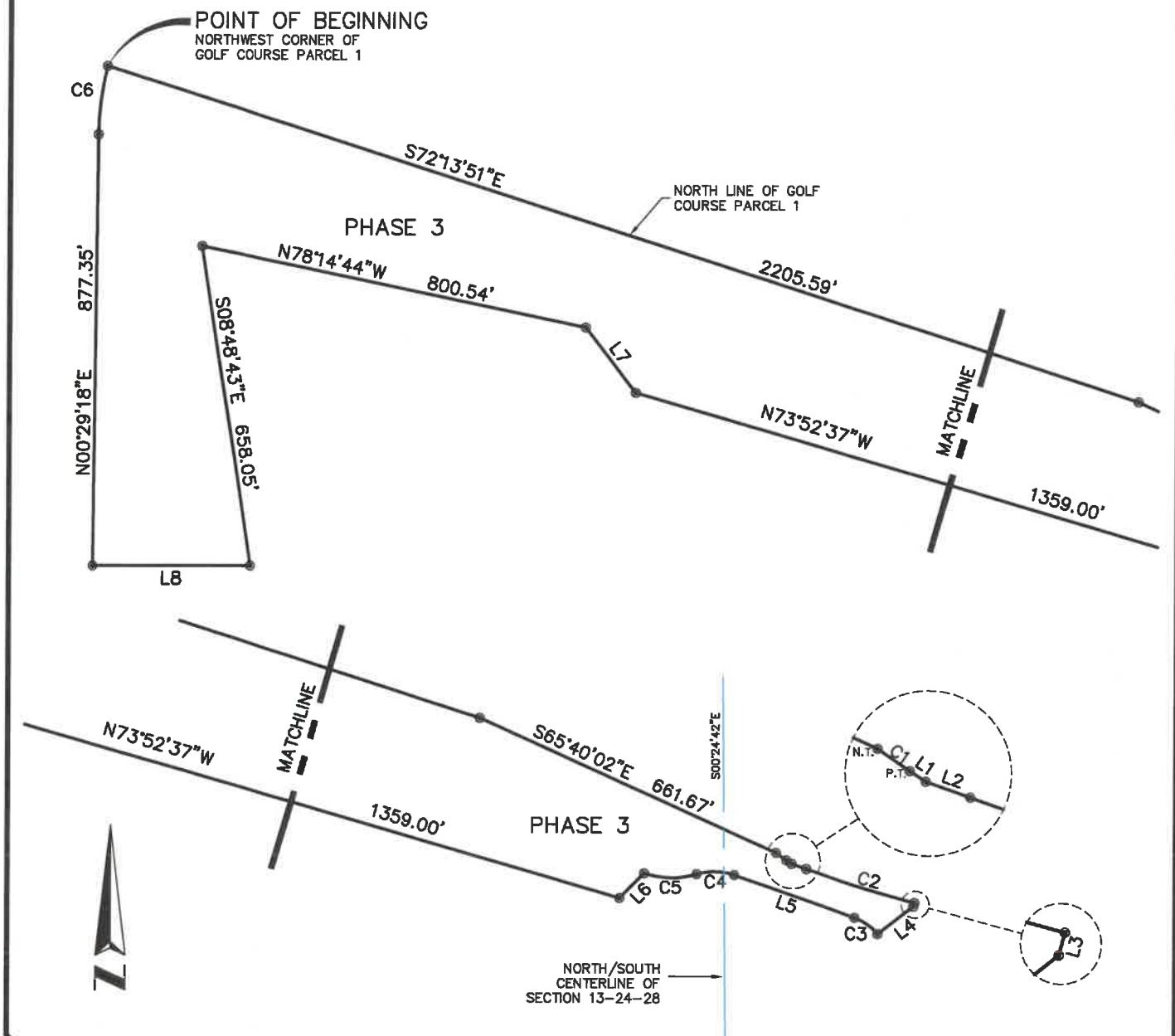
FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 2 OF 3

Exhibit 4 - Sketch & Legal
Description of CDD Boundary



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THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

● DENOTES CHANGE IN DIRECTION
R/W DENOTES RIGHT-OF-WAY
C DENOTES CENTERLINE
P.C. DENOTES POINT OF CURVATURE
P.T. DENOTES POINT OF TANGENCY
P.R.C. DENOTES POINT OF REVERSE CURVATURE
P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk16

JOB NO. 20130298

DATE: 9-21-2015

SCALE: 1" = 300 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: DY/PJR

CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 3 OF 3

Exhibit 4 - Sketch & Legal
Description of CDD Boundary

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.73'	S55°48'50"E
L2	31.76'	S70°42'36"E
L3	8.00'	S14°37'46"W
L4	91.30'	S52°00'27"W
L5	259.79'	N70°55'42"W
L6	70.92'	S44°29'36"W
L7	167.29'	N37°39'42"W
L8	319.06'	S89°57'50"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1137.00'	26.30'	26.30'	S55°09'04"E	1°19'32"
C2	2814.51'	228.94'	228.88'	S73°02'24"E	4°39'38"
C3	100.00'	57.62'	56.83'	N54°25'15"W	33°00'55"
C4	125.00'	78.50'	77.22'	N88°55'12"W	35°58'59"
C5	175.00'	108.63'	106.90'	N89°07'41"W	35°34'01"
C6	600.00'	140.35'	140.03'	N07°11'21"E	13°24'07"



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THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

● DENOTES CHANGE IN DIRECTION
 R/W DENOTES RIGHT-OF-WAY
 CL DENOTES CENTERLINE
 P.C. DENOTES POINT OF CURVATURE
 P.T. DENOTES POINT OF TANGENCY
 P.R.C. DENOTES POINT OF REVERSE CURVATURE
 P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk16

JOB NO. 2013029B

DATE: 9-21-2015

SCALE: 1" = 300 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: DY/PJR

CHECKED BY: EGT

LEGAL DESCRIPTION PHASE 1

A parcel of land comprising portions of Golf Course Parcel 3, Parcel 11 and Lake 4 of the plat of ORANGEWOOD NEIGHBORHOOD 2 as recorded in Plat Book 17, Pages 81 through 87 of the Public Records of Orange County, Florida and lying in Section 13, Township 24 South, Range 28 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the most Northerly corner of aforesaid Parcel 11; thence run South $78^{\circ}19'52''$ East along the North line of said ORANGEWOOD NEIGHBORHOOD 2 for a distance of 149.86 feet to the POINT OF BEGINNING; thence continuing along said North line run the following courses: South $78^{\circ}19'52''$ East for a distance of 121.12 feet; thence run South $11^{\circ}40'08''$ West for a distance of 10.00 feet; thence run South $78^{\circ}19'54''$ East for a distance of 319.38 feet to the point of curvature of a curve, concave Southerly having a radius of 873.93 feet, with a chord bearing of South $77^{\circ}22'34''$ East, and a chord distance of 29.13 feet; thence run Easterly along the arc of said curve through a central angle of $01^{\circ}54'36''$ for a distance of 29.13 feet to a point on a non tangent line; thence run South $13^{\circ}34'43''$ West for a distance of 5.00 feet to a point on a non tangent curve, concave Southerly having a radius of 868.42 feet, with a chord bearing of South $71^{\circ}10'08''$ East, and a chord distance of 159.10 feet; thence run Easterly along the arc of said curve through a central angle of $10^{\circ}30'41''$ for a distance of 159.32 feet to a point of tangency; thence run South $65^{\circ}54'36''$ East for a distance of 61.40 feet to the point on a non tangent curve, concave Northwesterly having a radius of 1549.86 feet, with a chord bearing of South $42^{\circ}32'54''$ West, and a chord distance of 352.89 feet; thence departing aforesaid North line of ORANGEWOOD NEIGHBORHOOD 2 run Southwesterly along the arc of said curve through a central angle of $13^{\circ}04'27''$ for a distance of 353.66 feet to a point on a non tangent curve, concave Southwesterly having a radius of 371.33 feet, with a chord bearing of South $40^{\circ}42'40''$ East, and a chord distance of 19.32 feet; thence run Southeasterly along the arc of said curve through a central angle of $02^{\circ}58'53''$ for a distance of 19.32 feet to a point of tangency; thence run South $39^{\circ}13'13''$ East for a distance of 280.78 feet to a point on a non tangent curve having a radius of 1849.86 feet, with a chord bearing of South $50^{\circ}53'36''$ West, and a chord distance of 100.00 feet, being a point on the West right-of-way line of International Drive according to aforesaid plat of ORANGEWOOD NEIGHBORHOOD 2; thence run Southwesterly along said West right-of-way line and the arc of said curve through a central angle of $03^{\circ}05'52''$ for a distance of 100.01 feet to a point on a non tangent line; thence departing said West right-of-way line run North $39^{\circ}13'13''$ West for a distance of 280.59 feet to the point of curvature of a curve, concave Southwesterly having a radius of 271.33 feet, with a chord bearing of North $41^{\circ}17'25''$ West, and a chord distance of 19.60 feet; thence run Northwesterly along the arc of said curve through a central angle of $04^{\circ}08'24''$ for a distance of 19.61 feet to a point on a non tangent line; thence run South $52^{\circ}53'14''$ West for a distance of 600.38 feet; thence run South $22^{\circ}07'41''$ West for a distance of 123.20 feet; thence run South $67^{\circ}52'19''$ East for a distance of 189.74 feet to the point of curvature of a curve, concave Southwesterly having a radius of 83.00 feet, with a chord bearing of South $53^{\circ}59'09''$ East, and a chord distance of 39.84 feet; thence run Southeasterly along the arc of said curve through a central angle of $27^{\circ}46'21''$ for a distance of 40.23 feet to a point

of tangency; thence run South 40° 05' 58" East for a distance of 24.55 feet to a point on the West right-of-way line International Drive according to Official Record Book 10722, Page 8529 of aforesaid Public Records; thence run South 52° 53' 14" West along said West line for a distance of 35.05 feet to a point on the North line of aforesaid Parcel 10, ORANGEWOOD NEIGHBORHOOD 2; thence run the following two course along said North line: North 40° 05' 58" West for a distance of 34.59 feet; thence run North 67° 52' 19" West for a distance of 496.97 feet to a point on the East line of said Parcel 3; thence run North 22° 07' 41" East along said East line of Parcel 3 for a distance of 50.00 feet; thence departing said West line of Parcel 3 run South 67° 52' 19" East for a distance of 258.30 feet; thence run North 11° 49' 37" East for a distance of 161.14 feet; thence run North 19° 56' 22" West for a distance of 14.96 feet to a point on a non tangent curve, concave Northwesterly having a radius of 76.00 feet, with a chord bearing of North 39° 45' 10" East, and a chord distance of 71.19 feet; thence run Northerly along the arc of said curve through a central angle of 55° 51' 06" for a distance of 74.08 feet to a point of tangency; thence run North 11° 49' 37" East for a distance of 216.00 feet; thence run North 78° 10' 23" West for a distance of 407.00 feet; thence run North 11° 49' 37" East for a distance of 52.00 feet; thence run North 78° 10' 23" West for a distance of 105.00 feet to the point of curvature of a curve, concave Northeasterly having a radius of 10.00 feet, with a chord bearing of North 33° 10' 23" West, and a chord distance of 14.14 feet; thence run Northwesterly along the arc of said curve through a central angle of 90° 00' 00" for a distance of 15.71 feet to a point of tangency; thence run North 11° 49' 37" East for a distance of 240.00 feet to the point of curvature of a curve, concave Southeasterly having a radius of 10.00 feet, with a chord bearing of North 56° 49' 37" East, and a chord distance of 14.14 feet; thence run Northeasterly along the arc of said curve through a central angle of 90° 00' 00" for a distance of 15.71 feet to a point of tangency; thence run South 78° 10' 23" East for a distance of 105.00 feet; thence run North 11° 49' 37" East for a distance of 52.00 feet; thence run South 78° 10' 23" East for a distance of 331.00 feet to the point of curvature of a curve, concave Southwesterly having a radius of 76.00 feet, with a chord bearing of South 53° 59' 31" East, and a chord distance of 62.26 feet; thence run Southeasterly along the arc of said curve through a central angle of 48° 21' 43" for a distance of 64.15 feet to a point on a non tangent line; thence run North 11° 49' 37" East for a distance of 189.01 feet to the POINT OF BEGINNING.

Contains 13.31 acres more or less.

LEGAL DESCRIPTION

A PARCEL OF LAND COMPRISING PORTIONS OF GOLF COURSE PARCELS 1, 3 11 AND A PORTION OF LAKE 9, ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY CORNER OF PARCEL 8, AFORESAID ORANGEWOOD NEIGHBORHOOD 2; THENCE RUN N 44°29'36" E FOR A DISTANCE OF 64.71 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHERLY; THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 45°27'53", A CHORD OF WHICH BEARS S 89°25'08" E FOR A DISTANCE OF 100.47 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 103.16 FEET TO A POINT OF REVERSE CURVATURE; THENCE, ALONG SAID REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 41°13'22", A CHORD OF WHICH BEARS N 88°27'37" E FOR A DISTANCE OF 88.01 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 89.93 FEET TO A POINT OF TANGENCY; THENCE RUN S 70°55'42" E FOR A DISTANCE OF 259.79 FEET TO A POINT ON A TANGENT CURVE; THENCE, ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 33°00'55", THE CHORD OF WHICH BEARS S 54°25'15" E FOR A DISTANCE OF 56.83 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 57.62 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN N 52°00'27" E FOR A DISTANCE OF 91.30 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHERLY; THENCE, ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2822.51 FEET, A CENTRAL ANGLE OF 02°57'38", A CHORD OF WHICH BEARS S 76°51'03" E FOR A DISTANCE OF 145.83 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 145.85 FEET TO A POINT TANGENCY; THENCE RUN S 78°19'52" E FOR A DISTANCE OF 506.47 FEET; THENCE RUN N 11°40'08" E FOR A DISTANCE OF 10.00 FEET; THENCE RUN S 78°19'52" E FOR A DISTANCE OF 728.88 FEET TO A POINT ON THE WEST LINE OF GRANDE PINES PHASE 1 ACCORDING TO PLAT BOOK____, PAGES____ OF AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID WEST LINE: S 11°49'37" W FOR A DISTANCE OF 189.01 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 48°21'43", A CHORD WHICH BEARS N 53°59'31" W FOR A DISTANCE OF 62.26 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 64.15 FEET TO A POINT OF TANGENCY; THENCE RUN N 78°10'23" W FOR A DISTANCE OF 331.00 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 52.00 FEET; THENCE RUN N 78°10'23" W FOR A DISTANCE OF 105.00 FEET TO A POINT ON A TANGENT CURVE; THENCE ALONG SAID TANGENT CURVE TO THE LEFT WITH A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD OF WHICH BEARS S 56°49'37" W FOR A DISTANCE OF 14.14 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 240.00 FEET TO A POINT ON A TANGENT CURVE; THENCE, ALONG SAID TANGENT CURVE TO THE LEFT WITH A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD WHICH BEARS S 33°10'23" E FOR A DISTANCE OF 14.14 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN S 78°10'23" E FOR A DISTANCE OF 105.00 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 52.00 FEET; THENCE RUN S 78°10'23" E FOR A DISTANCE OF 407.00 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 216.00 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 55°51'06", THE CHORD OF WHICH BEARS S 39°45'10" W FOR A DISTANCE OF 71.19 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 74.08 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN S 19°56'22" E FOR A DISTANCE OF 14.96 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 161.14 FEET; THENCE RUN N 67°52'19" W FOR A DISTANCE OF 258.30 FEET; THENCE RUN S 22°07'41" W FOR A DISTANCE OF 50.00 FEET; THENCE RUN N 67°52'19" W FOR A DISTANCE OF 120.00 FEET; THENCE RUN S 15°33'00" W FOR A DISTANCE OF 54.05 FEET; THENCE RUN S 83°39'09" W FOR A DISTANCE OF 731.02 FEET; THENCE RUN N 50°55'34" W FOR A

**Exhibit 4A- Sketch & Legal Description
Assessment Area One**

DISTANCE OF 681.39 FEET; THENCE RUN S 51°33'18" W FOR A DISTANCE OF 11.65 FEET; THENCE RUN N 38°26'42" W FOR A DISTANCE OF 130.01 FEET; THENCE RUN N 51°33'18" E FOR A DISTANCE OF 90.92 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 60°37'02", THE CHORD OF WHICH BEARS N 81°51'49" E FOR A DISTANCE OF 30.28 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 31.74 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN N 39°04'26" E FOR A DISTANCE OF 172.66 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 77°13'08", A CHORD OF WHICH BEARS N 89°50'08" W FOR A DISTANCE OF 237.12 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 256.07 FEET TO A POINT OF TANGENCY; THENCE RUN S 51°33'18" W FOR A DISTANCE OF 74.04 FEET; THENCE RUN N 16°41'39" W FOR A DISTANCE OF 429.93 FEET; THENCE RUN N 44°29'36" E FOR A DISTANCE OF 276.16 FEET TO THE POINT OF BEGINNING.

CONTAINS 42.24 ACRES MORE OR LESS.

FOR:

THE JOURNAL OF THE

[illegible]

20160358
 7-8-2020
 1" = 60 FEET
 AR
 W/A
 P-R
 AR

SHEET 1 OF 1

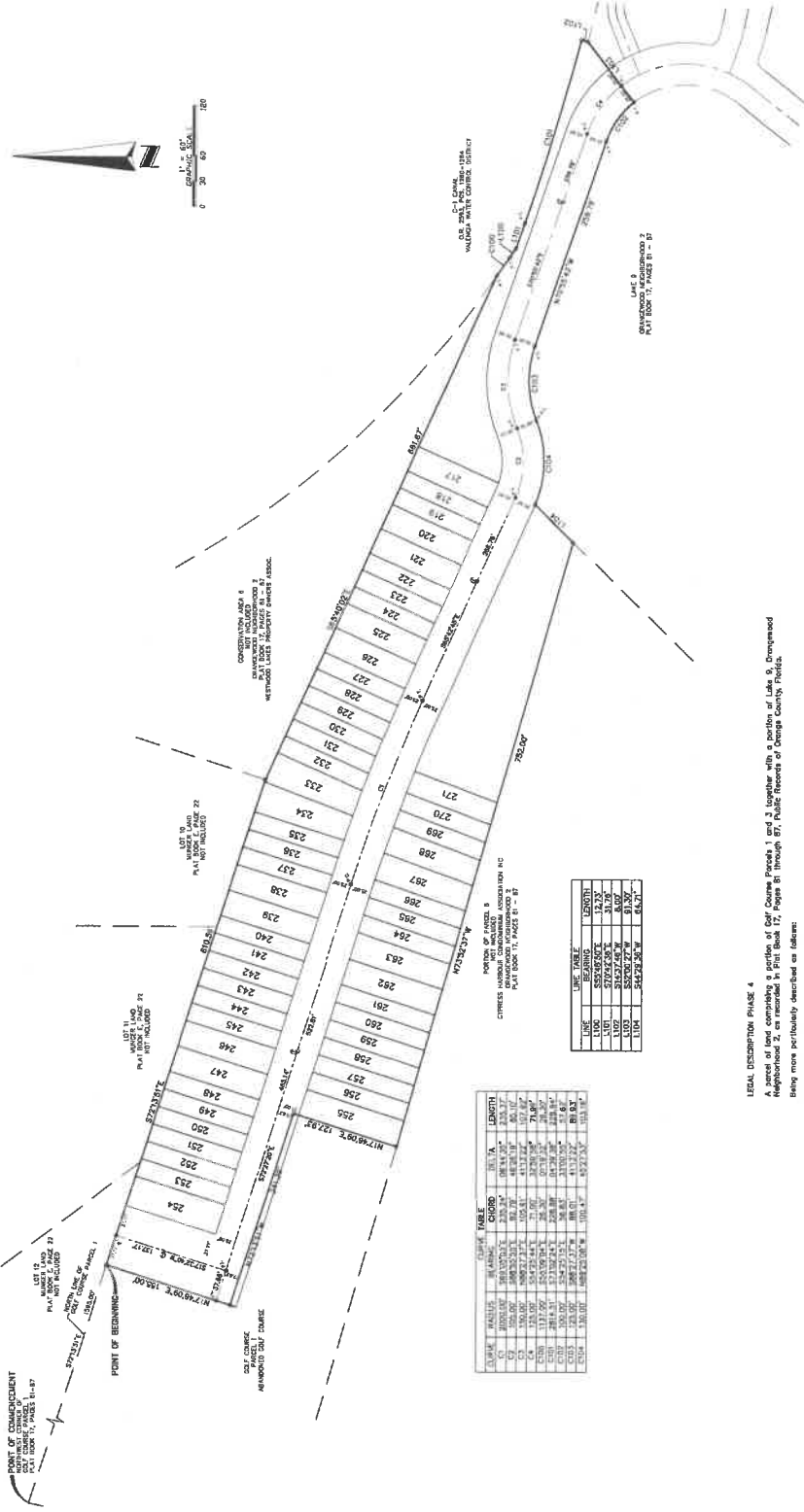


Exhibit 4A- Sketch & Legal Description Assessment Area One

LEGAL DESCRIPTION PHASE 4

[illegible]

CLIMATE	TEMP.		FABRIC		LENGTH
	MAX/125	MIN/40	WILL. V.A.	CHORD	
C1	200/125	160/125	23.5/24	23.5/24	235.37
C2	190/100	160/125	22.5/24	22.5/24	205.12
C3	190/100	160/125	22.5/24	22.5/24	197.62
C4	190/100	160/125	22.5/24	22.5/24	71.68
C5	180/100	160/125	22.5/24	22.5/24	78.55
C6	180/100	160/125	22.5/24	22.5/24	78.55
C7	180/100	160/125	22.5/24	22.5/24	78.55
C8	180/100	160/125	22.5/24	22.5/24	78.55
C9	180/100	160/125	22.5/24	22.5/24	78.55
C10	180/100	160/125	22.5/24	22.5/24	78.55
C11	180/100	160/125	22.5/24	22.5/24	78.55
C12	180/100	160/125	22.5/24	22.5/24	78.55
C13	180/100	160/125	22.5/24	22.5/24	78.55
C14	180/100	160/125	22.5/24	22.5/24	78.55
C15	180/100	160/125	22.5/24	22.5/24	78.55
C16	180/100	160/125	22.5/24	22.5/24	78.55
C17	180/100	160/125	22.5/24	22.5/24	78.55
C18	180/100	160/125	22.5/24	22.5/24	78.55
C19	180/100	160/125	22.5/24	22.5/24	78.55
C20	180/100	160/125	22.5/24	22.5/24	78.55
C21	180/100	160/125	22.5/24	22.5/24	78.55
C22	180/100	160/125	22.5/24	22.5/24	78.55
C23	180/100	160/125	22.5/24	22.5/24	78.55
C24	180/100	160/125	22.5/24	22.5/24	78.55
C25	180/100	160/125	22.5/24	22.5/24	78.55
C26	180/100	160/125	22.5/24	22.5/24	78.55
C27	180/100	160/125	22.5/24	22.5/24	78.55
C28	180/100	160/125	22.5/24	22.5/24	78.55
C29	180/100	160/125	22.5/24	22.5/24	78.55
C30	180/100	160/125	22.5/24	22.5/24	78.55
C31	180/100	160/125	22.5/24	22.5/24	78.55
C32	180/100	160/125	22.5/24	22.5/24	78.55
C33	180/100	160/125	22.5/24	22.5/24	78.55
C34	180/100	160/125	22.5/24	22.5/24	78.55
C35	180/100	160/125	22.5/24	22.5/24	78.55
C36	180/100	160/125	22.5/24	22.5/24	78.55
C37	180/100	160/125	22.5/24	22.5/24	78.55
C38	180/100	160/125	22.5/24	22.5/24	78.55
C39	180/100	160/125	22.5/24	22.5/24	78.55
C40	180/100	160/125	22.5/24	22.5/24	78.55
C41	180/100	160/125	22.5/24	22.5/24	78.55
C42	180/100	160/125	22.5/24	22.5/24	78.55
C43	180/100	160/125	22.5/24	22.5/24	78.55
C44	180/100	160/125	22.5/24	22.5/24	78.55
C45	180/100	160/125	22.5/24	22.5/24	78.55
C46	180/100	160/125	22.5/24	22.5/24	78.55
C47	180/100	160/125	22.5/24	22.5/24	78.55
C48	180/100	160/125	22.5/24	22.5/24	78.55
C49	180/100	160/125	22.5/24	22.5/24	78.55
C50	180/100	160/125	22.5/24	22.5/24	78.55
C51	180/100	160/125	22.5/24	22.5/24	78.55
C52	180/100	160/125	22.5/24	22.5/24	78.55
C53	180/100	160/125	22.5/24	22.5/24	78.55
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C55	180/100	160/125	22.5/24	22.5/24	78.55
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C57	180/100	160/125	22.5/24	22.5/24	78.55
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C60	180/100	160/125	22.5/24	22.5/24	78.55
C61	180/100	160/125	22.5/24	22.5/24	78.55
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C69	180/100	160/125	22.5/24	22.5/24	78.55
C70	180/100	160/125	22.5/24	22.5/24	78.55
C71	180/100	160/125	22.5/24	22.5/24	78.55
C72	180/100	160/125	22.5/24	22.5/24	78.55
C73	180/100	160/125	22.5/24	22.5/24	78.55
C74	180/100	160/125	22.5/24	22.5/24	78.55
C75	180/100	160/125	22.5/24	22.5/24	78.55
C76	180/100	160/125	22.5/24	22.5/24	78.55
C77	180/100	160/125	22.5/24	22.5/24	78.55
C78	180/100	160/125	22.5/24	22.5/24	78.55
C79	180/100	160/125	22.5/24	22.5/24	78.55
C80	180/100	160/125	22.5/24	22.5/24	78.55
C81	180/100	160/125	22.5/24	22.5/24	78.55
C82	180/100	160/125	22.5/24	22.5/24	78.55
C83	180/100	160/125	22.5/24	22.5/24	78.55
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C92	180/100	160/125	22.5/24	22.5/24	78.55
C93	180/100	160/125	22.5/24	22.5/24	78.55
C94	180/100	160/125	22.5/24	22.5/24	78.55
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C96	180/100	160/125	22.5/24	22.5/24	78.55
C97	180/100	160/125	22.5/24	22.5/24	78.55
C98	180/100	160/125	22.5/24	22.5/24	78.55
C99	180/100	160/125	22.5/24	22.5/24	78.55
C100	180/100	160/125	22.5/24	22.5/24	78.55

LINE TABLE		
LINE	BEARING	LENGTH
L100	S53°48'50"E	12.73'
L101	S70°47'38"E	31.76'
L102	S74°37'48"W	8.00'
L103	S52°06'27"W	91.30'
L104	S44°29'38"W	64.71'

SKETCH OF DESCRIPTION

SHEET 5 OF 5

Exhibit 4A- Sketch & Legal Description
Assessment Area One

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.73'	S55°48'50"E
L2	31.76'	S70°42'36"E
L3	8.00'	S14°37'46"W
L4	506.47'	S78°19'52"E
L5	10.00'	N11°40'08"E
L6	850.00'	S78°19'52"E
L7	10.00'	S11°40'08"W
L8	319.37'	S78°19'52"E
L9	5.00'	S13°34'43"W
L10	61.40'	S65°54'36"E
L11	280.78'	S39°13'13"E
L12	280.59'	N39°13'13"W
L13	600.38'	S52°53'14"W
L14	123.20'	S22°07'41"W
L15	189.74'	S67°52'19"E
L16	24.55'	S40°05'58"E
L17	35.05'	S52°53'14"W
L18	34.59'	N40°05'58"W
L19	616.97'	N67°52'19"W
L20	54.05'	S15°33'00"W
L21	731.02'	S83°39'09"W
L22	681.39'	N50°55'34"W

LINE TABLE		
LINE	LENGTH	BEARING
L23	11.65'	S51°33'18"W
L24	130.01'	N38°26'42"W
L25	90.92'	N51°33'18"E
L26	172.66'	N39°04'26"E
L27	74.04'	S51°33'18"W
L28	429.93'	N16°41'39"W
L29	347.08'	N44°29'36"E
L30	259.79'	S70°55'42"E
L31	91.30'	N52°00'27"E
L32	515.90'	N77°12'49"E
L33	232.63'	N62°02'17"E
L34	295.62'	N77°31'00"E
L35	77.12'	N01°34'14"E
L36	457.30'	N89°51'11"E
L37	706.39'	S00°00'00"E
L38	144.43'	N65°54'36"W
L39	5.00'	S13°34'35"W
L40	319.37'	N78°19'55"W
L41	10.01'	S11°48'44"W
L42	824.77'	N78°19'52"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1137.00'	26.30'	26.30'	S55°09'04"E	1°19'32"
C2	2814.51'	228.94'	228.88'	S73°02'24"E	4°39'38"
C3	2822.51'	145.85'	145.83'	S76°51'03"E	2°57'38"
C4	873.93'	29.13'	29.13'	S77°22'34"E	1°54'36"
C5	868.42'	159.32'	159.10'	S71°10'08"E	10°30'41"
C6	1549.86'	353.66'	352.89'	S42°32'54"W	13°04'27"
C7	371.33'	19.32'	19.32'	S40°42'40"E	2°58'53"
C8	1849.86'	100.01'	100.00'	S50°53'36"W	3°05'52"
C9	271.33'	19.61'	19.60'	N41°17'25"W	4°08'24"
C10	83.00'	40.23'	39.84'	S53°59'08"E	27°46'21"
C11	30.00'	31.74'	30.28'	N81°51'49"E	60°37'02"
C12	190.00'	256.07'	237.12'	N89°50'08"W	77°13'08"
C13	175.00'	108.63'	106.90'	S89°07'41"E	35°34'01"
C14	125.00'	78.50'	77.22'	S88°55'12"E	35°58'59"
C15	100.00'	57.62'	56.83'	S54°25'15"E	33°00'55"
C16	983.93'	180.51'	180.26'	N71°09'56"W	10°30'41"
C17	978.93'	32.63'	32.63'	N77°22'34"W	1°54'36"

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

© DENOTES CHANGE IN DIRECTION
 R/W DENOTES RIGHT-OF-WAY
 CL DENOTES CENTERLINE
 P.C. DENOTES POINT OF CURVATURE
 P.T. DENOTES POINT OF TANGENCY
 P.R.C. DENOTES POINT OF REVERSE CURVATURE
 P.C.C. DENOTES POINT OF COMPOUND CURVATURE

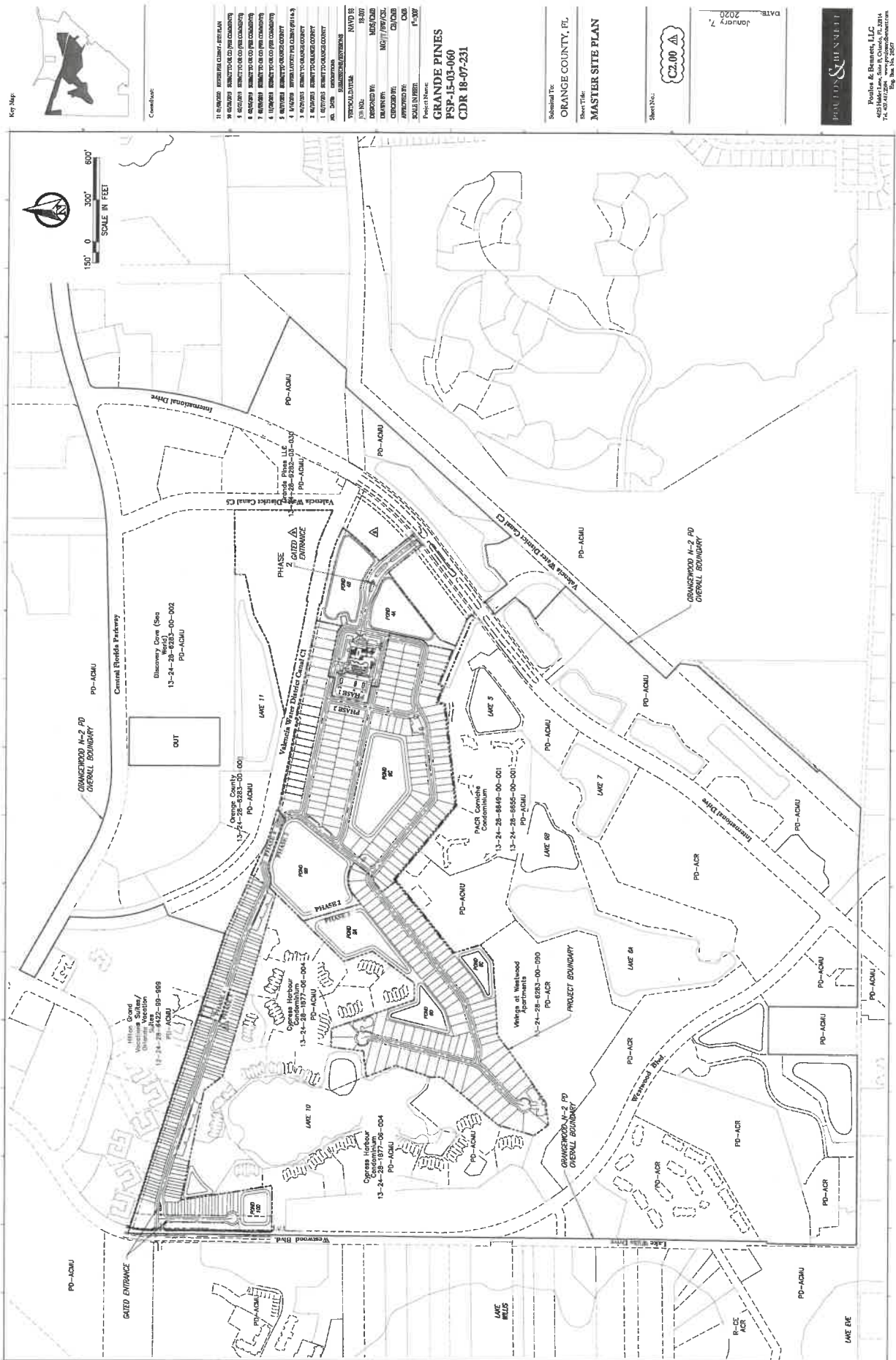
SK14
REV 1-25-16



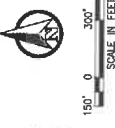
16 East Plant Street
Winter Garden, Florida 34787 * (407) 654-5355

JOB NO. 20130298
 DATE: 9-21-2015
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: DY/PJR
 CHECKED BY: EGT



Key Map



Coordinate:

11. 0.00000	INTERIOR CLIMATE: 0.00000
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100. 0.00000	INTERIOR CLIMATE: 0.00000

GRANDE PINES
PSP-15-03-060
CDR 18-07-231

ORANGE COUNTY, FL
MASTER SITE PLAN

Sheet No.: C2.00

DATE: January 7, 2020

PAULSON & BENNETT
Paulson & Bennett, LLC
4055 Highway 19, Suite 200
Tampa, FL 33610
TEL: 813.288.1234 FAX: 813.288.1235
WWW.PAULSONANDBENNETT.COM

EXHIBIT 5



Ridgewood Property Land Use			
BASIN ID	DRAINAGE AREA (AC)	PROPOSED LAND USE	Single-Family
4B	19.46	Single-Family/Commercial	
5B	22.88	Multi-Family/Commercial	
6A_1	7.41	Multi-Family	
6A_2	16.28	Open Space	
6C	6.62	Single-Family	
6D	6.00	Single-Family	
6E	15.05	Multi-Family	
9A	16.44	Single-Family	
9B	8.59	Multi-Family	
9C	29.70	Single-Family	
10A	11.99	Multi-Family	
10B	5.87	Commercial	
TOTAL	166.27		

* Basins with ponds being revised under this submittal.

- LEGEND
- PROPERTY BOUNDARY
 - DRAINAGE BASIN
 - WATER DISCHARGE
 - WATER POND
 - WATER POND / POND
 - DISCHARGE POND / POND
 - PROPERTY AREA
 - PROPOSED TOP OF POND
 - POND NO.

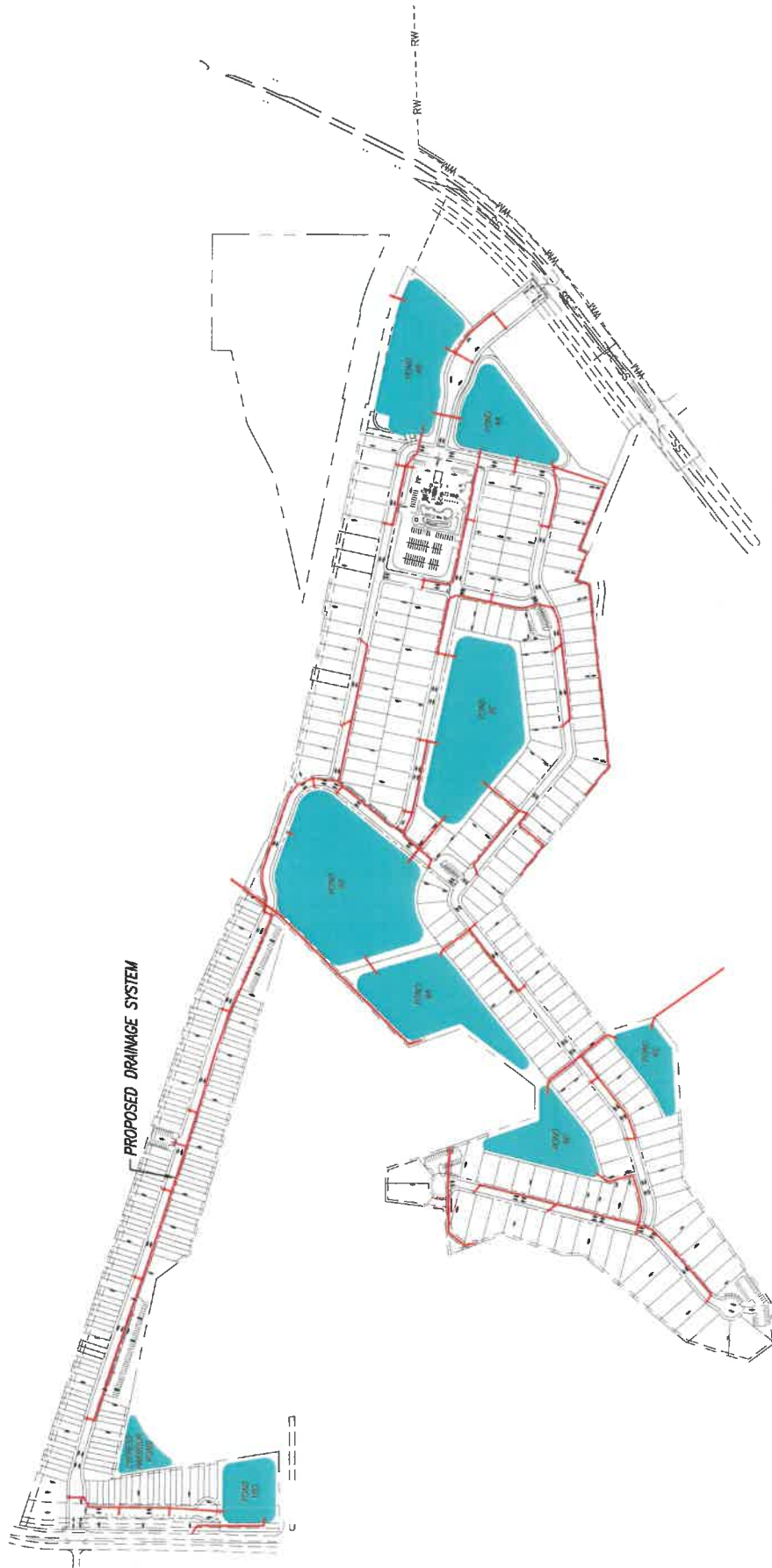
Post-Development Conditions Basin Map Grande Pines

January 6, 2020
 P & L Job No. 18-037
 2500 E. Lexington Street
 Orlando, Florida 32803 - 407.487.2594
 www.poulosandbennett.com
 Certificate of Authorization No. 28567

POULOS & BENNETT

200' 0 400' 800'
 SCALE IN FEET

Exhibit 6



Stormwater Management Map Grande Pines

January 6, 2020
P & B Job No.: 19-007
2600 E. Livingston St.
Ocala, Florida 32803 407.867.2594
www.poulosandbennett.com
Certificate of Professional No. 25657

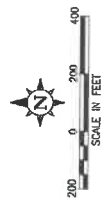


Exhibit 7

CDD BOUNDARY

PROPOSED WATERMAIN

CHINA WALL

Potable Water Distribution Plan
Grande Pines



200 0 200 400
SCALE IN FEET

Exhibit 9

www.poulosandbennett.com
Certificate of Authorization No. 2567

POULOS & BENNETT

2600 E. Livingston St.
Orlando, Florida 32805-4072/2094

January 6, 2020
P & B Job No.: 18-007
2378413-001 DWG SCALE - GRNDE PINES PROPOSED W-007 CDD WATER WAP

CDD BOUNDARY

PROPOSED RECLAIMED WATERMAIN

Reclaimd Water Distribution Plan

Grande Pines

January 6, 2020
P & B Job No.: 18-007
1329414-007 PLAN SCALE = 1"=40' 0" 1329414-007 000 01.000 00

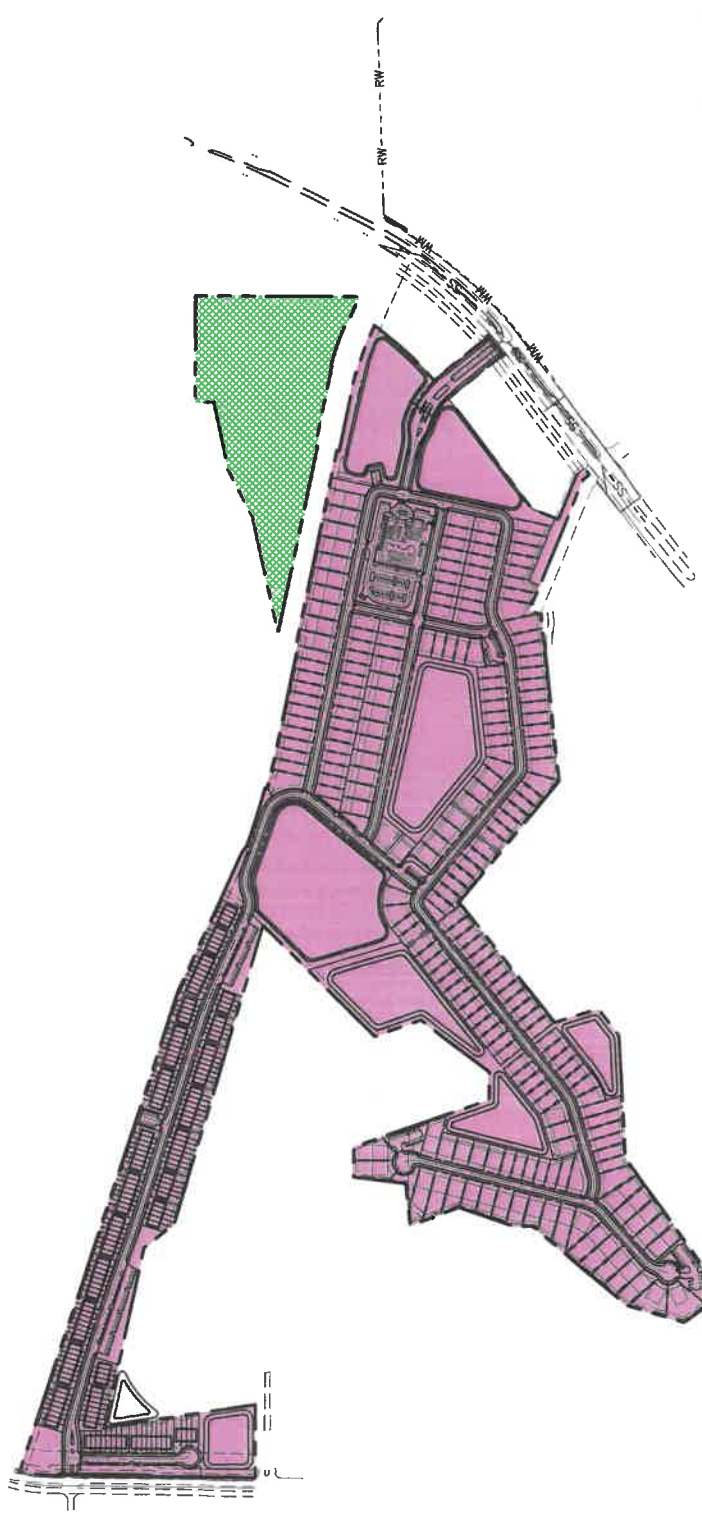
2402 E. Livingston St.
Orlando, Florida 32803-4917 817.2394
www.poulosandbennett.com
Certificate of Professional No. 38697

200 0 200 400
SCALE IN FEET



Exhibit 10





LEGEND

PD	INTENSITY MIN 12 DU/AC	INTENSITY MAX 13.5 DU/AC	ALLOWABLE USES MIXED USE	ADDITIONS 108.78
CONSERVATION				12.01 ac.

SOURCE:
PLANNED DEVELOPMENT/LAND USE PLAN
FOR ORANGEWOOD N-2 PD CENTRAL
FLORIDA PARKWAY & INTERNATIONAL DRIVE

Future Land Use plan **Grande Pines**

2602 E. Livingston St.
Orlando, Florida 32803-4017/2594
www.poulosandbennett.com
Certificate of Professional No. 28557

[illegible]

Grande Pines

POULOS & BENNETT

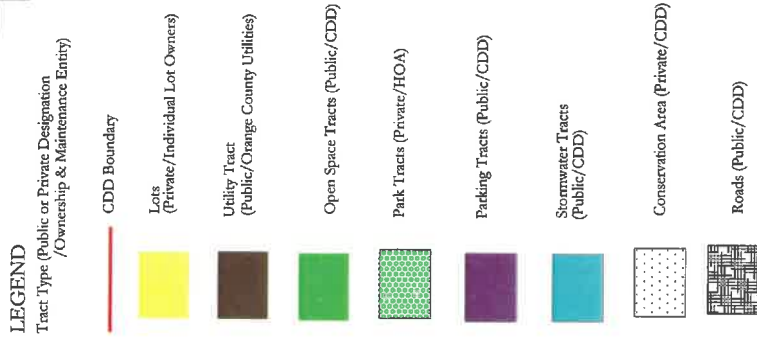
www.poulosandbennett.com
Certificate of Authorization No. 28567

2602 E. Livingston St.
Orlando, Florida 32803-407487.2594

January 6, 2020
P & B Job No.: 18-007



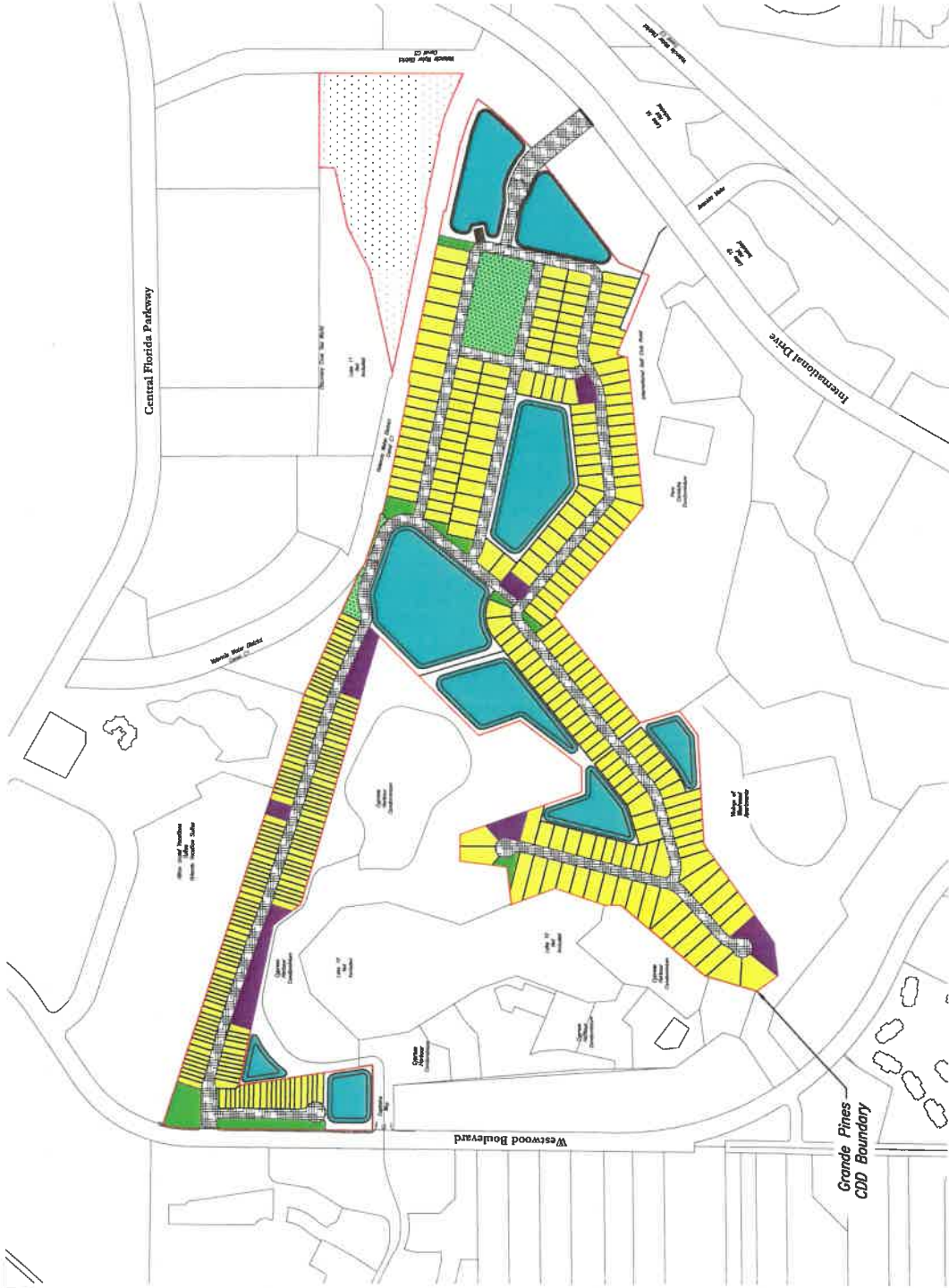
Exhibit 13



NOTES:
 1. Water, wastewater and reclaimed water utilities will be owned and maintained by Orange County Utilities.



Exhibit 14



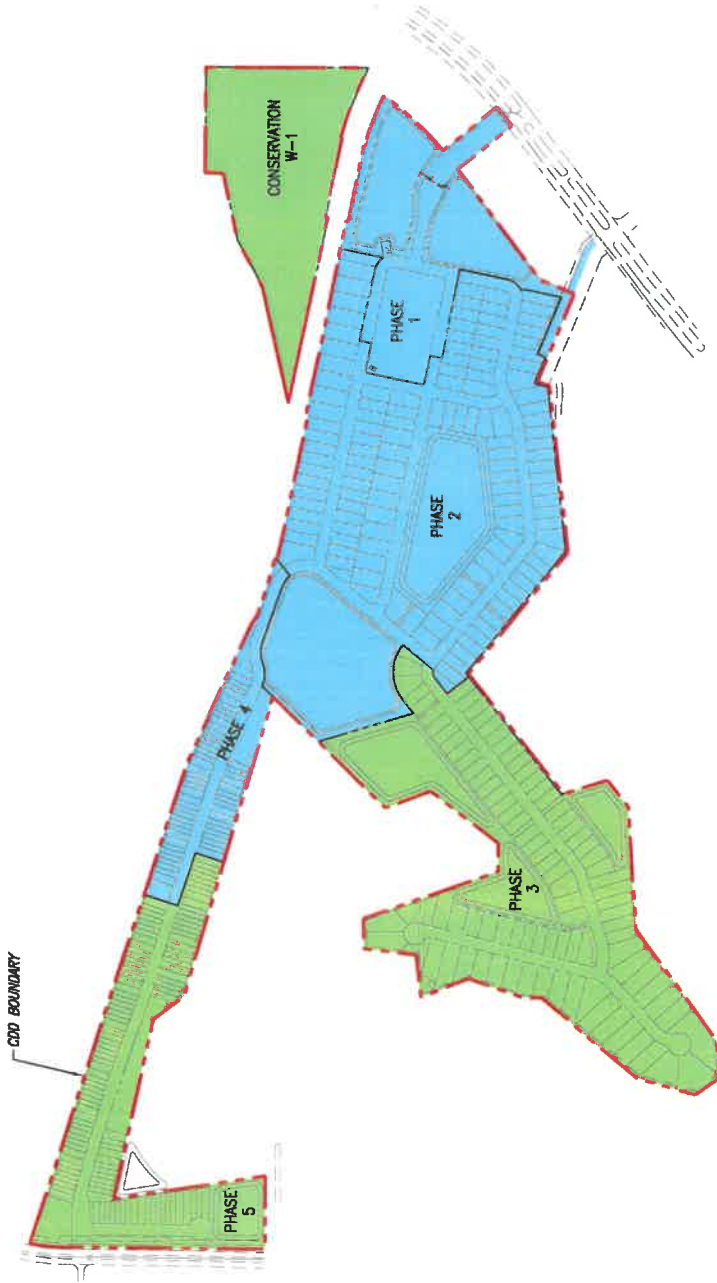
Proposed Public and Private Uses Within CDD

Grande Pines

POULOS & BENNETT

2603 E. 11th Avenue, S.
 Orlando, Florida 32816 407.673.2534
 www.poulosandbenett.com
 Certificate of Authorization No. 29567

January 6, 2020
 P & B Job No. 14-07
 2:33PM 3-2017 NEW 2018C - CDDC P&B 1/14/20 14-07 CDD P&B 01/06/20 14-07



TYPE	AREAS	ASSESSMENT AREA ASSESSMENT UNIT					UNIT TOTAL	AREA
		70'	50'	22'-25'	0	0		
n/a	PHASE 1	0	0	0	0	0	0	13.31 ACRES
n/a	PHASE 2	28	89	0	0	127	127	42.34 ACRES
n/a	PHASE 4	0	0	55	55	55	55	8.50 ACRES
n/a	ASSESSMENT AREA ONE CAPITAL IMPROVEMENT PROGRAM TOTAL	28	89	55	55	182	182	62.08 ACRES
n/a	CONSERVATION	0	0	0	0	0	0	12.07 ACRES
n/a	PHASE 3	33	58	0	0	89	89	30.33 ACRES
n/a	PHASE 5	0	0	114	114	114	114	14.41 ACRES
n/a	ASSESSMENT AREA TWO CAPITAL IMPROVEMENT PROGRAM TOTAL	33	58	114	114	203	203	58.74 ACRES
n/a	GRAND TOTAL	61	155	189	189	385	385	118.79 ACRES

BOUNDARY
PHASE

Assessment Area Exhibit

Grande Pines

www.poulosandbennett.com
 2600 E. University St.
 Olathe, Florida 32065-4077/2294
 Certificate of Authorization No. 26567

January 11, 2021
 P & B Job No.: 18-007
 2,307/18-007 NEW SCHEME - GRANGE ROAD IMPROVEMENTS AND CDD ASSESSMENT AND MAPS



Exhibit 16

Preliminary Cost Opinion (2/7/20)

Proposed Grande Pines Community Development District

Facility	ASSESSMENT AREA		ASSESSMENT AREA		TOTAL
	ONE / PH 1, 2, & 4		TWO / PH 3 & 5		
General (mobilization, as-builts, survey, layout, erosion Control)	\$	344,665	\$	360,281	\$ 704,947
Earthworks (stormwater pond excavation, sod and dewatering)	\$	762,013	\$	581,315	\$ 1,343,328
Concrete (curbs, gutter, sidewalk, ADA ramp, drive apron)	\$	738,938	\$	318,437	\$ 1,057,375
Onsite Paving (asphalt, soil cement base, subgrade)	\$	1,395,874	\$	1,430,865	\$ 2,826,739
Stormwater Improvements (pipes, drainage structures, control structures, outfalls, pipe dewatering)	\$	1,323,944	\$	654,293	\$ 1,978,237
Potable Water Distribution (pipes, fittings, valves, testing)	\$	600,902	\$	436,957	\$ 1,037,859
Reclaimed Water Distribution (pipes, fittings, valves, testing)	\$	435,687	\$	269,008	\$ 704,695
Sanitary Sewer System (lift stations, pipes, fittings, valves, Landscape/hardscape)	\$	603,367	\$	441,121	\$ 1,044,488
	\$	1,832,000	\$	928,000	\$ 2,760,000
Subtotal	\$	8,037,391	\$	5,420,277	\$ 13,457,668
Soft Costs (10%)	\$	803,739	\$	542,028	\$ 1,345,767
Subtotal	\$	8,841,130	\$	5,962,305	\$ 14,803,435
Contingency (20% of Hard Costs)	\$	1,607,478	\$	1,084,055	\$ 2,691,534
Total	\$	10,448,608	\$	7,046,360	\$ 17,494,968

Notes:

1) On-site potable water, reclaimed water, and wastewater systems include costs for construction of the on-site utilities and points of connection to OCU's system.

Exhibit 17
GRANDE PINES
Permit Status

Permit	Submitted	Approved
Master		
Orange County PD - CDR 18-07-230		2/26/2019
Orange County PSP - CDR 18-07-231		3/15/2019
Orange County Mass Grading-19-MG-069		9/16/2019
Orange County Mass Grading-19-MG-084		11/13/2019
Orange County MUP-15-U-004		8/14/2019
SFWMD - App No. 190301-15 Permit No 48-02690-W		6/17/2019
Phase 1		
Orange County - Permit No. B18906728	12/18/2019	
FDEP Water General Permit No. - 0124922-716-DSGP		9/11/2019
FDEP WW General Permit No. - 379677-001-DWC/CG		9/16/2019
VWCD-Permit No. 0504		5/10/2019
SFWMD - ERP App No. 181221-3 Permit No. 48-00052-S-55		5/13/2019
SFWMD Water Use Indiv Permit No. - 48-02690-W		6/17/2019
Phase 2 (157 Single Family Short Term Rental)		
Orange County Permit No. 19-S-007		1/9/2020
FDEP Water	pending	
FDEP WW	pending	
VWCD - Permit No. 0507		9/10/2019
SFWMD - ERP App No. 190205-8 Permit No. 48-00052-S		2/28/2019
SFWMD Water Use Indiv Permit - App No. 190925-5 Permit No. 48-02712-W		10/10/2019

Exhibit 18
Grande Pines
Community Development District Area Table

Ownership	Anticipated Park Square Purchase Date	Parcel ID	Area (Ac)	Short Term Attached ⁽¹⁾ (DU)	Short Term Detached ⁽¹⁾ (DU)
Park Square Grande Pines, LLC	2019	1	13.31		
Park Square Grande Pines, LLC	2019	2	42.24		127
Park Square Grande Pines, LLC	2020	4	6.50	55	
		Phase 1 & 2 & 4	62.05	55	127
Ag-RW Grande Pines LLC	2019	2 (Wetland W-1)	12.01		
Ag-RW Grande Pines LLC	2021	3	30.32		89
Ag-RW Grande Pines LLC	2021	5	14.41	114	
		Phases 3 & 5	56.74	114	89
		Total	118.79	169	216
Total Residential Units				385	

(1) Units are based on the PSP Revision January 2020

(2) SF from Engineering Plans

(3) Ownership from OCPA

EXHIBIT “B”
ASSESSMENT METHODOLOGY

[ATTACHED BELOW]

**PRELIMINARY SUPPLEMENTAL
ASSESSMENT METHODOLOGY
FOR
GRANDE PINES
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS
SERIES 2021
(ASSESSMENT AREA ONE)**

DRAFT

Date: February 15, 2021

**Prepared by
Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801**

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GMS-CF, LLC does not represent the Grande Pines Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Grande Pines Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Grande Pines Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), as amended. The District plans to issue its Special Assessment Revenue Bonds, Series 2021 (Assessment Area One) tax exempt bonds in a par amount of approximately \$6,790,000 (the "Series 2021 Bonds"). This report will be updated to reflect the final pricing and par amount of the Series 2021 Bonds and the corresponding assessment levels, after the bonds are priced. The Series 2021 Bonds will be issued for the purpose of financing certain infrastructure improvements within an assessment area within the District, more specifically "Assessment Area One" described in the Revised Master Engineer's Report dated February 15, 2021 prepared by Poulos & Bennett as may be amended and supplemented from time to time (the "Engineer's Report"). The infrastructure improvements to be financed are defined as the Assessment Area One Capital Improvement Program ("CIP"). The District anticipates the construction of the CIP consisting of improvements that benefit property owners within Assessment Area One of the District.

1.1 Purpose

This Preliminary Supplemental Assessment Methodology Report for the Series 2021 Bonds (the "Assessment Report"), supplements the Master Assessment Methodology dated February 17, 2020 and provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within Assessment Area One within the District. The Assessment Report allocates the debt to properties based on the special benefits each receives from the CIP. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within Assessment Area One within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 118.79 acres in Orange County, Florida. Assessment Area One contains approximately 62.05 acres within the District. The development plan for the entire district is 385 residential units (216 detached/169 attached). The development plan for Assessment Area One envisions approximately 182 short term rental units (127 detached/55 attached) (herein the "Development").

The proposed Development Program is depicted in Table 1. It is recognized that such land use plan may change, and this report will be modified accordingly.

The improvements contemplated by the District for Assessment Area One in the CIP will provide facilities that benefit certain property within Assessment Area One of the District. The CIP is delineated in the Engineer's Report. Specifically, the District may construct and/or acquire certain General Improvements (mobilization, as-builts, survey, layout, erosion control), Earthworks Improvements (stormwater pond excavation, sod and dewatering), Concrete Improvements (curbs, gutter, sidewalk, ADA ramp) Onsite Paving Improvements (asphalt, soil cement base, subgrade), Stormwater Improvements (pipes, drainage structures, control structures, outfalls, pipe dewatering), Potable Water Distribution Improvements (pipes, fittings, valves, testing), Sanitary Sewer System Improvements (lift stations, pipes, fittings, valves, landscape/hardscape), and professional fees and inspection survey testing. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres that benefit from the District's CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the assessable property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within Assessment Area One of the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside of the District will benefit from the provision of the District's CIP. However, these benefits will be incidental to the District's CIP, which is designed solely to meet the needs of property within the District. Properties outside the District boundaries do not depend upon the District's CIP. The property owners within are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within Assessment Area One of the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of property within Assessment Area One will cost approximately \$10,448,608. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be \$6,790,000. Additionally, funding required to complete the CIP for Assessment Area One that is not funded with the proceeds of Bonds is anticipated to be funded by Developer or future bond issues. Without the CIP, the property would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District is planning to issue \$6,790,000 in Bonds to fund the District's CIP for Assessment Area One, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$6,790,000 in debt to the properties within Assessment Area One benefiting from the CIP.

Table 1 identifies the land uses as identified by the Developer and current landowners of the land within Assessment Area One of the District. The District has a proposed Engineer's Report for the CIP needed to support the Development, these construction costs relating to are outlined in Table 2. The improvements needed to support the Development of Assessment Area One are described in detail in the Engineer's Report and are estimated to cost \$10,448,608. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Project and related costs was determined by the District's Underwriter to total \$6,790,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan is completed. The CIP funded by District bonds benefits all developable acres within Assessment Area One of the District.

The initial assessments will be levied on an equal basis to all acres within Assessment Area One of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within Assessment Area One of the District are benefiting from the improvements.

Once platting or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the Assessment Area One Development Plan will be completed and the debt relating to the Bonds will be allocated to the planned approximately 182 short term rental units (127 detached/55 attached) within the District, which are the beneficiaries of the CIP, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The CIP consists of General Improvements (mobilization, as-builts, survey, layout, erosion control), Earthworks Improvements (stormwater pond excavation, sod and dewatering), Concrete Improvements (curbs, gutter, sidewalk, ADA ramp) Onsite

Paving Improvements (asphalt, soil cement base, subgrade), Stormwater Improvements (pipes, drainage structures, control structures, outfalls, pipe dewatering), Potable Water Distribution Improvements (pipes, fittings, valves, testing), Sanitary Sewer System Improvements (lift stations, pipes, fittings, valves, landscape/hardscape), and professional fees and inspection survey testing. There are three residential product types within the planned development as reflected in Table 1. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). The CIP for Assessment Area One is reflected in Table 2. There may be improvements constructed in Assessment Area One, but not initially funded by the Assessment Area One bonds. It is contemplated that the Developer will fund these costs and may be reimbursed from a future bond issue. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements will be equal to or greater than costs that the units pay for such improvements.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed CIP will provide several types of systems, facilities and services for its residents. These include General Improvements (mobilization, as-builts, survey, layout, erosion control), Earthworks Improvements (stormwater pond excavation, sod and dewatering), Concrete Improvements (curbs, gutter, sidewalk, ADA ramp) Onsite Paving Improvements (asphalt, soil cement base, subgrade), Stormwater Improvements (pipes, drainage structures, control structures, outfalls, pipe dewatering), Potable Water Distribution Improvements (pipes, fittings, valves, testing), Sanitary Sewer System Improvements (lift stations, pipes, fittings, valves, landscape/hardscape), and professional fees and inspection survey testing. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

For the provision of CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Unassigned Property means property within Assessment Area One where no platting or declaration of condominium has been recorded. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service, then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to

reduce the par amount of the outstanding bonds to a level that will be supported by the new net annual debt service assessments will be required.

4.0 Assessment Roll

The District will initially distribute the liens across the property within Assessment Area One of the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. At this time the debt associated with the District's CIP will be distributed evenly across the acres of Assessment Area One of the District. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

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TABLE 1
 GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
 DEVELOPMENT PROGRAM
 PRELIMINARY SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SERIES 2021 BONDS

Product Types	Assessment			ERUs per Unit (1)	Total ERUs
	Area 1 - Units	No. of Units *			
Single Family - 70'	28	28	1.4	1	39.2
Single Family - 50'	99	99	1	1	99
Townhouse	55	55	0.75		41.25
Total Units	182	182			179.45

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50' = 1 ERU

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
PRELIMINARY SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SERIES 2021 BONDS

Capital Improvement Plan ("CIP")(1)	Total Cost Estimate
General	\$344,665
Earthworks	\$762,013
Concrete	\$738,938
Onsite Paving	\$1,395,874
Stormwater Improvements	\$1,323,944
Potable Water Distribution	\$600,902
Reclaimed Water Distribution	\$435,687
Sanitary Sewer System	\$603,367
Landscape/Hardscape	\$1,832,000
Soft Cost (10%)	\$803,739
Contingency (10%)	\$1,607,478
	<u>\$10,448,608</u>

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated February 15, 2021

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
PRELIMINARY SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SERIES 2021 BONDS

Description	
Construction Funds	\$5,858,347
Debt Service Reserve	\$417,153
Capitalized Interest	\$203,700
Underwriters Discount	\$135,800
Cost of Issuance	\$175,000
Par Amount*	
\$6,790,000	
Bond Assumptions:	
Average Coupon	4.50%
Amortization	30 years
Capitalized Interest	8 Months
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

TABLE 4
 GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
 ALLOCATION OF BENEFIT
 PRELIMINARY SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SERIES 2021 BONDS

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type **	Improvement Costs Per Unit
Single Family - 70'	28	1.4	39.2	22%	1,867,908 \$	66,711
Single Family - 50'	99	1	99	55%	4,717,449 \$	47,651
Townhouse	55	0.75	41.25	23%	1,965,590 \$	35,738
Totals	182		179		8,550,947 \$	

* Unit mix is subject to change based on marketing and other factors

** The Total Improvement Costs Per Unit are from the Master Assessment Methodology for Area One dated February 17, 2020

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
PRELIMINARY SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SERIES 2021 BONDS

Product Types	No. of Units *	% of Total ERUs	Total Improvements		Allocation of Par Debt		Par Debt Per Unit
			Costs Per Product Type	Per Product Type	Per Product Type	Per Product Type	
Single Family - 70'	28	22%	\$ 1,867,908	\$ 1,483,243	\$ 1,483,243	\$ 1,483,243	\$ 52,973
Single Family - 50'	99	55%	\$ 4,717,449	\$ 3,745,946	\$ 3,745,946	\$ 3,745,946	\$ 37,838
Townhouse	55	23%	\$ 1,965,590	\$ 1,560,811	\$ 1,560,811	\$ 1,560,811	\$ 28,378
Totals	182		\$ 8,550,947	\$ 6,790,000	\$ 6,790,000	\$ 6,790,000	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
 GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
 PAR DEBT AND ANNUAL ASSESSMENTS - ASSESSMENT AREA 1
 PRELIMINARY SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SERIES 2021 BONDS

Product Types	No. of Units *	Allocation of		Total Par Debt Per Unit	Maximum Annual Debt Service		Net Annual Debt Assessment		Gross Annual Debt Assessment	
		Par Debt Per Product Type	Product Type		Annual Debt Service	Annual Debt Service	Debt Assessment	Debt Assessment	Debt Assessment	Debt Assessment
Single Family - 70'	28	\$ 1,483,243		\$ 52,973	\$ 91,125	\$ 91,125	\$ 3,254	\$ 3,254	\$ 3,462	\$ 3,462
Single Family - 50'	99	\$ 3,745,946		\$ 37,838	\$ 230,137	\$ 230,137	\$ 2,325	\$ 2,325	\$ 2,473	\$ 2,473
Townhouse	55	\$ 1,560,811		\$ 28,378	\$ 95,891	\$ 95,891	\$ 1,743	\$ 1,743	\$ 1,855	\$ 1,855
Totals	182	\$ 6,790,000			\$ 417,153	\$ 417,153				

(1) This amount includes collection fees and early payment discounts when collected on the County Property Tax Bill

* Unit mix is subject to change based on marketing and other factors

TABLE 7
 GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
 PRELIMINARY ASSESSMENT ROLL - SEREIS 2021 BONDS
 GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT

Parcel ID*	Owner	Acres	Debt		Total Par Debt Allocated	Net Annual Debt		Gross Annual	
			Allocation Per Acre			Assessment Allocation		Debt Assessment Allocation (1)	
13-24-28-6283-07-001	Park Square Grande Pines, LLC	62.05	\$ 109,428	\$	6,790,000	\$	417,153	\$	443,780
Totals		62.05		\$	6,790,000	\$	417,153	\$	443,780

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method

Annual Assessment Periods	30
Average Coupon Rate (%)	4.50%
Maximum Annual Debt Service	\$417,153

* - See Metes and Bounds, attached as Exhibit A

Exhibit A - Legal Description

LEGAL DESCRIPTION PHASE 1

A parcel of land comprising portions of Golf Course Parcel 3, Parcel 11 and Lake 4 of the plat of ORANGEWOOD NEIGHBORHOOD 2 as recorded in Plat Book 17, Pages 81 through 87 of the Public Records of Orange County, Florida and lying in Section 13, Township 24 South, Range 28 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the most Northerly corner of aforesaid Parcel 11; thence run South 78°19'52" East along the North line of said ORANGEWOOD NEIGHBORHOOD 2 for a distance of 149.86 feet to the POINT OF BEGINNING; thence continuing along said North line run the following courses: South 78° 19' 52" East for a distance of 121.12 feet; thence run South 11° 40' 08" West for a distance of 10.00 feet; thence run South 78° 19' 54" East for a distance of 319.38 feet to the point of curvature of a curve, concave Southerly having a radius of 873.93 feet, with a chord bearing of South 77° 22' 34" East, and a chord distance of 29.13 feet; thence run Easterly along the arc of said curve through a central angle of 01° 54' 36" for a distance of 29.13 feet to a point on a non tangent line; thence run South 13° 34' 43" West for a distance of 5.00 feet to a point on a non tangent curve, concave Southerly having a radius of 868.42 feet, with a chord bearing of South 71° 10' 08" East, and a chord distance of 159.10 feet; thence run Easterly along the arc of said curve through a central angle of 10° 30' 41" for a distance of 159.32 feet to a point of tangency; thence run South 65° 54' 36" East for a distance of 61.40 feet to the point on a non tangent curve, concave Northwesterly having a radius of 1549.86 feet, with a chord bearing of South 42° 32' 54" West, and a chord distance of 352.89 feet; thence departing aforesaid North line of ORANGEWOOD NEIGHBORHOOD 2 run Southwesterly along the arc of said curve through a central angle of 13° 04' 27" for a distance of 353.66 feet to a point on a non tangent curve, concave Southwesterly having a radius of 371.33 feet, with a chord bearing of South 40° 42' 40" East, and a chord distance of 19.32 feet; thence run Southeasterly along the arc of said curve through a central angle of 02° 58' 53" for a distance of 19.32 feet to a point of tangency; thence run South 39° 13' 13" East for a distance of 280.78 feet to a point on a non tangent curve having a radius of 1849.86 feet, with a chord bearing of South 50° 53' 36" West, and a chord distance of 100.00 feet, being a point on the West right-of-way line of International Drive according to aforesaid plat of ORANGEWOOD NEIGHBORHOOD 2; thence run Southwesterly along said West right-of-way line and the arc of said curve through a central angle of 03° 05' 52" for a distance of 100.01 feet to a point on a non tangent line; thence departing said West right-of-way line run North 39° 13' 13" West for a distance of 280.59 feet to the point of curvature of a curve, concave Southwesterly having a radius of 271.33 feet, with a chord bearing of North 41° 17' 25" West, and a chord distance of 19.60 feet; thence run Northwesterly along the arc of said curve through a central angle of 04° 08' 24" for a distance of 19.61 feet to a point on a non tangent line; thence run South 52° 53' 14" West for a distance of 600.38 feet; thence run South 22° 07' 41" West for a distance of 123.20 feet; thence run South 67° 52' 19" East for a distance of 189.74 feet to the point of curvature of a curve, concave Southwesterly having a radius of 83.00 feet, with a chord bearing of South 53° 59' 09" East, and a chord distance of 39.84 feet; thence run Southeasterly along the arc of said curve through a central angle of 27° 46' 21" for a distance of 40.23 feet to a point

of tangency; thence run South 40° 05' 58" East for a distance of 24.55 feet to a point on the West right-of-way line International Drive according to Official Record Book 10722, Page 8529 of aforesaid Public Records; thence run South 52° 53' 14" West along said West line for a distance of 35.05 feet to a point on the North line of aforesaid Parcel 10, ORANGEWOOD NEIGHBORHOOD 2; thence run the following two course along said North line: North 40° 05' 58" West for a distance of 34.59 feet; thence run North 67° 52' 19" West for a distance of 496.97 feet to a point on the East line of said Parcel 3; thence run North 22° 07' 41" East along said East line of Parcel 3 for a distance of 50.00 feet; thence departing said West line of Parcel 3 run South 67° 52' 19" East for a distance of 258.30 feet; thence run North 11° 49' 37" East for a distance of 161.14 feet; thence run North 19° 56' 22" West for a distance of 14.96 feet to a point on a non tangent curve, concave Northwesterly having a radius of 76.00 feet, with a chord bearing of North 39° 45' 10" East, and a chord distance of 71.19 feet; thence run Northerly along the arc of said curve through a central angle of 55° 51' 06" for a distance of 74.08 feet to a point of tangency; thence run North 11° 49' 37" East for a distance of 216.00 feet; thence run North 78° 10' 23" West for a distance of 407.00 feet; thence run North 11° 49' 37" East for a distance of 52.00 feet; thence run North 78° 10' 23" West for a distance of 105.00 feet to the point of curvature of a curve, concave Northeasterly having a radius of 10.00 feet, with a chord bearing of North 33° 10' 23" West, and a chord distance of 14.14 feet; thence run Northwesterly along the arc of said curve through a central angle of 90° 00' 00" for a distance of 15.71 feet to a point of tangency; thence run North 11° 49' 37" East for a distance of 240.00 feet to the point of curvature of a curve, concave Southeasterly having a radius of 10.00 feet, with a chord bearing of North 56° 49' 37" East, and a chord distance of 14.14 feet; thence run Northeasterly along the arc of said curve through a central angle of 90° 00' 00" for a distance of 15.71 feet to a point of tangency; thence run South 78° 10' 23" East for a distance of 105.00 feet; thence run North 11° 49' 37" East for a distance of 52.00 feet; thence run South 78° 10' 23" East for a distance of 331.00 feet to the point of curvature of a curve, concave Southwesterly having a radius of 76.00 feet, with a chord bearing of South 53° 59' 31" East, and a chord distance of 62.26 feet; thence run Southeasterly along the arc of said curve through a central angle of 48° 21' 43" for a distance of 64.15 feet to a point on a non tangent line; thence run North 11° 49' 37" East for a distance of 189.01 feet to the POINT OF BEGINNING.

Contains 13.31 acres more or less.

LEGAL DESCRIPTION

A PARCEL OF LAND COMPRISING PORTIONS OF GOLF COURSE PARCELS 1, 3 11 AND A PORTION OF LAKE 9, ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY CORNER OF PARCEL 8, AFORESAID ORANGEWOOD NEIGHBORHOOD 2; THENCE RUN N 44°29'36" E FOR A DISTANCE OF 64.71 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHERLY; THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 45°27'53", A CHORD OF WHICH BEARS S 89°25'08" E FOR A DISTANCE OF 100.47 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 103.16 FEET TO A POINT OF REVERSE CURVATURE; THENCE, ALONG SAID REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 41°13'22", A CHORD OF WHICH BEARS N 88°27'37" E FOR A DISTANCE OF 88.01 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 89.93 FEET TO A POINT OF TANGENCY; THENCE RUN S 70°55'42" E FOR A DISTANCE OF 259.79 FEET TO A POINT ON A TANGENT CURVE; THENCE, ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 33°00'55", THE CHORD OF WHICH BEARS S 54°25'15" E FOR A DISTANCE OF 56.83 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 57.62 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN N 52°00'27" E FOR A DISTANCE OF 91.30 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHERLY; THENCE, ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2822.51 FEET, A CENTRAL ANGLE OF 02°57'38", A CHORD OF WHICH BEARS S 76°51'03" E FOR A DISTANCE OF 145.83 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 145.85 FEET TO A POINT OF TANGENCY; THENCE RUN S 78°19'52" E FOR A DISTANCE OF 506.47 FEET; THENCE RUN N 11°40'08" E FOR A DISTANCE OF 10.00 FEET; THENCE RUN S 78°19'52" E FOR A DISTANCE OF 728.88 FEET TO A POINT ON THE WEST LINE OF GRANDE PINES PHASE 1 ACCORDING TO PLAT BOOK____, PAGES____ OF AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID WEST LINE: S 11°49'37" W FOR A DISTANCE OF 189.01 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 48°21'43", A CHORD WHICH BEARS N 53°59'31" W FOR A DISTANCE OF 62.26 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 64.15 FEET TO A POINT OF TANGENCY; THENCE RUN N 78°10'23" W FOR A DISTANCE OF 331.00 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 52.00 FEET; THENCE RUN N 78°10'23" W FOR A DISTANCE OF 105.00 FEET TO A POINT ON A TANGENT CURVE; THENCE ALONG SAID TANGENT CURVE TO THE LEFT WITH A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD OF WHICH BEARS S 56°49'37" W FOR A DISTANCE OF 14.14 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 240.00 FEET TO A POINT ON A TANGENT CURVE; THENCE, ALONG SAID TANGENT CURVE TO THE LEFT WITH A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD WHICH BEARS S 33°10'23" E FOR A DISTANCE OF 14.14 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN S 78°10'23" E FOR A DISTANCE OF 105.00 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 52.00 FEET; THENCE RUN S 78°10'23" E FOR A DISTANCE OF 407.00 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 216.00 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 76.00 FEET, A CENTRAL ANGLE OF 55°51'06", THE CHORD OF WHICH BEARS S 39°45'10" W FOR A DISTANCE OF 71.19 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 74.08 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN S 19°56'22" E FOR A DISTANCE OF 14.96 FEET; THENCE RUN S 11°49'37" W FOR A DISTANCE OF 161.14 FEET; THENCE RUN N 67°52'19" W FOR A DISTANCE OF 258.30 FEET; THENCE RUN S 22°07'41" W FOR A DISTANCE OF 50.00 FEET; THENCE RUN N 67°52'19" W FOR A DISTANCE OF 120.00 FEET; THENCE RUN S 15°33'00" W FOR A DISTANCE OF 54.05 FEET; THENCE RUN S 83°39'09" W FOR A DISTANCE OF 731.02 FEET; THENCE RUN N 50°55'34" W FOR A

DISTANCE OF 681.39 FEET; THENCE RUN S 51°33'18" W FOR A DISTANCE OF 11.65 FEET; THENCE RUN N 38°26'42" W FOR A DISTANCE OF 130.01 FEET; THENCE RUN N 51°33'18" E FOR A DISTANCE OF 90.92 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 60°37'02", THE CHORD OF WHICH BEARS N 81°51'49" E FOR A DISTANCE OF 30.28 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 31.74 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN N 39°04'26" E FOR A DISTANCE OF 172.66 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 77°13'08", A CHORD OF WHICH BEARS N 89°50'08" W FOR A DISTANCE OF 237.12 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 256.07 FEET TO A POINT OF TANGENCY; THENCE RUN S 51°33'18" W FOR A DISTANCE OF 74.04 FEET; THENCE RUN N 16°41'39" W FOR A DISTANCE OF 429.93 FEET; THENCE RUN N 44°29'36" E FOR A DISTANCE OF 276.16 FEET TO THE POINT OF BEGINNING.

CONTAINS 42.24 ACRES MORE OR LESS.

[illegible]

SKETCH OF DESCRIPTION

SHEET 5 OF 5

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.73'	S55°48'50"E
L2	31.76'	S70°42'36"E
L3	8.00'	S14°37'46"W
L4	506.47'	S78°19'52"E
L5	10.00'	N11°40'08"E
L6	850.00'	S78°19'52"E
L7	10.00'	S11°40'08"W
L8	319.37'	S78°19'52"E
L9	5.00'	S13°34'43"W
L10	61.40'	S65°54'36"E
L11	280.78'	S39°13'13"E
L12	280.59'	N39°13'13"W
L13	600.38'	S52°53'14"W
L14	123.20'	S22°07'41"W
L15	189.74'	S67°52'19"E
L16	24.55'	S40°05'58"E
L17	35.05'	S52°53'14"W
L18	34.59'	N40°05'58"W
L19	616.97'	N67°52'19"W
L20	54.05'	S15°33'00"W
L21	731.02'	S83°39'09"W
L22	681.39'	N50°55'34"W

LINE TABLE		
LINE	LENGTH	BEARING
L23	11.65'	S51°33'18"W
L24	130.01'	N38°26'42"W
L25	90.92'	N51°33'18"E
L26	172.66'	N39°04'26"E
L27	74.04'	S51°33'18"W
L28	429.93'	N16°41'39"W
L29	347.08'	N44°29'36"E
L30	259.79'	S70°55'42"E
L31	91.30'	N52°00'27"E
L32	515.90'	N77°12'49"E
L33	232.63'	N62°02'17"E
L34	295.62'	N77°31'00"E
L35	77.12'	N01°34'14"E
L36	457.30'	N89°51'11"E
L37	706.39'	S00°00'00"E
L38	144.43'	N65°54'36"W
L39	5.00'	S13°34'35"W
L40	319.37'	N78°19'55"W
L41	10.01'	S11°48'44"W
L42	824.77'	N78°19'52"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1137.00'	26.30'	26.30'	S55°09'04"E	1°19'32"
C2	2814.51'	228.94'	228.88'	S73°02'24"E	4°39'38"
C3	2822.51'	145.85'	145.83'	S76°51'03"E	2°57'38"
C4	873.93'	29.13'	29.13'	S77°22'34"E	1°54'36"
C5	868.42'	159.32'	159.10'	S71°10'08"E	10°30'41"
C6	1549.86'	353.66'	352.89'	S42°32'54"W	13°04'27"
C7	371.33'	19.32'	19.32'	S40°42'40"E	2°58'53"
C8	1849.86'	100.01'	100.00'	S50°53'36"W	3°05'52"
C9	271.33'	19.61'	19.60'	N41°17'25"W	4°08'24"
C10	83.00'	40.23'	39.84'	S53°59'08"E	27°46'21"
C11	30.00'	31.74'	30.28'	N81°51'49"E	60°37'02"
C12	190.00'	256.07'	237.12'	N89°50'08"W	77°13'08"
C13	175.00'	108.63'	106.90'	S89°07'41"E	35°34'01"
C14	125.00'	78.50'	77.22'	S88°55'12"E	35°58'59"
C15	100.00'	57.62'	56.83'	S54°25'15"E	33°00'55"
C16	983.93'	180.51'	180.26'	N71°09'56"W	10°30'41"
C17	978.93'	32.63'	32.63'	N77°22'34"W	1°54'36"



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

© DENOTES CHANGE IN DIRECTION
R/W DENOTES RIGHT-OF-WAY
CL DENOTES CENTERLINE
P.C. DENOTES POINT OF CURVATURE
P.T. DENOTES POINT OF TANGENCY
P.R.C. DENOTES POINT OF REVERSE CURVATURE
P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK14
REV 1-25-16

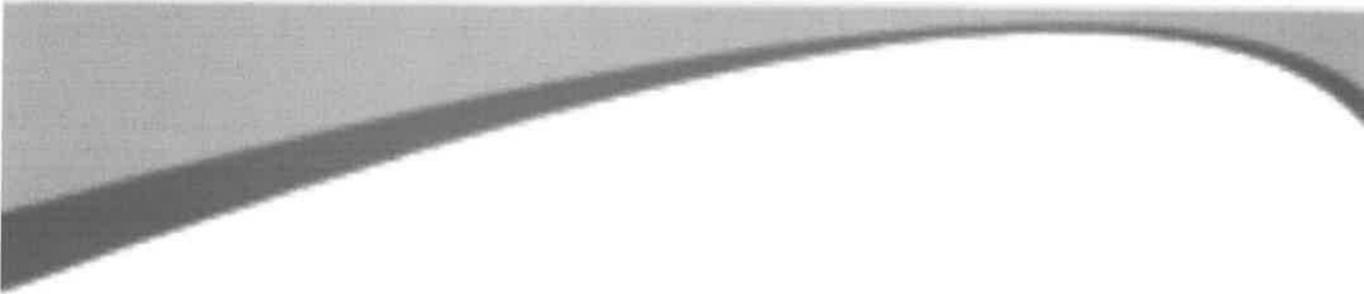
JOB NO. 20130298
DATE: 9-21-2015
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: DY/PJR
CHECKED BY: EGT

SECTION V

SECTION C

SECTION 1



Grande Pines
Community Development District

Unaudited Financial Reporting
January 31, 2021

GMS



Table Of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Month To Month</u>

Grande Pines
Community Development District
Combined Balance Sheet
January 31, 2021

		<i>General Fund</i>
Assets:		
Cash	\$	5,063
Due From Developer	\$	6,641
Total Assets	\$	11,704
Liabilities:		
Accounts Payable	\$	9,580
Fica Payable	\$	61
Total Liabilites	\$	9,641
Fund Balances:		
Unassigned	\$	2,063
Total Fund Balances	\$	2,063
Total Liabilities & Fund Equity	\$	11,704

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2021

	Adopted Budget	Prorated Budget Thru 01/31/21	Actual Thru 01/31/21	Variance
Revenues:				
Developer Contributions/Assessments	\$ 119,668	\$ 19,283	\$ 19,283	\$ -
Total Revenues	\$ 119,668	\$ 19,283	\$ 19,283	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 800	\$ 3,200
FICA Expense	\$ 918	\$ 306	\$ 61	\$ 245
Engineering	\$ 12,000	\$ 2,000	\$ 2,135	\$ (135)
Attorney	\$ 25,000	\$ 8,333	\$ 1,124	\$ 7,210
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Dissemination Fees	\$ 3,500	\$ -	\$ -	\$ -
Trustee Fees	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 11,667	\$ 11,667	\$ (0)
Information Technology	\$ 1,200	\$ 400	\$ 400	\$ -
Telephone	\$ 300	\$ 100	\$ -	\$ 100
Postage	\$ 1,000	\$ 333	\$ 79	\$ 254
Insurance	\$ 5,500	\$ 5,500	\$ 5,251	\$ 249
Printing & Binding	\$ 1,000	\$ 333	\$ 5	\$ 328
Legal Advertising	\$ 5,000	\$ 1,667	\$ 459	\$ 1,208
Other Current Charges	\$ 1,000	\$ 333	\$ -	\$ 333
Office Supplies	\$ 625	\$ 208	\$ 3	\$ 206
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 119,668	\$ 35,356	\$ 22,158	\$ 13,198
Total Expenditures	\$ 119,668	\$ 35,356	\$ 22,158	\$ 13,198
Excess Revenues (Expenditures)	\$ -	\$ -	\$ (2,875)	
Fund Balance - Beginning	\$ -		\$ 4,938	
Fund Balance - Ending	\$ -		\$ 2,063	

Grande Pines

Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions/Assessments	\$ 8,923	\$ -	\$ 3,719	\$ 6,641	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,283
Total Revenues	\$ 8,923	\$ -	\$ 3,719	\$ 6,641	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,283
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 400	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
FICA Expense	\$ -	\$ 31	\$ -	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61
Engineering	\$ 100	\$ -	\$ 250	\$ 1,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,135
Attorney	\$ 147	\$ -	\$ -	\$ 977	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,124
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,667
Information Technology	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 2	\$ 42	\$ 34	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79
Insurance	\$ 5,251	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,251
Printing & Binding	\$ 3	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Legal Advertising	\$ 459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 459
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 3	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 9,154	\$ 3,494	\$ 3,301	\$ 6,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,158
Total Expenditures	\$ 9,154	\$ 3,494	\$ 3,301	\$ 6,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,158
Excess Revenues (Expenditures)	\$ (231)	\$ (3,494)	\$ 418	\$ 432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,075)

SECTION 2

Grande Pines
Community Development District

Funding Request #16
February 26, 2021

Payee		General Fund FY2021	
1	GMS-CF, LLC. Inv# 18 -Management Fees- 02/2021	\$	3,123.05
2	Poulos & Bennett Inv# 19-151(12)- Miscellaneous 12/31/20	\$	250.00
3	Jennifer McLendon Inv# 011821 - Boar Meeting Supervisor - 01/18/21	\$	200.00
4	Linda Kepfer Inv# 011821 - Boar Meeting Supervisor - 01/18/21	\$	200.00
5	Michael McQuarrie Inv# 011821 - Boar Meeting Supervisor - 01/18/21	\$	200.00
6	Linda Kepfer Inv# 021821 - Boar Meeting Supervisor - 02/18/21	\$	200.00
7	Michael McQuarrie Inv# 021821 - Boar Meeting Supervisor - 02/18/21	\$	200.00
		\$	4,373.05
		\$	4,373.05

Please make check payable to:

Grande Pines Community Development District
6200 Lee Vista BLVD Suite 300
Orlando FL, 32822

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Bill To:**Grande Pines CDD
219 E. Livingston St.
Orlando, FL 32801**Invoice #:** 18**Invoice Date:** 2/1/21**Due Date:** 2/1/21**Case:****P.O. Number:**

Description	Hours/Qty	Rate	Amount
Management Fees - February 2021 001-310-51300-34000		2,916.67	2,916.67
Information Technology - February 2021 001-310-51300-35100		100.00	100.00
Office Supplies 001-310-51300-51000		15.06	15.06
Postage 001-310-51300-42000		1.02	1.02
Copies 001-310-51300-42500		90.30	90.30

RECEIVED

FEB 09 2021

Total \$3,123.05**Payments/Credits** \$0.00**Balance Due** \$3,123.05

POULOS & BENNETT

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

006

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FEB 02 2021

Grande Pines CDD
9145 Narcoossee Road Suite A206
Orlando, FL 32827

Invoice number 19-151(12)
Date 01/22/2021

Project 19-151 GRANDE PINES CDD

Professional services for the period ending: December 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	1,275.00	1,275.00	0.00		0.00
.03 2020 BOND ISSUANCE	0.00	0.00	0.00	250.00	0.00		250.00
Total	15,000.00		16,262.50	16,512.50			250.00

Hourly Tasks:

.03 2020 Bond Issuance

Practice Team Leader

Hours	Rate	Billed Amount
1.25	200.00	250.00

GMS-CF

.03 2020 Bond Issuance - Bond call; Contract assignment questions.

Invoice total 250.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(9)	09/25/2020	100.00					
19-151(10)	10/23/2020	50.00				100.00	
19-151(11)	11/20/2020	50.00			50.00	50.00	
19-151(12)	01/22/2021	250.00	250.00				
Total		450.00	250.00	0.00	50.00	150.00	0.00

001 - 310.51300 - 31100
Miscellaneous
3 RV 12/31/20

Grande Pines CDD

Net 30 days

Invoice date 01/22/2021

Page 1

Attendance Confirmation
for
BOARD OF SUPERVISORS

RECEIVED

JAN 22 2021

District Name:

Grande Pines CDD

Board Meeting Date:

January 18, 2021

	<i>Name</i>	<i>In Attendance</i> <i>Please ✓</i>	<i>Fee Involved</i> <i>Yes / No</i>
1	Jennifer McLendon	✓	Yes (\$200)
2	Linda Kepfer	✓	Yes (\$200)
3	Michael McQuarrie	✓	Yes (\$200)
4	Michael Finocchio		Yes (\$200)
5	Chuck Cervera Jr	✓ (not sure) please	()

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

1/18/2021
Date

****RETURN SIGNED DOCUMENT TO Ariel Lovera****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Grande Pines CDD

Board Meeting Date:

February 18, 2021

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Jennifer McLendon		Yes (\$200)
2	Linda Kepfer	✓	Yes (\$200)
3	Michael McQuarrie	✓	Yes (\$200)
4	Michael Finocchio		Yes (\$200)
5	Charles Cavaretta	✓	No (\$0)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:

RECEIVED


District Manager Signature

FEB 19 2021

2/18/21
Date

****RETURN SIGNED DOCUMENT TO District Accountant****