

*Grande Pines
Community Development District*

Agenda

April 19, 2021

AGENDA

Grande Pines

Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

April 13, 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, April 19, 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 March 15, 2021 Meeting
4. Consideration of Resolution 2021-06 Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing
5. Consideration of Proposals for Arbitrage Rebate Calculation Services (2)
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of FY21 Funding Request #17
7. Other Business
8. Supervisors Requests
9. Adjournment

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

The third order of business is the approval of the minutes of the March 15, 2021 meeting. A copy of the minutes are enclosed for your review.

The fourth order of business is consideration of Resolution 2021-06 approving the proposed budget for Fiscal Year 2022 and setting a public hearing. A copy of the resolution is enclosed for your review.

The fifth order of business is consideration of proposals for arbitrage rebate calculation services. Copies of the proposals are enclosed for your review.

The sixth 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, cursive-like script.

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, March 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:

Chuck Cavaretta
Linda Kepfer
Michael McQuarrie

Chairman
Vice Chairperson
Assistant Secretary

Also present were:

George Flint
Kristen Trucco
Mohammad Eisa *by phone*
Sete Zare *by phone*
Peter Dame *by phone*
Indra Rivas

District Manager
District Counsel
District Engineer
MBS Capital Markets
Akerman
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: We just have the Board and staff here at the meeting so there is no public comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 15, 2021 Meeting

Mr. Flint: Did the Board have any comments or corrections to the minutes? Hearing no changes,

On MOTION by Mr. McQuarrie, seconded by Ms. Kepfer, with all in favor, the Minutes of the February 15, 2021 Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-05 Finalizing Assessments for Assessment Area One

Mr. Flint: We did just hand out a revised version of this, and in the Warehouse Clause where it references the par amount of the bonds, there was an error that has since been corrected. It should indicate \$6,760,000. Other than that I believe it is the same as what was in the agenda. The Board has previously gone through an assessment hearing process and levied assessments on what we are calling Assessment Area 1. You have also adopted a delegation resolution which authorized the Chair to execute certain documents to effectuate the selling and purchase of bonds. The bonds have been priced and the bond purchase agreement has been executed. We plan to pre-close immediately after this meeting, which just means we're having the Chair sign the documents in advance of the closing on the 17th. The final closing would be on Wednesday.

Ms. Trucco: Now that the bonds have been purchased, we are finalizing the par amounts in the final amount of the 2021 bonds in the amount of \$6,760,000. This also approves placing the special assessments on the District's improvement lien book in that amount as well. So it is approving a final lien amount to repay the 2021 bond holders in this final amount. The final amount of special assessments that we are putting on the improvement lien book will be in accordance with the assessment methodology report that GMS has prepared that's attached to this resolution in order to complete the 2021 project in accordance with the engineer's report that is also attached. If you have any questions, we will try to answer them now. Otherwise, we are just looking for a motion to approve Resolution 2021-05.

Mr. Flint: Any questions? The only caveat is that the two exhibits that are attached to this resolution have been revised just to correct an error in Exhibit 4A. On the phase 4 legal description, I think there was a repeat that has been changed. So the record will reflect the revised reports with the final legal descriptions. The amount of acreage did not change. Any questions? Hearing none,

On MOTION by Mr. Cavaretta, seconded by Ms. Kepfer, with all in favor, Resolution 2021-05 Finalizing Assessments for Assessment Area One, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: I have nothing else to report to the Board today.

B. Engineer

Mr. Flint: Mohammad, anything from the engineer?

Mr. Eisa: 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 January 31st. No action required, if you have questions we can discuss those.

ii. Ratification of FY21 Funding Request #16

Mr. Flint: This was transmitted to the developer under the funding agreement. There is a District management/District engineer charge that the Board paid. Any questions? Hearing none,

On MOTION by Mr. Cavaretta, seconded by Ms. Kepfer, with all in favor, the Fiscal Year 2021 Funding Request #16, was ratified.

SIXTH 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,

SEVENTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2021/2022; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Grande Pines Community Development District (“**District**”) prior to June 15, 2021, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2021, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour, and location:

DATE: July 19, 2021
HOUR: 10:00 AM
LOCATION: Offices of GMS-CF, LLC
219 East Livingston Street
Orlando, FL 32801

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to Orange County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Orange County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF APRIL 2021

ATTEST:

**GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Vice/Chairperson, Board of Supervisors

Grande Pines
Community Development District

Proposed Budget
FY 2022

GMS
GRANDE PINE COMMUNITY DEVELOPMENT DISTRICT

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7 Series 2021 Amortization Schedule

Grande Pines

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2021	Actuals Thru 2/28/21	Projected Next 7 Months	Projected Thru 9/30/21	Proposed Budget FY2022
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Revenues

Developer Contributions/Assessments	\$119,668	\$23,656	\$35,685	\$59,341	\$498,778
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Total Revenues	\$ 119,668	\$ 23,656	\$ 35,685	\$ 59,341	\$ 498,778
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Expenditures

Administrative

Supervisor Fees	\$12,000	\$800	\$4,000	\$4,800	\$12,000
FICA Expense	\$918	\$61	\$306	\$367	\$918
Engineering	\$12,000	\$2,135	\$1,050	\$3,185	\$12,000
Attorney	\$25,000	\$1,197	\$1,088	\$2,285	\$25,000
Arbitrage	\$450	\$0	\$450	\$450	\$450
Annual Audit	\$5,000	\$0	\$2,800	\$2,800	\$5,000
Dissemination Fees	\$3,500	\$0	\$0	\$0	\$3,500
Trustee Fees	\$5,000	\$0	\$0	\$0	\$5,000
Assessment Administration	\$5,000	\$0	\$0	\$0	\$5,000
Management Fees	\$35,000	\$14,583	\$20,417	\$35,000	\$35,000
Information Technology	\$800	\$500	\$300	\$800	\$1,000
Website Maintenance	\$400	\$0	\$400	\$400	\$500
Telephone	\$300	\$0	\$100	\$100	\$300
Postage	\$1,000	\$80	\$420	\$500	\$700
Insurance	\$5,500	\$5,251	\$0	\$5,251	\$5,776
Printing & Binding	\$1,000	\$95	\$361	\$457	\$700
Legal Advertising	\$5,000	\$459	\$1,725	\$2,184	\$5,000
Other Current Charges	\$1,000	\$0	\$500	\$500	\$1,000
Office Supplies	\$625	\$18	\$70	\$88	\$400
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Total Administrative	\$119,668	\$25,354	\$33,987	\$59,341	\$119,419
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Field Expenditures

Field Management	\$0	\$0	\$0	\$0	\$15,000
Gate Attendants	\$0	\$0	\$0	\$0	\$163,171
Gate Repairs	\$0	\$0	\$0	\$0	\$6,000
Gate Internet, Phone, Cable	\$0	\$0	\$0	\$0	\$3,000
Gate Cameras	\$0	\$0	\$0	\$0	\$1,200
Gate Supplies	\$0	\$0	\$0	\$0	\$1,500
Property Insurance	\$0	\$0	\$0	\$0	\$2,465
Electric	\$0	\$0	\$0	\$0	\$6,900
Streetlights	\$0	\$0	\$0	\$0	\$60,648
Water & Sewer	\$0	\$0	\$0	\$0	\$21,740
Landscape Maintenance	\$0	\$0	\$0	\$0	\$69,900
Landscape Contingency	\$0	\$0	\$0	\$0	\$1,000
Irrigation Repairs	\$0	\$0	\$0	\$0	\$3,000
Lake Maintenance	\$0	\$0	\$0	\$0	\$12,035
Pressure Washing	\$0	\$0	\$0	\$0	\$6,000
Sign Maintenance	\$0	\$0	\$0	\$0	\$1,800
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$1,500
Contingency	\$0	\$0	\$0	\$0	\$2,500

Subtotal Field Expenses	\$ -	\$ -	\$ -	\$ -	\$ 379,359
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Total Expenditures	\$ 119,668	\$ 25,354	\$ 33,987	\$ 59,341	\$ 498,778
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Excess Revenues/(Expenditures)	\$ -	\$ (1,698)	\$ 1,698	\$ 0	\$ -
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Grande Pines Community Development District General Fund Budget

REVENUES:

Developer Contributions

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

Assessments

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

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

Attorney

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

Arbitrage

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

Annual Audit

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

Grande Pines Community Development District General Fund Budget

Dissemination Fees

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

Trustee Fees

The District will pay annual trustee fees for the proposed 2021 bonds.

Assessment Administration

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

Management Fees

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

Information Technology

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

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

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

Insurance

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

Printing & Binding

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

Legal Advertising

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

Grande Pines Community Development District General Fund Budget

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Field Expenditures:

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Gate Attendants

Represents the day-to-day staffing and operations management of the gate.

Gate Repairs

The cost of repairing and maintain the gate.

Gate Internet, Phone, Cable

Represents the cost of the telephone/fax costs, internet and cable for the mechanical gate arm motors.

Gate Cameras

Represents the cost of the control board and cameras for the mechanical gate arm.

Gate Supplies

Supplies used for the gate

Property Insurance

The District's property insurance coverages.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Grande Pines Community Development District General Fund Budget

Street Lights

Encompasses the budgeted amount for the District's decorative light poles and fixtures in various locations.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Contingency

Represents the estimated cost of replacing landscaping within the common areas of the District.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Lake Maintenance

Represents the estimated costs of maintaining the lake for the District.

Pressure Washing

Represents the cost of pressure washing for the District.

Sign Maintenance

The cost for repair of damaged or worn signage located throughout the District.

Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Grande Pines
Community Development District
Proposed Budget
Debt Service Fund Series 2021

Description	Adopted Budget FY2021	Actuals Thru 2/28/21	Projected Next 7 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 382,500
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus ⁽¹⁾	\$ -	\$ -	\$ -	\$ -	\$ 124,063
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 506,563
Expenditures					
<u>General & Administrative:</u>					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 124,063
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 135,000
Interest - 5/1	\$ -	\$ -	\$ 30,326	\$ 30,326	\$ 124,063
Total Expenditures	\$ -	\$ -	\$ 30,326	\$ 30,326	\$ 383,125
<u>Other Sources/(Uses)</u>					
Bond Proceeds	\$ -	\$ -	\$ 536,889	\$ 536,889	\$ -
Total Other Sources/(Uses)	\$ -	\$ -	\$ 536,889	\$ 536,889	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ -	\$ 506,563	\$ 506,563	\$ 123,438

Interest - 11/1/2022 \$ 122,375.00

⁽¹⁾ Carryforward Surplus is net of Debt Service Reserve Funds

Grande Pines
Community Development District
Series 2021 Special Assessment Bonds A1
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/21	\$ 6,760,000.00	\$ -	\$ 30,326.39	
11/01/21	\$ 6,760,000.00	\$ -	\$ 124,062.50	\$ 154,388.89
05/01/22	\$ 6,760,000.00	\$ 135,000.00	\$ 124,062.50	
11/01/22	\$ 6,625,000.00	\$ -	\$ 122,375.00	\$ 381,437.50
05/01/23	\$ 6,625,000.00	\$ 135,000.00	\$ 122,375.00	
11/01/23	\$ 6,490,000.00	\$ -	\$ 120,687.50	\$ 378,062.50
05/01/24	\$ 6,490,000.00	\$ 140,000.00	\$ 120,687.50	
11/01/24	\$ 6,350,000.00	\$ -	\$ 118,937.50	\$ 379,625.00
05/01/25	\$ 6,350,000.00	\$ 145,000.00	\$ 118,937.50	
11/01/25	\$ 6,205,000.00	\$ -	\$ 117,125.00	\$ 381,062.50
05/01/26	\$ 6,205,000.00	\$ 150,000.00	\$ 117,125.00	
11/01/26	\$ 6,055,000.00	\$ -	\$ 115,250.00	\$ 382,375.00
05/01/27	\$ 6,055,000.00	\$ 150,000.00	\$ 115,250.00	
11/01/27	\$ 5,905,000.00	\$ -	\$ 112,850.00	\$ 378,100.00
05/01/28	\$ 5,905,000.00	\$ 155,000.00	\$ 112,850.00	
11/01/28	\$ 5,750,000.00	\$ -	\$ 110,370.00	\$ 378,220.00
05/01/29	\$ 5,750,000.00	\$ 160,000.00	\$ 110,370.00	
11/01/29	\$ 5,590,000.00	\$ -	\$ 107,810.00	\$ 378,180.00
05/01/30	\$ 5,590,000.00	\$ 165,000.00	\$ 107,810.00	
11/01/30	\$ 5,425,000.00	\$ -	\$ 105,170.00	\$ 377,980.00
05/01/31	\$ 5,255,000.00	\$ 170,000.00	\$ 105,170.00	
11/01/31	\$ 5,255,000.00	\$ -	\$ 102,450.00	\$ 377,620.00
05/01/32	\$ 5,255,000.00	\$ 180,000.00	\$ 102,450.00	
11/01/32	\$ 5,075,000.00	\$ -	\$ 99,075.00	\$ 381,525.00
05/01/33	\$ 5,075,000.00	\$ 185,000.00	\$ 99,075.00	
11/01/33	\$ 4,890,000.00	\$ -	\$ 95,606.25	\$ 379,681.25
05/01/34	\$ 4,890,000.00	\$ 190,000.00	\$ 95,606.25	
11/01/34	\$ 4,700,000.00	\$ -	\$ 92,043.75	\$ 377,650.00
05/01/35	\$ 4,700,000.00	\$ 200,000.00	\$ 92,043.75	
11/01/35	\$ 4,500,000.00	\$ -	\$ 88,293.75	\$ 380,337.50
05/01/36	\$ 4,500,000.00	\$ 205,000.00	\$ 88,293.75	
11/01/36	\$ 4,295,000.00	\$ -	\$ 84,450.00	\$ 377,743.75
05/01/37	\$ 4,295,000.00	\$ 215,000.00	\$ 84,450.00	
11/01/37	\$ 4,080,000.00	\$ -	\$ 80,418.75	\$ 379,868.75
05/01/38	\$ 4,080,000.00	\$ 225,000.00	\$ 80,418.75	
11/01/38	\$ 3,855,000.00	\$ -	\$ 76,200.00	\$ 381,618.75
05/01/39	\$ 3,855,000.00	\$ 230,000.00	\$ 76,200.00	
11/01/39	\$ 3,625,000.00	\$ -	\$ 71,887.50	\$ 378,087.50
05/01/40	\$ 3,625,000.00	\$ 240,000.00	\$ 71,887.50	
11/01/40	\$ 3,385,000.00	\$ -	\$ 67,387.50	\$ 379,275.00
05/01/41	\$ 3,135,000.00	\$ 250,000.00	\$ 67,387.50	
11/01/41	\$ 3,135,000.00	\$ -	\$ 62,700.00	\$ 380,087.50
05/01/42	\$ 3,135,000.00	\$ 260,000.00	\$ 62,700.00	
11/01/42	\$ 2,875,000.00	\$ -	\$ 57,500.00	\$ 380,200.00
05/01/43	\$ 2,875,000.00	\$ 270,000.00	\$ 57,500.00	
11/01/43	\$ 2,605,000.00	\$ -	\$ 52,100.00	\$ 379,600.00
05/01/44	\$ 2,605,000.00	\$ 280,000.00	\$ 52,100.00	
11/01/44	\$ 2,325,000.00	\$ -	\$ 46,500.00	\$ 378,600.00
05/01/45	\$ 2,325,000.00	\$ 295,000.00	\$ 46,500.00	
11/01/45	\$ 2,030,000.00	\$ -	\$ 40,600.00	\$ 382,100.00
05/01/46	\$ 2,030,000.00	\$ 305,000.00	\$ 40,600.00	
11/01/46	\$ 1,725,000.00	\$ -	\$ 34,500.00	\$ 380,100.00
05/01/47	\$ 1,725,000.00	\$ 315,000.00	\$ 34,500.00	
11/01/47	\$ 1,410,000.00	\$ -	\$ 28,200.00	\$ 377,700.00
05/01/48	\$ 1,410,000.00	\$ 330,000.00	\$ 28,200.00	
11/01/48	\$ 1,080,000.00	\$ -	\$ 21,600.00	\$ 379,800.00
05/01/49	\$ 1,080,000.00	\$ 345,000.00	\$ 21,600.00	
11/01/49	\$ 735,000.00	\$ -	\$ 14,700.00	\$ 381,300.00
05/01/50	\$ 735,000.00	\$ 360,000.00	\$ 14,700.00	
11/1/50	\$ 375,000.00	\$ -	\$ 7,500.00	\$ 382,200.00
5/1/51	\$ 375,000.00	\$ 375,000.00	\$ 7,500.00	\$ 382,500.00
	\$ 6,760,000.00	\$ 4,787,026.39	\$ 11,547,026.39	

SECTION V

**Arbitrage Rebate Computation
Proposal For
Grande Pines
Community Development District
(Orange County, Florida)
\$6,760,000 Special Assessment Revenue Bonds
Series 2021
(Assessment Area One)**





AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

April 12, 2021

Grande Pines Community Development District
c/o Ms. Indhira Araujo
Governmental Management Services-CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$6,760,000 Grande Pines Community Development District (Orange County, Florida),
Special Assessment Revenue Bonds, Series 2021 (Assessment Area One)

To Whom It May Concern:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Grande Pines Community Development District (the "District") Series 2021 bond issue (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 6,600 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to the Town of Palm Beach and Broward County in Florida. Nationally, we are rebate consultants for the City of Lubbock (TX), the City of Tulsa (OK) and the States of Connecticut, New Jersey, Montana, West Virginia, Vermont, Mississippi and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established a "bond year end" of March 17th, based upon the anniversary date of the Bonds in March 2021.

Proposal

We are proposing rebate computation services based on the following:

- \$6,760,000 Series 2021 (Assessment Area One) Special Assessment Revenue Bonds;
- Fixed Rate Debt; and
- Acquisition & Construction, Capitalized Interest, Debt Service Reserve, Cost of Issuance and Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Bonds is \$450 per year and will encompass all activity from March 17, 2021, the date of the closing, through March 17, 2026, the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC's Professional Fee – \$6,760,000 Series 2021 (Assessment Area One) Bonds

Report Date	Type of Report	Period Covered	Fee
March 31, 2022	Rebate and Opinion	Closing – March 31, 2022	\$450
March 31, 2023	Rebate and Opinion	Closing – March 31, 2023	\$450
March 31, 2024	Rebate and Opinion	Closing – March 31, 2024	\$450
March 31, 2025	Rebate and Opinion	Closing – March 31, 2025	\$450
March 17, 2026	Rebate and Opinion	Closing – March 17, 2026	\$450

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement.
2. IRS Form 8038-G.
3. Closing Memorandum.
4. US Bank statements for all accounts from March 17, 2021, the date of the closing, through each report date.

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;

- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2021.

Grande Pines
Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation



By: _____

By: Michael J. Scarfo
Senior Vice President



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

April 12, 2021

Board of Supervisors
Grande Pines Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

We appreciate the opportunity to offer our services to Grande Pines Community Development District (the "Issuer"). This letter confirms our engagement to provide arbitrage rebate services, with respect to the \$6,760,000 Special Assessment Revenue Bonds, Series 2021 (the "Bond").

The procedures that we will perform are as follows:

- Assist in the determination of the amount, if any, of required rebate to the United States government.
- Issuance of a report representing the cumulative results since the issuance date of the Bond based on information provided by the Issuer and/or Trustee.

In assisting in the determination of the amount of any potential required rebate, we will not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. Furthermore, the performance of the above-mentioned procedures will not constitute an audit made in accordance with generally accepted auditing standards, the objective of which is the expression of an opinion on the elements, accounts, or items of a financial statement. Therefore, Grau & Associates ("Grau") will not be in a position to express, and will not express an opinion, or any other form of assurance, as a result of performing these procedures.

The procedures that Grau has been requested to perform are solely the responsibility of the Issuer. Furthermore, Grau has no responsibility to advise the Issuer of other procedures that might be performed and makes no representations as to the sufficiency of such procedures for the purposes of the Issuer.

Grau's responsibility is limited to performing the procedures specified and agreed to, and to reporting the resulting findings, subject to the limitations contained herein, and our engagement cannot be relied on to disclose errors or irregularities should they exist. Grau has no responsibility for updating the procedures performed or for performing any additional procedures.

Since tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage rebate calculations. Any of your Bond issues may be selected for review by the Internal Revenue Service ("IRS"), which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Due to the lack of clarity in the tax law, we cannot provide assurance that the positions asserted by the IRS may not ultimately be sustained. You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

The Issuer shall provide accurate and complete information requested by Grau. Grau has no responsibility for the accuracy or completeness of the information provided by, or on behalf of, the Issuer, even if Grau had reason to know or should have known of such inaccuracy or incompleteness.

Should Grau determine that significant restrictions are being placed on the performance of the above-mentioned procedures by the Issuer, Grau shall be entitled to withdraw from this engagement.

Any report issued by Grau will not be used by, or circulated, quoted, disclosed or distributed to, nor will reference to such reports be made to anyone who is not a member of management or of the Board of Directors of the Issuer.

Limitation on Liability

The Issuer agrees that Grau, its partners, principals, and employees shall not be liable to the Issuer for any actions, losses, damages, claims, liabilities, costs, or expenses in any way arising out of or relating to this engagement for an aggregate amount in excess of the fees paid by the Issuer to Grau for the services performed pursuant to this engagement. In no event shall Grau, its partners, principals, or employees be liable for consequential, special, indirect, incidental, punitive or exemplary loss, damage, cost, or expense (including without limitation, lost profits and opportunity costs).

The Issuer also agrees to indemnify and hold harmless Grau, its partners, principals, and employee from and against any and all actions, losses, damages, claims, liabilities, costs, and expenses (including, without limitation, reasonable legal fees and expenses) brought against, paid, or incurred by any of them at any time, in any way arising out of or relating to a breach or an alleged breach by the Issuer of any provision of this engagement letter, including, without limitation, the restrictions on report use and distribution.

The limitation on liability and indemnification provisions of this engagement letter shall apply regardless of the form of action, loss, damage, claim, liability, cost, or expense, whether in contract, statute, tort (including, without limitation, negligence), or otherwise. The agreements and undertakings of the Issuer contained in this engagement letter, including, without limitation, those pertaining to restrictions on report use and distribution, limitation on liability, and indemnification, shall survive the completion of termination of this engagement.

Our fee for performing the annual rebate calculations will be \$600. We will discuss with you whether a fee adjustment is appropriate on rebate calculations for future periods. Furthermore, you may request additional consulting services from us upon occasion and we will bill you for these services at our standard hourly rates unless otherwise agreed.

You understand that the arbitrage rebate services and report described above are solely to assist you in meeting your requirements for federal income tax compliance purposes.

If the above terms are acceptable to you, and the services outlined are in accordance with your understanding, please sign both engagement letters in the space provided and return one original to us.

Very truly yours,



Antonio Grau

Accepted and agreed to by Grande Pines Community Development District:

Signature: _____

Title: _____

Date: _____

SECTION VI

SECTION C

SECTION 1

Grande Pines
Community Development District

Unaudited Financial Reporting
February 28, 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
February 28, 2021

		<i>General Fund</i>
Assets:		
Cash	\$	11,704
Due From Developer	\$	4,373
Total Assets	\$	16,077
Liabilities:		
Accounts Payable	\$	12,776
Fica Payable	\$	61
Total Liabilities	\$	12,837
Fund Balances:		
Unassigned	\$	3,240
Total Fund Balances	\$	3,240
Total Liabilities & Fund Equity	\$	16,077

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2021

	Adopted Budget	Prorated Budget Thru 02/28/21	Actual Thru 02/28/21	Variance
Revenues:				
Developer Contributions/Assessments	\$ 119,668	\$ 23,656	\$ 23,656	\$ -
Total Revenues	\$ 119,668	\$ 23,656	\$ 23,656	\$ -
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 800	\$ 4,200
FICA Expense	\$ 918	\$ 383	\$ 61	\$ 321
Engineering	\$ 12,000	\$ 2,000	\$ 2,135	\$ (135)
Attorney	\$ 25,000	\$ 10,417	\$ 1,197	\$ 9,220
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Dissemination Fees	\$ 3,500	\$ -	\$ -	\$ -
Trustee Fees	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 14,583	\$ 14,583	\$ (0)
Information Technology	\$ 1,200	\$ 500	\$ 500	\$ -
Telephone	\$ 300	\$ 125	\$ -	\$ 125
Postage	\$ 1,000	\$ 417	\$ 80	\$ 337
Insurance	\$ 5,500	\$ 5,500	\$ 5,251	\$ 249
Printing & Binding	\$ 1,000	\$ 417	\$ 95	\$ 321
Legal Advertising	\$ 5,000	\$ 2,083	\$ 459	\$ 1,625
Other Current Charges	\$ 1,000	\$ 417	\$ -	\$ 417
Office Supplies	\$ 625	\$ 260	\$ 18	\$ 243
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 119,668	\$ 42,276	\$ 25,354	\$ 16,922
Total Expenditures	\$ 119,668	\$ 42,276	\$ 25,354	\$ 16,922
Excess Revenues (Expenditures)	\$ -	\$ -	\$ (1,698)	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ 4,938	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 3,240	\$ -

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	\$ 4,373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,656
Total Revenues	\$ 8,923	\$ -	\$ 3,719	\$ 6,641	\$ 4,373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,656
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 400	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
FICA Expense	\$ -	\$ 31	\$ -	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61
Engineering	\$ 100	\$ -	\$ 250	\$ 1,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,135
Attorney	\$ 147	\$ 73	\$ -	\$ 977	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,197
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,583
Information Technology	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 2	\$ 42	\$ 34	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80
Insurance	\$ 5,251	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,251
Printing & Binding	\$ 3	\$ 2	\$ -	\$ -	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95
Legal Advertising	\$ 459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 459
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 3	\$ 0	\$ 0	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 9,154	\$ 3,567	\$ 3,301	\$ 6,209	\$ 3,123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,354
Total Expenditures	\$ 9,154	\$ 3,567	\$ 3,301	\$ 6,209	\$ 3,123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,354
Excess Revenue (Expenditures)	\$ (231)	\$ (3,567)	\$ 418	\$ 432	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,698)

SECTION 2

Grande Pines

Community Development District

Funding Request #17

March 31, 2021

	Payee		General Fund FY2021
1	GMS-CF, LLC. Inv# 19 - Management Fees- 03/2021	\$	3,149.86
2	Latham, Luna, Eden & Beadine, LLP Inv# 97531- Attorneys Fees 3/20/2021 Inv# 97164- Attorneys Fees 2/24/2021	\$ \$	1,170.50 976.50
3	Poulos & Bennett Inv# 19-151(13) - Misc.Service/Bond Issuance - 2/19/2021	\$	1,785.00
4	Linda Kepfer Inv # 03152021-Supervisor Fee	\$	215.30
5	Michael McQuarrie Inv # 03152021-Supervisor Fee	\$	215.30
6	Charles Cavaretta Inv # 03152021-Supervisor Fee	\$	215.30
		\$	7,727.76
		\$	7,727.76

Please make check payable to:

Grande Pines Community Development District

6200 Lee Vista BLVD Suite 300

Orlando FL, 32822

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

Invoice

RECEIVED

MAR 09 2021

Bill To:

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

Invoice #: 19

Invoice Date: 3/1/21

Due Date: 3/1/21

Case:

P.O. Number:

Hd

Description	Hours/Qty	Rate	Amount
Management Fees - March 2021 1-31.5 / 3.34		2,916.67	2,916.67
Information Technology - March 2021 351		100.00	100.00
Office Supplies 510		15.27	15.27
Postage 42		4.82	4.82
Copies 425		113.10	113.10
Total			\$3,149.86
Payments/Credits			\$0.00
Balance Due			\$3,149.86

LATHAM, LUNA, EDEN & BEAUDINE, LLP

ATTORNEYS AT LAW

111 N. MAGNOLIA AVE, STE 1400

ORLANDO, FLORIDA 32801

POST OFFICE BOX 3353

ORLANDO, FLORIDA 32802

TELEPHONE: (407) 481-5800

FACSIMILE: (407) 481-5801

March 29, 2021

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

RECEIVED

MAR 30 2021

INVOICE

Matter ID: 4168-001
General

Invoice #: 97531
Federal ID #: 59-3366512

For Professional Services Rendered:

02/03/2021	KET	Telephone discussion of assignment of contracts issue with working group.	0.50 hr	\$127.50
02/04/2021	KET	Receipt and review of email correspondence from underwriter and developer regarding reimbursement for completed work.	0.30 hr	76.50
02/05/2021	JAC	Emails with District Manager re: February meeting	0.20 hr	73.00
02/05/2021	KET	Email correspondence with District Manager and Underwriter regarding timeline for bond issuance. Email correspondence with Developer's Counsel regarding Tri-Party Agreement and Mortgagee Consent and Acknowledgement. regarding bond issue between DM and Underwriter.	0.60 hr	153.00
02/09/2021	JAC	Emails with District Manager re: additional agenda items for February meeting	0.20 hr	73.00
02/15/2021	JAC	Prep KET for Board of Supervisors meeting; attend portion of Board of Supervisors meeting via telephone call.	0.50 hr	182.50
02/15/2021	KET	Review of Agenda items for meeting. Attended Board of Supervisors meeting.	0.90 hr	229.50
02/18/2021	JAC	Telephone call with Developer counsel and underwriter re: completion and underwriting issues.	0.40 hr	146.00
02/24/2021	JAC	Review title issue and emails with developer's counsel re: plat and easement.	0.30 hr	109.50
Total Professional Services:				\$1,170.50

INVOICE SUMMARY

For Professional Services:	3.90 Hours	\$1,170.50
New Charges this Invoice:		\$1,170.50

Outstanding Previous Balance Due:	\$1,049.50
Plus New Charges this Invoice:	1,170.50
Total Due:	\$2,220.00

H

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

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

February 24, 2021

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

RECEIVED

FEB 25 2021

I N V O I C E

Matter ID: 4168-001
General

Invoice #: 97164
Federal ID #: 59-3366512

For Professional Services Rendered:

01/04/2021	KET	Legal review and analysis of the newly enacted Section 448.095, Florida Statutes regarding the E-Verify System; review of the U.S. Citizenship and Immigration Services E-Verify Manual; and review of the E-Verify Memorandum of Understanding. Preparation of memorandum regarding the E-Verify System for the Board's review.	0.50 hr	\$127.50
01/07/2021	KET	Review of correspondence from District Manager regarding letter to SFWMD and provided comments to same.	0.20 hr	51.00
01/07/2021	JAC	Emails; issues regarding lender; received, reviewed and revised documents; work on agenda issues.	1.20 hr	438.00
01/12/2021	jms	Review agenda and update attorney - missing engineer report	0.10 hr	10.50
01/17/2021	JAC	Prep KET for Board of Supervisor meeting and Bond Delegation issues	0.30 hr	109.50
01/19/2021	jms	Board of Supervisor meeting follow up and update calendar for attorney	0.10 hr	10.50
01/19/2021	KET	Review of assignment of contracts issue.	0.20 hr	51.00
01/21/2021	KET	Receipt and review of Mike Ryan's comments on the Tri-Party Agreement.	0.70 hr	178.50
			Total Professional Services:	\$976.50

INVOICE SUMMARY

For Professional Services:	3.30 Hours	\$976.50
New Charges this Invoice:		\$976.50
Previous Balance as of 12/14/20:		1,297.50
Less Payments/Credits Applied since 12/14/20:		1,224.50
Outstanding Previous Balance Due:		\$73.00
Plus New Charges this Invoice:		976.50
Total Due:		\$1,049.50

Billed Through: January 31, 2021

POULOS & BENNETT

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

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

Invoice number 19-151(13)
Date 02/19/2021

Project 19-151 GRANDE PINES CDD

Professional services for the period ending: January 31, 2021

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	1,432.50	0.00		157.50
.03 2020 BOND ISSUANCE	0.00	0.00	250.00	1,877.50	0.00		1,627.50
Total	15,000.00		16,512.50	18,297.50			1,785.00

Hourly Tasks:

.02 Miscellaneous Services

RECEIVED

Practice Team Leader

MAR 02 2021

Hours	Rate	Billed Amount
0.75	210.00	157.50

.03 2020 Bond Issuance

Practice Team Leader

Hours	Rate	Billed Amount
7.75	210.00	1,627.50

GMS-CF

.02 Miscellaneous Services - January board meeting.

Invoice total 1,785.00

.03 2020 Bond Issuance - Emails/calls/coordination on bond documents; Review contracts for public vs private costs; Engineer's report revisions.

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(12)	01/22/2021	250.00	250.00				
19-151(13)	02/19/2021	1,785.00	1,785.00				
Total		2,035.00	2,035.00	0.00	0.00	0.00	0.00

Grande Pines CDD

Net 30 days

Invoice date 02/19/2021

Page 1

Attendance Confirmation
for
BOARD OF SUPERVISORS

RECEIVED

MAR 22 2021

District Name:

Grande Pines CDD

Board Meeting Date:

March 15, 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) Yes

215.30

215.30

215.30

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

Approved for Payment:


District Manager Signature

3/15/21
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

RECEIVED

MAR 22 2021

District Name:

Grande Pines CDD

Board Meeting Date:

March 15, 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) Yes

215.30

215.30

215.30

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

Approved for Payment:


District Manager Signature

3/15/21
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

RECEIVED

MAR 22 2021

District Name:

Grande Pines CDD

Board Meeting Date:

March 15, 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) Yes

215.30

215.30

215.30

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

Approved for Payment:


District Manager Signature

3/15/21
Date

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