

*Grande Pines  
Community Development District*

*Agenda*

*July 19, 2021*

# AGENDA

# *Grande Pines*

## *Community Development District*

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219 East Livingston Street, Orlando, Florida 32801

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

July 12, 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, July 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 April 19, 2021 Meeting
4. Public Hearing
  - A. Consideration of Resolution 2021-07 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations
  - B. Consideration of Resolution 2021-08 Imposing Special Assessments and Certifying an Assessment Roll
5. Review and Acceptance of Fiscal Year 2020 Audit Report
6. Ratification of Series 2021 Requisitions #1 - 4
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Ratification of FY21 Funding Request #18 - 19
    - iii. Presentation of Number of Registered Voters – 0
    - iv. Approval of Fiscal Year 2022 Meeting Schedule
8. Other Business
9. Supervisors Requests
10. Adjournment

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

The third order of business is the approval of the minutes of the April 19, 2021 meeting. A copy of the minutes are enclosed for your review.

The fourth order of business opens the public hearing. Section A is consideration of Resolution 2021-07 adopting the Fiscal Year 2022 budget and relating to the annual appropriations. A copy of the resolution is enclosed for your review. Section B is consideration of Resolution 2021-08

imposing special assessments and certifying an assessment roll. A copy of the resolution is enclosed for your review.

The fifth order of business is review and acceptance of Fiscal Year 2020 Audit Report. A copy of the report is enclosed for your review.

The sixth order of business is ratification of series 2021 requisitions #1 - 4. Copies of the requisitions are enclosed for your review.

The seventh 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. Section 3 is presentation of number of Registered Voters within the boundaries of the district. Section 4 is approval of Fiscal Year 2022 meeting schedule. A copy of the meeting schedule is enclosed for your review.

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

Sincerely,



George S. Flint  
District Manager

CC: Darrin Mossing, GMS

Enclosures

# MINUTES

MINUTES OF MEETING  
GRANDE PINES  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Grande Pines Community Development District was held Monday, April 19, 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	Chairman
Linda Kepfer	Vice Chairperson
Michael McQuarrie	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Kristen Trucco	District Counsel
Christy Baxter <i>by phone</i>	District Engineer

**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 March 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 March 15, 2021 Meeting, were approved.
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**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2021-06  
Approving the Proposed Budget for Fiscal  
Year 2022 and Setting a Public Hearing**

Mr. Flint: The CDD is required to approve a proposed budget by June 15<sup>th</sup>, and then that has to be transmitted to the local governing authorities at least 60 days before the public hearing. They have the ability to comment but no approval authority. I've never received any comments back from the city or county but it is part of the process we have to follow. We are suggesting your July 19<sup>th</sup>, 2021 meeting at 10:00 a.m. for the public hearing. Does that work for everyone? That is your regular meeting date in July. Exhibit 'A' to the resolution is the proposed budget, and what we have done just for starting the process is that we've combined the developer contribution assessments into one line item. We will receive the preliminary assessment roll from the county on June 1<sup>st</sup> and then we will break that line item back out. We already know, assuming that the plat is going to be recorded soon, that it would show up on that June 1<sup>st</sup>. So, we will have a combination of on roll and direct bill and developer contributions on the revenue side. This is the build out budget for purposes of today. This was our estimated maintenance expenses for the entire District, not just the first portion that we are currently developing. Again, we will sort that out when we get the assessment roll. There are some target O&M assessments that were developed when we were estimating the build out budget, and those would be listed in here and they can be changed up until the public hearing. This is not binding at this point, it's really a start of the process. If there are any questions, we can discuss those.

Mr. Cavaretta: I have one question about the estimates; was that based on a specific scope for this project and also bids from other vendors?

Mr. Flint: It's a combination. The HOA had initially prepared a budget. We had the benefit of some initial numbers from them and we spilt and added the CDD stuff, looked at what their assumptions were, and then we got some independent estimates on our own. For streetlights, we used a ratio of lots to lights and a per pole cost, that sort of thing. For the ponds, we used the size of the pond and the cost per acre to maintain the ponds. There is a spreadsheet that has the assumptions out to the side that is the basis for this and I'd be happy to send it to you.

Mr. Cavaretta: Do we have a side-by-side comparison of what's in the CDD scope of work versus the HOA to make sure that we don't have any gaps or overlaps between the two?

Mr. Flint: I don't know if we have a side-by-side, and I don't know what the assumptions are on the HOA side because I haven't seen it, but I was communicating with one of your predecessors in that process and we did break out CDD and HOA. I am confident we have what we need as far as the CDD goes here, and I am fairly sure that at the time we were doing it the HOA understood because we were back certain things out of their budget and then adding them to ours.

Mr. Cavaretta: Okay thank you.

Mr. Flint: and again, we can review and modify this between now and July 19<sup>th</sup> if need be. Any other questions or discussions. Hearing none,

On MOTION by Mr. Cavaretta, seconded by Ms. Kepfer, with all in favor, Resolution 2021-06 Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing for July 19<sup>th</sup>, 2021, was approved.

## **FIFTH ORDER OF BUSINESS**

### **Consideration of Proposals for Arbitrage Rebate Calculation Services (2)**

Mr. Flint: We are required by the IRS to have an arbitrage rebate calculation done. It's required to be done every five years, but we typically do it annually because the cost of doing it every five years is about the same if you did it every year. If you took each one of those annual engagements and added it up, that's what you'd end up paying for a five year calculation. We have two proposals, one from AMTEC for \$450 a year, and then we have Grau & Associates for \$600. There's no reason not to go with the low bidder on this. AMTEC does a lot of our rebate calculations and they do a fine job. My recommendation is that the Board go with AMTEC, but if you all want to go with Grau it's a small dollar amount difference.

On MOTION by Mr. Cavaretta, seconded by Ms. Kepfer, with all in favor, the AMTECH Proposal for Arbitrage Rebate Calculation Services, was approved.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

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

**B. Engineer**

Mr. Flint: Christy, anything from the engineer?

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 February 28<sup>th</sup>. This only reflects the general fund, but on the next set of financials you'll see a debt service fund as well. No action is required, if you have questions we can discuss those.

**ii. Ratification of FY21 Funding Request #17**

Mr. Flint: This was submitted to the developer under the funding agreement. We are just asking the Board to ratify it. Are there any questions? Hearing none,

On MOTION by Mr. Cavaretta, seconded by Mr. McQuarrie, with all in favor, the Fiscal Year 2021 Funding Request #17, 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. Cavaretta, seconded by Mr. McQuarrie, with all in favor, the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

# SECTION A

## RESOLUTION 2021-07

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2021, submitted to the Board of Supervisors (“**Board**”) of the Grande Pines Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

#### **SECTION 1. BUDGET**

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

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Grande Pines Community Development District for the Fiscal Year Ending September 30, 2022.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND(S)	\$ _____
TOTAL ALL FUNDS	\$ _____

## SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

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

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

**PASSED AND ADOPTED THIS 19<sup>th</sup> DAY OF JULY, 2021.**

ATTEST:

**GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

***Grande Pines***  
***Community Development District***

***Proposed Budget***  
***FY 2022***

**GMS**

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# Grande Pines

## Community Development District

### Proposed Budget General Fund

Description	Adopted Budget FY2021	Actuals Thru 5/31/21	Projected Next 4 Months	Projected Thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Developer Contributions	\$119,668	\$39,918	\$22,007	\$61,925	\$498,778
<b>Total Revenues</b>	<b>\$ 119,668</b>	<b>\$ 39,918</b>	<b>\$ 22,007</b>	<b>\$ 61,925</b>	<b>\$ 498,778</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$12,000	\$2,400	\$4,000	\$6,400	\$12,000
FICA Expense	\$918	\$184	\$306	\$490	\$918
Engineering	\$12,000	\$350	\$1,050	\$1,400	\$12,000
Attorney	\$25,000	\$3,837	\$1,088	\$4,925	\$25,000
Arbitrage	\$450	\$0	\$450	\$450	\$450
Annual Audit	\$5,000	\$0	\$2,800	\$2,800	\$5,000
Dissemination Fees	\$3,500	\$583	\$0	\$583	\$3,500
Trustee Fees	\$5,000	\$0	\$0	\$0	\$5,000
Assessment Administration	\$5,000	\$0	\$0	\$0	\$5,000
Management Fees	\$35,000	\$23,333	\$11,667	\$35,000	\$35,000
Information Technology	\$800	\$800	\$0	\$800	\$1,000
Website Maintenance	\$400	\$0	\$400	\$400	\$500
Telephone	\$300	\$0	\$100	\$100	\$300
Postage	\$1,000	\$91	\$420	\$511	\$700
Insurance	\$5,500	\$5,251	\$0	\$5,251	\$5,776
Printing & Binding	\$1,000	\$288	\$361	\$649	\$700
Legal Advertising	\$5,000	(\$367)	\$1,725	\$1,358	\$5,000
Other Current Charges	\$1,000	\$0	\$500	\$500	\$1,000
Office Supplies	\$625	\$63	\$70	\$133	\$400
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Total Administrative</b>	<b>\$119,668</b>	<b>\$36,988</b>	<b>\$24,937</b>	<b>\$61,925</b>	<b>\$119,419</b>
<i>Field Expenditures</i>					
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
<b>Subtotal Field Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 379,359</b>
<b>Total Expenditures</b>	<b>\$ 119,668</b>	<b>\$ 36,988</b>	<b>\$ 24,937</b>	<b>\$ 61,925</b>	<b>\$ 498,778</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 2,929</b>	<b>\$ (2,930)</b>	<b>\$ (0)</b>	<b>\$ -</b>

**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.

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**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.

**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.

# **Grande Pines Community Development District General Fund Budget**

## **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.

## **Other Current Charges**

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

# Grande Pines Community Development District General Fund Budget

## 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.

### Street Lights

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

# **Grande Pines Community Development District General Fund Budget**

## **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 5/31/21	Projected Next 4 Months	Projected Thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 382,500
Interest	\$ -	\$ 4	\$ 1	\$ 5	\$ -
Carry Forward Surplus <sup>(1)</sup>	\$ -	\$ -	\$ -	\$ -	\$ 124,065
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 4</b>	<b>\$ 1</b>	<b>\$ 5</b>	<b>\$ 506,565</b>
<b>Expenditures</b>					
<b><i>General &amp; Administrative:</i></b>					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 124,063
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 135,000
Interest - 5/1	\$ -	\$ 30,326	\$ -	\$ 30,326	\$ 124,063
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 30,326</b>	<b>\$ -</b>	<b>\$ 30,326</b>	<b>\$ 383,125</b>
<b><u>Other Sources/(Uses)</u></b>					
Bond Proceeds	\$ -	\$ 536,889	\$ -	\$ 536,889	\$ -
Transfer Out	\$ -	\$ 3	\$ -	\$ 3	\$ -
<b>Total Other Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 536,886</b>	<b>\$ -</b>	<b>\$ 536,886</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 506,564</b>	<b>\$ 1</b>	<b>\$ 506,565</b>	<b>\$ 123,440</b>

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

<sup>(1)</sup> 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	<del>\$ 6,760,000.00</del>	<del>\$ -</del>	<del>\$ 124,062.50</del>	<del>\$ 154,336.89</del>
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 B

## **RESOLUTION 2021-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Grande Pines Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Polk County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”), attached hereto as **Exhibit “A;**” and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B;"** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

**A. Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

**B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2021; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2021, 25% due no later than February 1, 2022 and 25% due no later than May 1, 2022. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2021/2022, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 19th day of July, 2021.

ATTEST:

**GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll

## SECTION V

**GRANDE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE PERIOD FROM INCEPTION OCTOBER 31, 2019 TO  
SEPTEMBER 30, 2020**

**GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA**

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# Grau & Associates

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Grande Pines Community Development District  
Orange County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Grande Pines Community Development District, Orange County, Florida ("District") as of and for the period from inception October 31, 2019 to September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2020, and the respective changes in financial position thereof for the period from inception October 31, 2019 to September 30, 2020 then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 21, 2021, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

 Brian J. Associates

June 21, 2021

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Grande Pines Community Development District, Orange County, Florida ("District") provides a narrative overview of the District's financial activities for the period from inception October 31, 2019 to September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement ("GASB") No. 34, Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments issued June 1999. Comparative information between the current year and the prior year is required to be presented in the Management's Discussion and Analysis ("MD&A"). However, because this is the first year of operations of the District, comparative information is excluded in this report. Subsequent reports will include the comparative information.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$3,838.
- The change in the District's total net position in comparison with the prior fiscal year was \$3,838, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2020, the District's governmental funds reported combined ending fund balance of (\$15,190), a decrease of (\$15,190) in comparison with the prior fiscal year. The fund balance is unassigned (deficit) fund balance.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental fund. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and capital projects fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		2020
Current and other assets	\$	16,636
Capital assets, net of depreciation		15,388
Total assets		32,024
Current liabilities		28,186
Total liabilities		28,186
Net position		
Net investment in capital assets		15,388
Unrestricted		(11,550)
Total net position	\$	3,838

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE PERIOD FROM INCEPTION OCTOBER 31, 2019 TO SEPTEMBER 30, 2019	
	2020
Revenues:	
Program revenues	
Operating grants and contributions	\$ 73,722
Total revenues	73,722
Expenses:	
General government	69,884
Total expenses	69,884
Change in net position	3,838
Net position - beginning	-
Net position - ending	\$ 3,838

As noted above and in the statement of activities, the cost of all governmental activities during the period from inception October 31, 2019 to September 30, 2020 was \$69,884. The costs of the District's activities were primarily funded by program revenues which were comprised of Developer contributions. The majority of the change in expenses results from the formation of the District during the current fiscal year.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period from inception October 31, 2019 to September 30, 2020.

## CAPITAL ASSETS

At September 30, 2020, the District had \$15,388 invested in capital assets. In the government-wide financial statements no depreciation has been taken, which resulted in a net book value of \$15,388. More detailed information about the District's capital assets is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

Subsequent to fiscal year end, the District issued \$6,760,000 of Series 2021 Special Assessment Revenue Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2026 - May 1, 2051 and fixed interest rates ranging from 2.5% to 4.0%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

If you have questions about this report or need additional financial information, contact the Grande Pines Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida, 32801.

**GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2020**

	Governmental Activities
<b>ASSETS</b>	
Cash and cash equivalents	\$ 4,638
Due from Developer	11,998
Capital assets:	
Nondepreciable	15,388
Total assets	<u>32,024</u>
<b>LIABILITIES</b>	
Accounts payable	7,547
Due to Developer	15,388
Unearned revenue	5,251
Total liabilities	<u>28,186</u>
<b>NET POSITION</b>	
Net investment in capital assets	15,388
Unrestricted	(11,550)
Total net position	<u>\$ 3,838</u>

See notes to the financial statements

**GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE PERIOD FROM INCEPTION OCTOBER 31, 2019 TO SEPTEMBER 30, 2020**

<u>Functions/Programs</u>				Net (Expense) Revenue and Changes in Net Position
	Expenses	Program Revenues Operating Grants and Contributions		
Primary government:				
Governmental activities:				
General government	\$ 69,884	\$ 73,722	\$	3,838
Total governmental activities	69,884	73,722		3,838
	Change in net position			3,838
	Net position - beginning			-
	Net position - ending		\$	3,838

See notes to the financial statements

**GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2020**

	Major Funds		Total
	General	Capital Projects	Governmental Funds
<b>ASSETS</b>			
Cash and cash equivalents	\$ 4,638	\$ -	\$ 4,638
Due from Developer	11,998	-	11,998
Total assets	<u>\$ 16,636</u>	<u>\$ -</u>	<u>\$ 16,636</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 7,547	\$ -	\$ 7,547
Unearned revenue	5,251	-	5,251
Due to developer	-	15,388	15,388
Total liabilities	<u>12,798</u>	<u>15,388</u>	<u>28,186</u>
Deferred inflows of resources			
Unavailable revenue	3,640	-	3,640
Total deferred inflows of resources	<u>3,640</u>	<u>-</u>	<u>3,640</u>
Fund balances:			
Unassigned	198	(15,388)	(15,190)
Total fund balances	<u>198</u>	<u>(15,388)</u>	<u>(15,190)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 16,636</u>	<u>\$ -</u>	<u>\$ 16,636</u>

See notes to the financial statements

**GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2020**

Fund balance - governmental funds	\$	(15,190)
-----------------------------------	----	----------

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	15,388	
Accumulated depreciation	-	15,388
		15,388

Assets recorded in the governmental fund financial statements that are not available to pay for current-period expenditures are unavailable revenue in the governmental funds.

	3,640
--	-------

Net position of governmental activities	\$	3,838
---	----	-------

See notes to the financial statements

**GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE PERIOD FROM INCEPTION OCTOBER 31, 2019 TO SEPTEMBER 30, 2020**

	Major Funds		Total
	General	Capital Projects	Governmental Funds
<b>REVENUES</b>			
Developer contributions	\$ 70,082	\$ -	\$ 70,082
Total revenues	70,082	-	70,082
<b>EXPENDITURES</b>			
Current:			
General government	69,884	-	69,884
Capital outlay	-	15,388	15,388
Total expenditures	69,884	15,388	85,272
Excess (deficiency) of revenues over (under) expenditures	198	(15,388)	(15,190)
Fund balances - beginning	-	-	-
Fund balances - ending	\$ 198	\$ (15,388)	\$ (15,190)

See notes to the financial statements

**GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE PERIOD FROM INCEPTION OCTOBER 31, 2019 TO SEPTEMBER 30, 2020**

Net change in fund balances - total governmental funds	\$ (15,190)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.	15,388
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental fund financial statements.	<u>3,640</u>
Change in net position of governmental activities	<u><u>\$ 3,838</u></u>

See notes to the financial statements

**GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY**

Grande Pines Community Development District (the "District") was established by the Board of County Commissioners of Orange County's approval of Ordinance No. 2019-17 effective on October 31, 2019 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2020, all of the Board members are affiliated with Park Square Enterprises, LLC ("Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### **Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### **Prepaid Items**

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### **Capital Assets**

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

As of September 30, 2020, the District does not have any depreciating capital assets.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### **Unearned Revenue**

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Long-Term Obligations**

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### **Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### **Fund Equity/Net Position**

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

**Committed fund balance** – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

**Assigned fund balance** – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Fund Equity/Net Position (Continued)**

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### **Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 - BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

## **NOTE 4 – DEPOSITS**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ -	\$ 15,388	\$ -	\$ 15,388
Total capital assets, not being depreciated	-	15,388	-	15,388
Governmental activities capital assets, net	\$ -	\$ 15,388	\$ -	\$ 15,388

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$17,495,000. The infrastructure will include stormwater management systems, sanitary sewer, potable water and reclaimed water mains, roadways, landscaping and irrigation. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, the potable and wastewater systems are to be conveyed to others for ownership and maintenance responsibilities.

## NOTE 6 - DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$70,082 as of September 30, 2020, which includes a receivable of \$11,998 as of September 30, 2020.

The District owes the Developer \$15,388 in connection with the infrastructure and improvement project as of September 30, 2020.

## NOTE 7 - CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which could have a material adverse effect on the District's operations.

## NOTE 8 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

## NOTE 9 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

## NOTE 10 – SUBSEQUENT EVENTS

### Bond Issuance

Subsequent to fiscal year end, the District issued \$6,760,000 of Series 2021 Special Assessment Revenue Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2026 - May 1, 2051 and fixed interest rates ranging from 2.5% to 4.0%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

**GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE PERIOD FROM INCEPTION OCTOBER 31, 2019 TO SEPTEMBER 30, 2020**

	Budgeted Amounts <u>Original &amp; Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer Contributions	\$ 102,593	\$ 70,082	\$ (32,511)
Total revenues	<u>102,593</u>	<u>70,082</u>	<u>(32,511)</u>
EXPENDITURES			
Current:			
General government	102,593	69,884	32,709
Total expenditures	<u>102,593</u>	<u>69,884</u>	<u>32,709</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	198	<u>\$ 198</u>
Fund balance - beginning		<u>-</u>	
Fund balance - ending		<u>\$ 198</u>	

See notes to required supplementary information

**GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period from inception October 31, 2019 to September 30, 2020.



**Grau & Associates**  
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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Grande Pines Community Development District  
Orange County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Grande Pines Community Development District, Orange County, Florida ("District") as of and for the period from inception October 31, 2019 to September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 21, 2021.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in blue ink, appearing to read "Bhav & Associates".

June 21, 2021



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Grande Pines Community Development District  
Orange County, Florida

We have examined Grande Pines Community Development District, Orange County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the period from inception October 31, 2019 to September 30, 2020. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the period from inception October 31, 2019 to September 30, 2020.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Grande Pines Community Development District, Orange County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

*Grau & Associates*

June 21, 2021



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**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Grande Pines Community Development District  
Orange County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Grande Pines Community Development District, Orange County, Florida ("District") as of and for the period from inception October 31, 2019 to September 30, 2020, and have issued our report thereon dated June 21, 2021.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 21, 2021, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Grande Pines Community Development District, Orange County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Grande Pines Community Development District, Orange County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

*Grau & Associates*

June 21, 2021

## **REPORT TO MANAGEMENT**

### **I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS**

None

### **II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS**

Not applicable. First year audit.

### **III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

Not applicable. First year audit.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the period from inception October 31, 2019 to September 30, 2020.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the period from inception October 31, 2019 to September 30, 2020.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2020. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

## SECTION VI

## **EXHIBIT B**

### **FORM OF REQUISITION 2021 ACQUISITION AND CONSTRUCTION ACCOUNT**

Grande Pines Community Development District  
Orange County, Florida

U.S. Bank National Association, as Trustee  
Orlando, Florida

#### **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2021 (ASSESSMENT AREA ONE)**

The undersigned, a Responsible Officer of the Grande Pines Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of March 1, 2021, as supplemented by that certain First Supplemental Trust Indenture dated as of March 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number; 1
- (B) Name of Payee; Poulos & Bennett
- (C) Amount Payable; \$2,783.75
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 19-151(14) – Bond Issuance for February 2021
- (E) Account from which disbursement to be made: 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Capital Improvement Program;

4. each disbursement represents a Cost of the Assessment Area One Capital Improvement Program which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT

By: Chris Otto  
Responsible Officer

Date: 6-4-21

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Assessment Area One Capital Improvement Program and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Assessment Area One Capital Improvement Program improvements being acquired from the proceeds of the 2021 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Assessment Area One Capital Improvement Program improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Assessment Area One Capital Improvement Program improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual cost of construction of such improvements; and (v) the plans and specifications for the Assessment Area One Capital Improvement Program improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

Chris Otto  
District Engineer  
Professional Engineer  
No. 875  
6/4/21

# 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 1-31-513-311

Invoice number 19-151(14)  
Date 03/19/2021

Project 19-151 GRANDE PINES CDD

Feb 2021 - engineer svcs

Professional services for the period ending: February 28, 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	1,432.50	1,485.00	0.00		52.50
.03 2020 BOND ISSUANCE	0.00	0.00	1,877.50	4,608.75	0.00		2,731.25
Total	15,000.00		18,297.50	21,081.25			2,783.75

## Hourly Tasks:

### .02 Miscellaneous Services

	Hours	Rate	Billed Amount
Practice Team Leader	0.25	210.00	52.50

### .03 2020 Bond Issuance

	Hours	Rate	Billed Amount
Practice Team Leader	6.00	210.00	1,260.00
Project Coordinator	2.75	85.00	233.75
Staff Engineer	11.25	110.00	1,237.50
Phase subtotal			2,731.25

## GMS-CF

### .02 Miscellaneous Services - February board meeting.

.03 2020 Bond Issuance - 2021 bond document review and coordination; Engineering report revisions; Team calls and emails coordinate revisions to sketch and descriptions with surveyor.

Invoice total 2,783.75

## 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			

Grande Pines CDD

Net 30 days

Invoice date 03/19/2021

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# POULOS & BENNETT

## Aging Summary

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

## **EXHIBIT B**

### **FORM OF REQUISITION 2021 ACQUISITION AND CONSTRUCTION ACCOUNT**

Grande Pines Community Development District  
Orange County, Florida

U.S. Bank National Association, as Trustee  
Orlando, Florida

#### **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2021 (ASSESSMENT AREA ONE)**

The undersigned, a Responsible Officer of the Grande Pines Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of March 1, 2021, as supplemented by that certain First Supplemental Trust Indenture dated as of March 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number; 2
- (B) Name of Payee; Poulos & Bennett
- (C) Amount Payable; \$1,785.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 19-151(13) - Bond Issuance/Miscellaneous Services for January 2021
- (E) Account from which disbursement to be made: 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Capital Improvement Program;

4. each disbursement represents a Cost of the Assessment Area One Capital Improvement Program which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

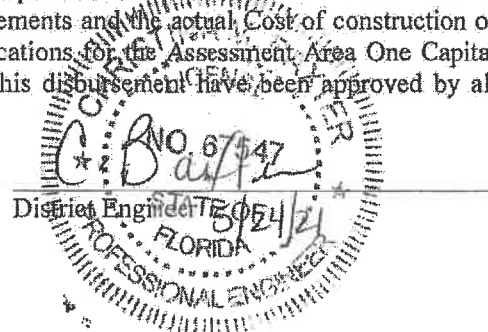
Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT

By:   
Responsible Officer

Date: 6-4-21

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Assessment Area One Capital Improvement Program and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Assessment Area One Capital Improvement Program improvements being acquired from the proceeds of the 2021 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Assessment Area One Capital Improvement Program improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Assessment Area One Capital Improvement Program improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Assessment Area One Capital Improvement Program improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.



# 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

**EXHIBIT B**

**FORM OF REQUISITION 2021 ACQUISITION AND CONSTRUCTION ACCOUNT**

Grande Pines Community Development District  
Orange County, Florida

U.S. Bank National Association, as Trustee  
Orlando, Florida

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2021  
(ASSESSMENT AREA ONE)

The undersigned, a Responsible Officer of the Grande Pines Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of March 1, 2021, as supplemented by that certain First Supplemental Trust Indenture dated as of March 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number; 3
- (B) Name of Payee; Poulos & Bennett
- (C) Amount Payable; \$1,086.25
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 19-151(15) - Bond Issuance/Miscellaneous Services for March 2021
- (E) Account from which disbursement to be made: 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District;
- 2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Capital Improvement Program;

4. each disbursement represents a Cost of the Assessment Area One Capital Improvement Program which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

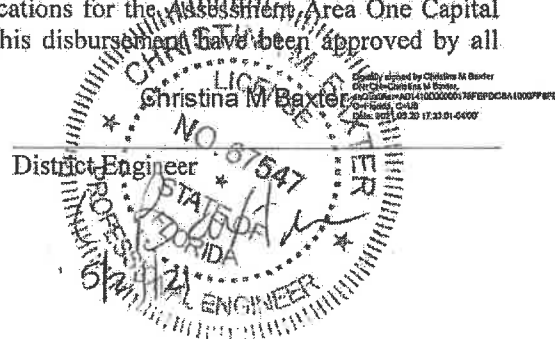
Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT

By: Chris Olt  
Responsible Officer

Date: 6-4-21

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Assessment Area One Capital Improvement Program and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Assessment Area One Capital Improvement Program improvements being acquired from the proceeds of the 2021 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Assessment Area One Capital Improvement Program improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Assessment Area One Capital Improvement Program improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Assessment Area One Capital Improvement Program improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.



C-2

# 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(15)  
Date 04/30/2021

Project 19-151 GRANDE PINES CDD

Professional services for the period ending: March 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	1,485.00	1,537.50	0.00		52.50
.03 2020 BOND ISSUANCE	0.00	0.00	4,608.75	5,642.50	0.00		1,033.75
Total	15,000.00		21,081.25	22,167.50			1,086.25

## Hourly Tasks:

### .02 Miscellaneous Services

	Hours	Rate	Billed Amount
Practice Team Leader	0.25	210.00	52.50

### .03 2020 Bond Issuance

	Hours	Rate	Billed Amount
Practice Team Leader	0.50	210.00	105.00
Project Coordinator	0.25	85.00	21.25
Staff Engineer	8.25	110.00	907.50
Phase subtotal			1,033.75

## GMS-CF

### .02 Miscellaneous Services - Board meeting preparation

Invoice total **1,086.25**

### .03 2020 Bond Issuance - Bond emails and correspondence, Review engineering report per team comments

## 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		

Grande Pines CDD

Net 30 days

Invoice date 04/30/2021

Page 1 of 2

# POULOS & BENNETT

## Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(14)	03/19/2021	2,783.75		2,783.75			
	Total	4,818.75	0.00	2,783.75	1,785.00	250.00	0.00

**EXHIBIT B**

**FORM OF REQUISITION 2021 ACQUISITION AND CONSTRUCTION ACCOUNT**

Grande Pines Community Development District  
Orange County, Florida

U.S. Bank National Association, as Trustee  
Orlando, Florida

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2021  
(ASSESSMENT AREA ONE)

The undersigned, a Responsible Officer of the Grande Pines Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of March 1, 2021, as supplemented by that certain First Supplemental Trust Indenture dated as of March 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number; 4
- (B) Name of Payee; Poulos & Bennett
- (C) Amount Payable; \$250.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 19-151(12) - Bond Issuance/Miscellaneous Services for December 2020
- (E) Account from which disbursement to be made: 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Capital Improvement Program;

4. each disbursement represents a Cost of the Assessment Area One Capital Improvement Program which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.


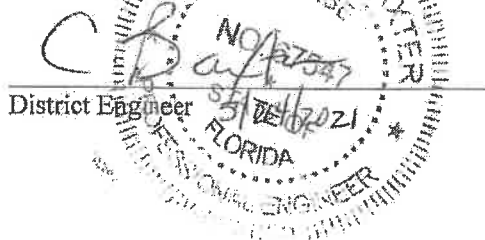
Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT

By:   
Responsible Officer

Date: 6-4-21

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Assessment Area One Capital Improvement Program and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Assessment Area One Capital Improvement Program improvements being acquired from the proceeds of the 2021 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Assessment Area One Capital Improvement Program improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Assessment Area One Capital Improvement Program improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of Construction of such improvements; and (v) the plans and specifications for the Assessment Area One Capital Improvement Program improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

  
District Engineer  


# POULOS & BENNETT

Poulos & Bennett, LLC  
2802 E. Livingston St.  
Orlando, FL 32803  
407-487-2584

RECEIVED

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	
19-151(12)	01/22/2021	250.00	250.00		50.00		
Total		450.00	250.00	0.00	50.00	150.00	0.00

001 - 30. 3130. 31100  
Miscellaneous  
JRU 12/31/20

Grande Pines CDD

Net 30 days

Invoice date 01/22/2021

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## SECTION VII

## SECTION C

# SECTION 1

***Grande Pines***  
***Community Development District***

***Unaudited Financial Reporting***  
***May 31, 2021***

**GMS**

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1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Debt Service Fund - Series 2021</u>
4	<u>Capital Projects Fund - Series 2021</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Report</u>

**Grande Pines**  
Community Development District  
**Combined Balance Sheet**  
May 31, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Total Governmental Funds</i>
<b>Assets:</b>				
Cash	\$ 10,931	\$ -	\$ -	\$ 10,931
<b>Series 2021</b>				
Reserve	\$ -	\$ 382,500	\$ -	\$ 382,500
Revenue	\$ -	\$ 1	\$ -	\$ 1
Interest	\$ -	\$ 124,062	\$ -	\$ 124,062
Construction	\$ -	\$ -	\$ 5,858,393	\$ 5,858,393
COI	\$ -	\$ -	\$ 58,563	\$ 58,563
<b>Total Assets</b>	<b>\$ 10,931</b>	<b>\$ 506,564</b>	<b>\$ 5,916,956</b>	<b>\$ 6,434,451</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 4,819	\$ -	\$ -	\$ 4,819
Fica Payable	\$ 245	\$ -	\$ -	\$ 245
<b>Total Liabilities</b>	<b>\$ 5,064</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,064</b>
<b>Fund Balances:</b>				
Unassigned	\$ 5,867	\$ -	\$ -	\$ 5,867
Assigned for Debt Service	\$ -	\$ 506,564	\$ -	\$ 506,564
Assigned for Capital Projects	\$ -	\$ -	\$ 5,916,956	\$ 5,916,956
<b>Total Fund Balances</b>	<b>\$ 5,867</b>	<b>\$ 506,564</b>	<b>\$ 5,916,956</b>	<b>\$ 6,429,387</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 10,931</b>	<b>\$ 506,564</b>	<b>\$ 5,916,956</b>	<b>\$ 6,434,451</b>

# Grande Pines

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2021

	Adopted Budget	Prorated Budget Thru 05/31/21	Actual Thru 05/31/21	Variance
<b>Revenues:</b>				
Developer Contributions/Assessments	\$ 119,668	\$ 37,918	\$ 37,918	\$ -
<b>Total Revenues</b>	<b>\$ 119,668</b>	<b>\$ 37,918</b>	<b>\$ 37,918</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 2,400	\$ 5,600
FICA Expense	\$ 918	\$ 612	\$ 184	\$ 428
Engineering	\$ 12,000	\$ 2,000	\$ 350	\$ 1,650
Attorney	\$ 25,000	\$ 16,667	\$ 3,837	\$ 12,830
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Dissemination Fees	\$ 3,500	\$ 583	\$ 583	\$ -
Trustee Fees	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 23,333	\$ 23,333	\$ (0)
Information Technology	\$ 1,200	\$ 800	\$ 800	\$ -
Telephone	\$ 300	\$ 200	\$ -	\$ 200
Postage	\$ 1,000	\$ 667	\$ 91	\$ 575
Insurance	\$ 5,500	\$ 5,500	\$ 5,251	\$ 249
Printing & Binding	\$ 1,000	\$ 667	\$ 288	\$ 379
Legal Advertising	\$ 5,000	\$ 3,333	\$ (367)	\$ 3,701
Other Current Charges	\$ 1,000	\$ 667	\$ -	\$ 667
Office Supplies	\$ 625	\$ 417	\$ 63	\$ 353
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 119,668</b>	<b>\$ 63,620</b>	<b>\$ 36,988</b>	<b>\$ 26,632</b>
<b>Total Expenditures</b>	<b>\$ 119,668</b>	<b>\$ 63,620</b>	<b>\$ 36,988</b>	<b>\$ 26,632</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 929</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,938</b>	<b>\$ -</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,867</b>	<b>\$ -</b>

**Grande Pines**  
Community Development District  
**Debt Service Fund Series 2021**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
For The Period Ending May 31, 2021

	Adopted Budget	Prorated Budget Thru 05/31/21	Actual Thru 05/31/21	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 4	\$ 4
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4</b>	<b>\$ 4</b>
<b>Expenditures:</b>				
<b>Series 2021</b>				
Interest - 05/1	\$ -	\$ -	\$ 30,326	\$ (30,326)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,326</b>	<b>\$ (30,326)</b>
<b>Other Sources/(Uses)</b>				
Bond Proceeds	\$ -	\$ -	\$ 536,889	\$ 536,889
Transfer in/Out	\$ -	\$ -	\$ (3)	\$ (3)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 536,886</b>	<b>\$ 536,886</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 506,564</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 506,564</b>	

**Grande Pines**  
Community Development District  
Capital Projects Fund Series 2021  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending May 31, 2021

	Adopted Budget	Prorated Budget Thru 05/31/21	Actual Thru 05/31/21	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 44	\$ 44
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 44</b>	<b>\$ 44</b>
<b>Expenditures:</b>				
Cost Of Issuance	\$ -	\$ -	\$ 306,201	\$ (306,201)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 306,201</b>	<b>\$ (306,201)</b>
<b>Other Financing Sources/(Uses)</b>				
Bond Proceeds	\$ -	\$ -	\$ 6,223,111	\$ 6,223,111
Transfer In/Out	\$ -	\$ -	\$ 3	\$ 3
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,223,114</b>	<b>\$ 6,223,114</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 5,916,956</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 5,916,956</b>	

# Grande Pines Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Developer Contributions/Assessments	\$ 8,923	\$ -	\$ 3,719	\$ 6,641	\$ 4,373	\$ -	\$ 14,261	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,918
<b>Total Revenues</b>	<b>\$ 8,923</b>	<b>\$ -</b>	<b>\$ 3,719</b>	<b>\$ 6,641</b>	<b>\$ 4,373</b>	<b>\$ -</b>	<b>\$ 14,261</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 37,918</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 400	\$ -	\$ 400	\$ -	\$ -	\$ 1,400	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ 2,400
FICA Expense	\$ -	\$ 31	\$ -	\$ 31	\$ -	\$ -	\$ 107	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ 184
Engineering	\$ 100	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350
Attorney	\$ 147	\$ 73	\$ -	\$ 977	\$ 1,171	\$ 1,470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,837
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ 583
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ 23,333
Information Technology	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 800
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 2	\$ 42	\$ 34	\$ 1	\$ 1	\$ 5	\$ -	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ 91
Insurance	\$ 5,251	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,251
Printing & Binding	\$ 3	\$ 2	\$ -	\$ -	\$ 90	\$ 113	\$ 60	\$ 19	\$ -	\$ -	\$ -	\$ -	\$ 288
Legal Advertising	\$ 459	\$ -	\$ -	\$ -	\$ (926)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (367)
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 3	\$ 0	\$ 0	\$ 15	\$ 15	\$ 15	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ 63
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 9,154</b>	<b>\$ 3,567</b>	<b>\$ 3,381</b>	<b>\$ 4,424</b>	<b>\$ 3,467</b>	<b>\$ 4,619</b>	<b>\$ 4,891</b>	<b>\$ 3,565</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 36,988</b>
<b>Total Expenditures</b>													
	\$ 9,154	\$ 3,567	\$ 3,381	\$ 4,424	\$ 3,467	\$ 4,619	\$ 4,891	\$ 3,565	\$ -	\$ -	\$ -	\$ -	\$ 36,988
<b>Excess Revenues (Expenditures)</b>	<b>\$ (231)</b>	<b>\$ (3,567)</b>	<b>\$ 418</b>	<b>\$ 2,217</b>	<b>\$ 906</b>	<b>\$ (4,619)</b>	<b>\$ -9,371</b>	<b>\$ (3,565)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 929</b>

**Grande Pines**  
Community Development District  
Long Term Debt Report

<b>SERIES 2021, SPECIAL ASSESSMENT BONDS</b>		
INTEREST RATES:	2.50%, 3.20%, 3.75%, 4.00%	
MATURITY DATE:	5/1/2051	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$382,500	
RESERVE FUND BALANCE	\$382,500	
BONDS OUTSTANDING - 3/17/21		\$6,760,000
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$6,760,000</b>

## SECTION 2

# Grande Pines

Community Development District

Funding Request #18

April 19, 2021

Payee		General Fund FY2021	
1	GMS-CF, LLC. Inv# 21 - Management Fees- 04/2021	\$	3,383.64
		\$	3,383.64
		\$	3,383.64

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

**Bill To:**

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

Invoice #: 21  
Invoice Date: 4/1/21  
Due Date: 4/1/21  
Case:  
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - April 2021 1-31-5/3-34		2,916.67	2,916.67
Information Technology - April 2021 351		100.00	100.00
Dissemination Agent Services - April 2021 313		291.67	291.67
Office Supplies 51		15.00	15.00
Copies 425		60.30	60.30

RECEIVED

APR 09 2021

**Total** \$3,383.64

**Payments/Credits** \$0.00

**Balance Due** \$3,383.64

# Grande Pines

Community Development District

Funding Request #19

May 20, 2021

Payee		General Fund FY2021	
1	GMS-CF, LLC. Inv# 22 - Management Fees- 05/2021	\$	3,349.27
2	Latham, Luna, Eden & Beadine, LLP Inv# 97768- Attorneys Fees 3/3-3/18/2021	\$	1,469.50
3	Linda Kepfer Inv # 04192021-Supervisor Fee	\$	215.30
4	Michael McQuarrie Inv # 04192021-Supervisor Fee	\$	215.30
5	Charles Cavaretta Inv # 04192021-Supervisor Fee	\$	215.30
Subtotal		\$	5,464.67
Credit from previous FR# 17		\$	(3,149.86)
Total		\$	3,401.06
		\$	<b>2,314.81</b>

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

Invoice #: 22  
Invoice Date: 5/1/21  
Due Date: 5/1/21  
Case:  
P.O. Number:

**Bill To:**

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

1-1

Description	Hours/Qty	Rate	Amount
Management Fees - May 2021		2,916.67	2,916.67
Information Technology - May 2021		100.00	100.00
Dissemination Agent Services - May 2021		291.67	291.67
Office Supplies		15.33	15.33
Postage		6.70	6.70
Copies		18.90	18.90

RECEIVED

MAY 11 2021

**Total** **\$3,349.27**

**Payments/Credits** **\$0.00**

**Balance Due** **\$3,349.27**

# 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

RECEIVED

APR 26 2021

1-2

April 26, 2021

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

## INVOICE

Matter ID: 4168-001  
General

Invoice #: 97768  
Federal ID #: 59-3366512

### For Professional Services Rendered:

03/03/2021	JAC	Work on edits to plat notes (Phase 1 Plat) and send to District Engineer; related emails with District Engineer.	1.20 hr	\$438.00
03/05/2021	KET	Receipt and review of revised Bond Purchase Agreement.	0.20 hr	51.00
03/08/2021	JAC	Work on issues re: easement and replatting with Developer's counsel.	0.60 hr	219.00
03/08/2021	KET	Preparation of Resolution finalizing assessments and email correspondence regarding same.	1.80 hr	459.00
03/09/2021	JAC	Research access easement issues/history; related telephone call with Mike Ryan.	0.20 hr	73.00
03/15/2021	KET	Review of Agenda items and prepared Resolution finalizing assessments for Board consideration.	0.60 hr	153.00
03/18/2021	KET	Receipt and review of recorded documents and circulated same to working group.	0.30 hr	76.50
Total Professional Services:				\$1,469.50

### INVOICE SUMMARY

For Professional Services:	4.90 Hours	\$1,469.50
New Charges this Invoice:		\$1,469.50
Previous Balance as of 03/29/21:		2,220.00
Less Payments/Credits Applied since 03/29/21:		73.00
Outstanding Previous Balance Due:		\$2,147.00
Plus New Charges this Invoice:		1,469.50
Total Due:		\$3,616.50

Billed Through: March 31 2021

**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

**RECEIVED**

APR 26 2021

**District Name:**

Grande Pines CDD

**Board Meeting Date:**

April 19, 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	✓	<del>No (\$0)</del> Yes 200 ✓

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

**Approved for Payment:**

  
\_\_\_\_\_  
**District Manager Signature**

4/19/21  
**Date**

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

## SECTION 3

Orange County, FL

## District List Report

[illegible]

## SECTION 4

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

The Board of Supervisors of the *Grande Pines Community Development District* will hold their regularly scheduled public meetings for Fiscal Year 2022 at 10:00 am at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida 32801, on the third Monday of each month as follows:

October 18, 2021  
November 15, 2021  
December 20, 2021  
January 17, 2022  
February 21, 2022  
March 21, 2022  
April 18, 2022  
May 16, 2022  
June 20, 2022  
July 18, 2022  
August 15, 2022  
September 19, 2022

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the meeting agenda may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801. The meetings may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating. There may be occasions when one or more Supervisors will participate by telephone. Please note that due to the ongoing nature of the COVID-19 public health emergency, it may be necessary to hold the above referenced meetings utilizing communications media technology in order to protect the health and safety of the public or held at an alternative physical location other than the location indicated above. To that end, anyone wishing to participate in such meetings should contact the District Manager's Office prior to each meeting to confirm the applicable meeting access and/or location information. Additionally, interested parties may refer to the District's website for the latest information: [www.grandepinescdd.com](http://www.grandepinescdd.com).

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

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

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