

*Grande Pines
Community Development District*

Agenda

September 20, 2021

AGENDA

Grande Pines

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

September 13, 2021

**Board of Supervisors
Grande Pines
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Grande Pines Community Development District** will be held **Monday, September 20, 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. Organizational Matters
 - A. Acceptance of Resignations of Michael McQuarrie and Michael Finocchio
 - B. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2022
 - C. Administration of Oath of Office to Newly Appointed Supervisor
 - D. Consideration of Resolution 2021-09 Electing Assistant Secretaries
4. Approval of Minutes of the July 19, 2021 Meeting
5. Consideration of Fiscal Year 2021/2022 Budget Funding Agreement
6. Consideration of Resolution 2021-10 Approving Phase 1 Plat
7. Consideration of Resolution 2021-11 Approving Phase 2 Plat
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of FY21 Funding Request #20-21
9. Other Business
10. Supervisors Requests
11. 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 organizational matters. Section A is acceptance of resignations of Michael McQuarrie and Michael Finocchio. A copy of the resignation is enclosed for your review. Section B is appointment of individual to fulfill the Board vacancy with a term ending November 2022. Section C is administration of oath of office to newly appointed supervisor. Section D is consideration of resolution 2021-09 electing assistant secretaries. A copy of the resolution is enclosed for your review.

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

The fifth order of business is consideration of Fiscal Year 2021/2022 budget funding agreement. A copy of the agreement is enclosed for your review.

The sixth order of business is Consideration of Resolution 2021-10 Approving Phase 1 Plat. A copy of the resolution is enclosed for your review.

The seventh order of business is Consideration of Resolution 2021-11 Approving Phase 2 Plat. A copy of the resolution is enclosed for your review.

The eighth order of business is staff reports. Section 1 of the District Manager's Report includes the balance sheet and income statement for your review. Section 2 is ratification of funding requests. A copy of the funding request is enclosed for your review.

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

Sincerely,

George S. Flint
District Manager

CC: Darrin Mossing, GMS


Enclosures

SECTION III

SECTION A

**Resignation of Director and/or Officer
Grande Pines Community Development District
("District")**

The undersigned hereby resigns, effective **August 13, 2021**, his/her position as a (i) member of the Board of Directors of the District and (ii) officer of the District. The position will be filled at a later date.



Michael McQuarrie

Resignation of Director and/or Officer Grande Pines Community Development District ("District")

The undersigned hereby resigns, effective **August 20, 2021**, his/her position as a (i) member of the Board of Directors of the District and (ii) officer of the District. The position will be filled at a later date.

A handwritten signature in black ink, appearing to read 'Michael Finocchio', with a large circular flourish at the end.

8/18/2021

Michael Finocchio

SECTION D

RESOLUTION 2021-09

**A RESOLUTION OF THE GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT ELECTING

AND _____
AS ASSISTANT SECRETARIES OF THE BOARD OF
SUPERVISORS**

WHEREAS, the Board of Supervisors of the Grande Pines Community District desires to elect _____ and _____ as Assistant Secretaries.

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

1. _____ is elected Assistant Secretary of the Board of Supervisors.
2. _____ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 20th day of September, 2021.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

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, July 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
Linda Kepfer
Michael McQuarrie

Chairman
Vice Chairperson
Assistant Secretary

Also present were:

George Flint
Kristen Trucco
Christy Baxter *by phone*

District Manager, GMS
District Counsel
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 April 19, 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 April 19, 2021 Meeting, were approved.
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FOURTH ORDER OF BUSINESS**Public Hearing****A. Consideration of Resolution 2021-07 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations**

Mr. Flint: We will open the public hearing and note that there are no members of the public here to provide comment or testimony. The first item is Resolution 2021-07 adopting a Fiscal Year 2022 budget. The Board previously approved a proposed budget and set today as the date, place, and time for your public hearing for its final adoption. After the resolution is the proposed budget which is substantially the same as what you had seen previously. It contemplates that the budget would be funded through a Developer Funding Agreement, and the developer would only be responsible for the actual costs incurred. The budget that is included is pretty much a build-out budget but understanding that the full amount of these expenses will not be incurred. The developer would only be responsible for the actual expenses at this point. The administrative budget is basically flat, and then we've included the O&M budget for things such as the gate operations, landscape maintenance, and those sorts of expenses. Any questions on the resolution or exhibit?

Mr. Cavaretta: Just a question on the proposed budget for Fiscal Year 2022 in the field expenses. Does that assume a full year of expenses for each one of those line items?

Mr. Flint: Yes, this is basically a build-out budget at this point, but because the developer is funding it you are only going to be responsible for the actual costs. So when we go into Fiscal Year 2023 and we have a better idea of what will be online, we can adjust this budget downward if necessary. Right now we've just included the build-out amounts, and then whatever is incurred would be funded. Any other questions or comments?

Mr. Cavaretta: One other question; how many hours were assumed on the gate attendance?

Mr. Flint: This is 24/7. I don't know if that will be different if you're going to have the gate arms up in the day and only be staffed at night or whatever. But this assumes that you will have someone there 24 hours a day. If there's nothing else, is there a motion to approve?

On MOTION by Mr. Cavaretta, seconded by Ms. McQuarrie, with all in favor, Resolution 2021-07 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations, was approved.
--

Mr. Flint: The next resolution isn't necessary since we are not going to be imposing assessments because we will be operating through a developer funding agreement. We will bring the funding agreement back for consideration at next month's meeting.

FIFTH ORDER OF BUSINESS**Review and Acceptance of Fiscal Year
2020 Audit Report – ADDED**

Mr. Flint: As a government entity, we are required to have an annual independent audit. You went through the RFQ process and picked Grau & Associates as the independent auditor. The letter to management, which is the last 2 pages of the audit, would have any findings or recommendations reflected here. As you can see there are no current year findings, and because this is the first-year audit, there is no prior year findings. They found that we complied with the provisions of the Auditor General that they are required to review, so it is a clean audit with no findings or recommendations. This audit is required to be filed with the state by June 30th, so we did file it before that and we are asking the Board to ratify the actions in doing that and accept the audit. Any questions? If not, is there a motion to accept and ratify?

On MOTION by Mr. Cavaretta, seconded by Ms. Kepfer, with all in favor, Acceptance of Fiscal Year 2020 Audit Report, was ratified.

SIXTH ORDER OF BUSINESS**Ratification of Series 2021 Requisitions #1-4**

Mr. Flint: Requisition #1 was to the District engineer in the amount of \$2,783, Requisition #2 was to the District engineer for \$1,785, #3 was for the District engineer for \$1,086, and #4 was to the District engineer for \$250. These have been transmitted to the trustee and they were signed by the engineer and Chairman. Is there a motion to ratify?

On MOTION by Mr. Cavaretta, seconded by Ms. Kepfer, with all in favor Series 2021 Requisitions #1-4, was ratified.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Trucco: We have no legal updates, which is good news. I will quickly review the revised Phase 2 plat and get that ratified.

B. Engineer

Mr. Flint: Christy, anything from the engineer?

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

C. District Manager's Report**i. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financials through May 31st. There are no actions required, if you have questions we can discuss those. We do have a significant amount of money in the construction and acquisition account, so I'm not sure where you are as far as eligible improvements to be acquired at this point. You do have the bond funds there, \$6.2 million.

Mr. Cavaretta: I'll provide a quick update. Phase 1 improvements are nearing substantial completion, roadways are mostly paved, utilities are complete, electrical installation will be beginning here shortly. Phase 2 utilities are wrapping up and they will be starting roadway work within the next 30 to 45 days.

Mr. Flint: And you've got \$5,858,000 million in there. Just let is know are we will help work with the engineer and counsel to put that requisition together to get those funds.

ii. Ratification of FY21 Funding Request #18 – 19

Mr. Flint: Request #18 was for District management services, and #19 was for District management, counsel, and Board pay. We will apply some credit from the previous funding request. Is there a motion to ratify?

On MOTION by Mr. Cavaretta, seconded by Ms. Kepfer, with all in favor, the Fiscal Year 2021 Funding Requests #18 - #19, were ratified.

iii. Presentation of Number of Registered Voters – 0

Mr. Flint: Each year we are required to announce the number of registered voters within the district as of April 15th, and as you can see there are currently zero, so there is no action on that.

iv. Approval of Fiscal Year 2022 Meeting Schedule

Mr. Flint: Each year the Board is required to designate an annual meeting schedule and we've prepared one in your agenda based on meeting the third Monday of each month at 10:00 a.m. in this location. You can change the date and time if that doesn't work for you, or you can keep the current schedule.

On MOTION by Mr. Cavaretta, seconded by Ms. Kepfer, with all in favor, the Fiscal Year 2022 Meeting Schedule, was approved.

EIGHTH 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,

NINTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

Grande Pines Community Development District
Fiscal Year 2022 Funding Agreement

This Agreement is made and entered into this **20th day of September, 2021** by and between:

Grande Pines Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Flagler County, Florida (hereinafter "District"), and

Park Square Enterprises, LLC, the primary landowner and developer in the District (hereinafter "Developer").

Recitals

WHEREAS, the District was established by Ordinance No. 2019-17 of the Orange County Florida Board of County Commissioners, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including roads, surface water management systems, water and waste water systems, offsite improvements, landscaping, irrigation and other infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2022, which year commences on October 1, 2021, and concludes on September 30, 2022; and

WHEREAS, the budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during the Fiscal Year 2022 as described in **Exhibit A**; and

WHEREAS, the Developer desires to provide such funds as are necessary to allow the District to proceed with its operations for Fiscal Year 2022 as described in **Exhibit A**, and as may be amended from time to time by the District.

NOW, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** (as finalized and amended from time to time), within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.
2. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
3. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
4. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
5. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.
6. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
7. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and

conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. The Agreement shall take effect as of August 16, 2021.

In witness whereof, the parties execute this agreement the day and year first written above.

Attest:
Development District

Grande Pines Community

Secretary/Assistant Secretary

Chairman/Vice Chairman

Witnesses:

Park Square Enterprises, LLC

By:_____

[Print Name]

By:_____

Its:_____

[Print Name]

Exhibit A: Fiscal Year 2022 Budget

SECTION VI

RESOLUTION 2021-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DEDICATIONS CONTAINED IN THE PROPOSED GRANDE PINES PHASE 1 PLAT; APPROVAL OF PRIOR ACTIONS; DELEGATING AUTHORITY TO THE CHAIRMAN AND VICE CHAIRMAN TO APPROVE AND EXECUTE SUCH DOCUMENTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Grande Pines Community Development District (“the District”) is a local unit of special-purpose government established in accordance with the Uniform Community Development Act of 1980, Chapter 190, *Florida Statutes*, as amended; and

WHEREAS, the District has been created for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services for the benefit of the owners of lands within the District; and

WHEREAS, Park Square Grande Pines, LLC, a Delaware limited liability company, the landowner and developer of certain lands located within the District, is currently submitting a plat to the Orange County entitled Grande Pines Phase 1 Plat (a replat of portions of golf course Parcels 3, 11 and Lake 4 of the Plat of Orangewood Neighborhood 2 as recorded in Plat Book 17, Pages 81 through 87 of the Public Records of Orange County, Florida and lying in Section 13, Township 24 South, Range 28 East, Orange County, Florida); and

WHEREAS, Orange County has requested, and the District desires to provide, a declaration of the District’s intention to accept for ownership and maintenance certain tracts or easements dedicated to the District within the boundaries of the Grande Pines Phase 1 Plat, subject to the District’s procedure for acceptance of real property and improvements; and

WHEREAS, the District additionally desires to approve a Letter of Consent to dedications in the Grande Pines Phase 1 Plat, if necessary and so required by the County, approve the dedications contained in the Grande Pines Phase 1 Plat, delegate authority to the District Staff, and approve all prior actions taken by the Board of Supervisors of the District and District staff regarding the Grande Pines Phase 1 Plat.

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

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. APPROVAL OF THE DEDICATIONS CONTAINED IN THE PROPOSED GRANDE PINES PHASE 1 PLAT. The District hereby approves the dedications

contained in the Grande Pines Phase 1 Plat, subject to compliance with the District's procedure for acceptance of such dedications and improvements.

SECTION 3. APPROVAL OF A LETTER OF CONSENT TO DEDICATIONS IN PROPOSED GRANDE PINES PHASE 1 PLAT. To the extent necessary or otherwise required by Orange County, the District hereby approves District Staff to draft, revise, finalize and transmit a Letter of Consent to Dedications in the Grande Pines Phase 1 Plat evidencing the District's approval of the Grande Pines Phase 1 Plat.

SECTION 4. AUTHORIZATION OF STAFF. District Staff, including, but not limited to, District Counsel, the District Engineer and District Manager, are hereby authorized to execute any and all documents necessary to effectuate this Resolution, and to perform all other actions necessary to carry out the intent of this Resolution, as contemplated herein, including the recording of the Plat.

SECTION 5. APPROVAL OF PRIOR ACTIONS. All actions taken to date by members of the District Board of Supervisors and staff of the District in furtherance of the District's approval of the Letter of Consent to dedications in the Grande Pines Phase 1 Plat and in furtherance of the District's approval of the dedications contained in the Grande Pines Phase 1 Plat, as contemplated herein, are hereby approved, confirmed and ratified.

SECTION 6. DELEGATION TO CHAIRMAN AND VICE CHAIRMAN FOR APPROVAL AND EXECUTION OF DOCUMENTS AND RATIFICATION OF PRIOR ACTIONS. The District hereby delegates authority (and ratifies all prior actions) to the Chairman and Vice-Chairman to review and execute, once reviewed by District Staff, Grande Pines Phase 1 Plat and a Letter of Consent, if required, by the District, including the conveyance documents attached as **Exhibit "B."**

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

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Grande Pines Community Development District.

PASSED AND ADOPTED this 20th day of September, 2021.

[SIGNATURES BELOW]

**SIGNATURE PAGE TO RESOLUTION 2021-10
GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

**GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By:_____

Its:_____

EXHIBIT “A”

GRANDE PINES PHASE 1 PLAT

[SEE ATTACHED]

SECTION VII

RESOLUTION 2021-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DEDICATIONS CONTAINED IN THE PROPOSED GRANDE PINES PHASE 2 PLAT; APPROVAL OF PRIOR ACTIONS; DELEGATING AUTHORITY TO THE CHAIRMAN AND VICE CHAIRMAN TO APPROVE AND EXECUTE SUCH DOCUMENTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Grande Pines Community Development District (“the District”) is a local unit of special-purpose government established in accordance with the Uniform Community Development Act of 1980, Chapter 190, *Florida Statutes*, as amended; and

WHEREAS, the District has been created for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services for the benefit of the owners of lands within the District; and

WHEREAS, Park Square Grande Pines, LLC, a Delaware limited liability company, the landowner and developer of certain lands located within the District, is currently submitting a plat to the Orange County entitled Grande Pines Phase 2 Plat (a replat of portions of golf course Parcels 1, 3, 11 and a portion of Lake 9 of the Plat of Orangewood Neighborhood 2 as recorded in Plat Book 17, Pages 81 through 87 of the Public Records of Orange County, Florida and lying in Section 13, Township 24 South, Range 28 East, Orange County, Florida); and

WHEREAS, Orange County has requested, and the District desires to provide, a declaration of the District’s intention to accept for ownership and maintenance certain tracts or easements dedicated to the District within the boundaries of the Grande Pines Phase 2 Plat, subject to the District’s procedure for acceptance of real property and improvements; and

WHEREAS, the District additionally desires to approve a Letter of Consent to dedications in the Grande Pines Phase 2 Plat, if necessary and so required by the County, approve the dedications contained in the Grande Pines Phase 2 Plat, delegate authority to the District Staff, and approve all prior actions taken by the Board of Supervisors of the District and District staff regarding the Grande Pines Phase 2 Plat.

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

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. APPROVAL OF THE DEDICATIONS CONTAINED IN THE PROPOSED GRANDE PINES PHASE 2 PLAT. The District hereby approves the dedications

contained in the Grande Pines Phase 2 Plat, subject to compliance with the District's procedure for acceptance of such dedications and improvements.

SECTION 3. APPROVAL OF A LETTER OF CONSENT TO DEDICATIONS IN PROPOSED GRANDE PINES PHASE 2 PLAT. To the extent necessary or otherwise required by Orange County, the District hereby approves District Staff to draft, revise, finalize and transmit a Letter of Consent to Dedications in the Grande Pines Phase 2 Plat evidencing the District's approval of the Grande Pines Phase 2 Plat.

SECTION 4. AUTHORIZATION OF STAFF. District Staff, including, but not limited to, District Counsel, the District Engineer and District Manager, are hereby authorized to execute any and all documents necessary to effectuate this Resolution, and to perform all other actions necessary to carry out the intent of this Resolution, as contemplated herein, including the recording of the Plat.

SECTION 5. APPROVAL OF PRIOR ACTIONS. All actions taken to date by members of the District Board of Supervisors and staff of the District in furtherance of the District's approval of the Letter of Consent to dedications in the Grande Pines Phase 2 Plat and in furtherance of the District's approval of the dedications contained in the Grande Pines Phase 2 Plat, as contemplated herein, are hereby approved, confirmed and ratified.

SECTION 6. DELEGATION TO CHAIRMAN AND VICE CHAIRMAN FOR APPROVAL AND EXECUTION OF DOCUMENTS AND RATIFICATION OF PRIOR ACTIONS. The District hereby delegates authority (and ratifies all prior actions) to the Chairman and Vice-Chairman to review and execute, once reviewed by District Staff, Grande Pines Phase 2 Plat and a Letter of Consent, if required, by the District, including the conveyance documents attached as **Exhibit "B."**

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

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Grande Pines Community Development District.

PASSED AND ADOPTED this 20th day of September, 2021.

[SIGNATURES BELOW]

**SIGNATURE PAGE TO RESOLUTION 2021-11
GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

**GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By:_____

Its:_____

EXHIBIT “A”

GRANDE PINES PHASE 2 PLAT

[SEE ATTACHED]

SECTION VIII

SECTION C

SECTION 1

Grande Pines
Community Development District

Unaudited Financial Reporting
August 31, 2021



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Total Governmental Funds</i>
Assets:				
Cash	\$ 5,851	\$ -	\$ -	\$ 5,851
Due From Developer	\$ 7,045	\$ -	\$ -	\$ 7,045
<u>Series 2021</u>				
Reserve	\$ -	\$ 382,500	\$ -	\$ 382,500
Revenue	\$ -	\$ 3	\$ -	\$ 3
Interest	\$ -	\$ 124,062	\$ -	\$ 124,062
Construction	\$ -	\$ -	\$ 5,865,518	\$ 5,865,518
Total Assets	\$ 12,896	\$ 506,566	\$ 5,865,518	\$ 6,384,979
Liabilities:				
Accounts Payable	\$ 9,508	\$ -	\$ -	\$ 9,508
Total Liabilities	\$ 9,508	\$ -	\$ -	\$ 9,508
Fund Balances:				
Unassigned	\$ 3,387	\$ -	\$ -	\$ 3,387
Assigned for Debt Service	\$ -	\$ 506,566	\$ -	\$ 506,566
Assigned for Capital Projects	\$ -	\$ -	\$ 5,865,518	\$ 5,865,518
Total Fund Balances	\$ 3,387	\$ 506,566	\$ 5,865,518	\$ 6,375,471
Total Liabilities & Fund Equity	\$ 12,896	\$ 506,566	\$ 5,865,518	\$ 6,384,979

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
Revenues:				
Developer Contributions/Assessments	\$ 119,668	\$ 55,755	\$ 55,755	\$ -
Total Revenues	\$ 119,668	\$ 55,755	\$ 55,755	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 3,600	\$ 7,400
FICA Expense	\$ 918	\$ 842	\$ 275	\$ 566
Engineering	\$ 12,000	\$ 11,000	\$ 439	\$ 10,561
Attorney	\$ 25,000	\$ 22,917	\$ 5,662	\$ 17,254
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Annual Audit	\$ 5,000	\$ 2,300	\$ 2,300	\$ -
Dissemination Fees	\$ 3,500	\$ 3,208	\$ 1,458	\$ 1,750
Trustee Fees	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 32,083	\$ 32,083	\$ (0)
Information Technology	\$ 1,200	\$ 1,100	\$ 1,100	\$ -
Telephone	\$ 300	\$ 275	\$ -	\$ 275
Postage	\$ 1,000	\$ 917	\$ 103	\$ 814
Insurance	\$ 5,500	\$ 5,500	\$ 5,251	\$ 249
Printing & Binding	\$ 1,000	\$ 917	\$ 322	\$ 594
Legal Advertising	\$ 5,000	\$ 4,583	\$ 4,307	\$ 276
Other Current Charges	\$ 1,000	\$ 917	\$ 24	\$ 893
Office Supplies	\$ 625	\$ 573	\$ 205	\$ 368
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Expenditures	\$ 119,668	\$ 98,306	\$ 57,306	\$ 41,001
Excess Revenues (Expenditures)	\$ -	\$ -	\$ (1,550)	
Fund Balance - Beginning	\$ -	\$ -	\$ 4,938	
Fund Balance - Ending	\$ -	\$ -	\$ 3,387	

Grande Pines

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2021

	Adopted Budget	Prorated Budget Thru 08/31/21	Actual Thru 08/31/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 12	\$ 12
Total Revenues	\$ -	\$ -	\$ 12	\$ 12
Expenditures:				
<u>Series 2021</u>				
Interest - 05/1	\$ -	\$ -	\$ 30,326	\$ (30,326)
Total Expenditures	\$ -	\$ -	\$ 30,326	\$ (30,326)
Other Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 536,889	\$ 536,889
Transfer in/Out	\$ -	\$ -	\$ (9)	\$ (9)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 536,880	\$ 536,880
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 506,566	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 506,566	

Grande Pines

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2021

	Adopted Budget	Prorated Budget Thru 08/31/21	Actual Thru 08/31/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 133	\$ 133
Total Revenues	\$ -	\$ -	\$ 133	\$ 133
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 6,533	\$ (6,533)
Cost Of Issuance	\$ -	\$ -	\$ 351,201	\$ (351,201)
Total Expenditures	\$ -	\$ -	\$ 357,735	\$ (357,735)
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 6,223,111	\$ 6,223,111
Transfer In/Out	\$ -	\$ -	\$ 9	\$ 9
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,223,120	\$ 6,223,120
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 5,865,518	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 5,865,518	

Grande Pines
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions/Assessments	\$ 8,923	\$ -	\$ 3,719	\$ 6,641	\$ 4,373	\$ -	\$ 14,261	\$ -	\$ 2,315	\$ -	\$ 15,523	\$ -	\$ 55,755
Total Revenues	\$ 8,923	\$ -	\$ 3,719	\$ 6,641	\$ 4,373	\$ -	\$ 14,261	\$ -	\$ 2,315	\$ -	\$ 15,523	\$ -	\$ 55,755
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 400	\$ -	\$ 400	\$ -	\$ -	\$ 1,400	\$ 200	\$ -	\$ 600	\$ 600	\$ -	\$ 3,600
FICA Expense	\$ -	\$ 31	\$ -	\$ 31	\$ -	\$ -	\$ 107	\$ 15	\$ -	\$ 46	\$ 46	\$ -	\$ 275
Engineering	\$ 100	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (38)	\$ 126	\$ -	\$ -	\$ 439
Attorney	\$ 147	\$ 73	\$ -	\$ 977	\$ 1,171	\$ 1,470	\$ -	\$ 695	\$ 606	\$ 525	\$ -	\$ -	\$ 5,662
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,300	\$ -	\$ -	\$ -	\$ 2,300
Dissemination Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ -	\$ 1,458
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ 32,083
Information Technology	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ 1,100
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 2	\$ 42	\$ 34	\$ 1	\$ 1	\$ 5	\$ -	\$ 7	\$ 6	\$ -	\$ 6	\$ -	\$ 103
Insurance	\$ 5,251	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,251
Printing & Binding	\$ 3	\$ 2	\$ -	\$ -	\$ 90	\$ 113	\$ 60	\$ 19	\$ -	\$ -	\$ 35	\$ -	\$ 322
Legal Advertising	\$ 459	\$ -	\$ -	\$ -	\$ (826)	\$ -	\$ -	\$ -	\$ 2,337	\$ 2,337	\$ -	\$ -	\$ 4,307
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8	\$ 8	\$ 8	\$ -	\$ 24
Office Supplies	\$ 0	\$ 3	\$ 0	\$ 0	\$ 15	\$ 15	\$ 15	\$ 15	\$ 0	\$ 126	\$ 15	\$ -	\$ 205
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Expenditures	\$ 9,154	\$ 3,567	\$ 3,301	\$ 4,424	\$ 3,467	\$ 4,619	\$ 4,891	\$ 4,260	\$ 8,528	\$ 7,077	\$ 4,018	\$ -	\$ 57,306
Excess Revenues (Expenditures)	\$ (231)	\$ (3,567)	\$ 418	\$ 2,217	\$ 906	\$ (4,619)	\$ 9,371	\$ (4,260)	\$ (6,213)	\$ (7,077)	\$ 11,505	\$ -	\$ (1,550)

Grande Pines
Community Development District
Long Term Debt Report

SERIES 2021, SPECIAL ASSESSMENT BONDS	
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
CURRENT BONDS OUTSTANDING	\$6,760,000

SECTION 2

**Grande Pines
Community Development District**

**Funding Request #20
July 21, 2021**

Payee		General Fund FY2021	
1	Grau and Associates		
	Invoice # 21153 - Audit FYE 9/30/20	\$	1,000.00
	Invoice # 21362 - Audit FYE 9/30/21	\$	1,300.00
2	GMS-CF, LLC.		
	Inv# 23 - Management Fees- 06/2021	\$	3,314.28
	Inv# 24 - Management Fees- 07/2021	\$	3,308.34
3	Latham, Luna, Eden & Beadine, LLP		
	Inv# 98053 - Attorneys Fees thru 5/30/21	\$	694.95
4	Linda keper	\$	215.30
	Supervisor fees		
5	Michael McQuarrie	\$	215.30
	Supervisor fees		
6	Charles Cavaretta	\$	215.30
	Supervisor fees		
	Subtotal	\$	10,263.47
	Credit from previous FR# 17	\$	(1,785.00)
Total		\$	8,478.47

Please make check payable to:

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

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 21153
Date 06/01/2021

SERVICE	AMOUNT
Audit FYE 09/30/2020	\$ <u>1,000.00</u>
Current Amount Due	\$ <u><u>1,000.00</u></u>

8

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
1,000.00	0.00	0.00	0.00	0.00	1,000.00

Payment due upon receipt.

Grau & Associates

951 Yamato Road, Suite 280
Boca Raton, FL 33431
561-994-9299

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

Statement Date 07/01/2021
Client No. 732

Invoice	Date	Description	Charge	Credit	Balance
Opening Balance As Of 07/01/2021					
21153	06/01/2021	Prior Invoice	1,000.00		1,000.00
Current Activity Through 07/01/2021					
21362	07/01/2021	Invoice	1,300.00		2,300.00
Current Balance				\$	2,300.00

1-8

1-8

31-513-322

RECEIVED

JUL 6 2021

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,300.00	1,000.00	0.00	0.00	0.00	\$ 2,300.00



GMS CF AP <invoices@gmscfl.com>

Fwd: Grande Pines Community Development District - Grau Statement As Of 07/01/2021

1 message

Indhira Araujo <iaraujo@gmscfl.com>
To: GMS CF AP <invoices@gmscfl.com>

Fri, Jul 2, 2021 at 2:19 PM

Ok to pay

Begin forwarded message:

From: Elizabeth Strong <EStrong@graucpa.com>
Subject: Grande Pines Community Development District - Grau Statement As Of 07/01/2021
Date: July 2, 2021 at 12:56:37 PM EDT
To: iaraujo <iaraujo@gmscfl.com>

Greetings,

Please see the attached PDF for Grande Pines Community Development District.

Should you have any questions or require additional information, please do not hesitate to contact me at the number below, Ext. 110.

Thank you.

Elizabeth Strong
Office Manager
Grau & Associates
951 Yamato Road
Suite 280
Boca Raton, FL 33431
Phone (561) 994-9299
Fax (561) 994-5823
EStrong@graucpa.com

 Statement_07012021.PDF
89K

1001 Bradford Way
Kingston, TN 37763

hold

P.O. Number:

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

JUN 14 2021

Balance Due	\$3,314.28
--------------------	-------------------

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 24**Invoice Date:** 7/1/21**Due Date:** 7/1/21**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - July 2021	31-513-34	2,916.67	2,916.67
Information Technology - July 2021	31-513-351	100.00	100.00
Dissemination Agent Services - July 2021	313	291.67	291.67

Total \$3,308.34**Payments/Credits** \$0.00**Balance Due** \$3,308.34

LATHAM, LUNA, EDEN & BEAUDINE, LLP

ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801

1-2

31-513-315

RECEIVED

JUN 18 2021

June 21, 2021

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

INVOICE

Matter ID: 4168-001
General

Invoice #: 98053
Federal ID #: 59-3366512

For Professional Services Rendered:

04/19/2021	KET	Attended Board of Supervisors meeting. Email correspondence regarding follow-up items from Board of Supervisors meeting.	0.80 hr	\$204.00
05/07/2021	KET	Email correspondence from the District's Management company and developer regarding meeting cancellation.	0.20 hr	51.00
05/27/2021	JAC	Review draft Plat of Grande Pines Phase 2 and sent comments to District Engineer; drafted Resolution for ratification of execution of Phase 2 Plat; telephone call with District Engineer regarding Phase I plat.	0.90 hr	328.50
05/28/2021	JAC	Completed Resolution for Phase II Plat.	0.30 hr	109.50
			Total Professional Services:	\$693.00

For Disbursements Incurred:

05/31/2021	Print Expense			\$1.95
			Total Disbursements Incurred:	\$1.95

INVOICE SUMMARY

For Professional Services:	2.20 Hours	\$693.00
For Disbursements Incurred:		1.95
New Charges this Invoice:		\$694.95
Previous Balance as of 04/26/21:		3,616.50
Less Payments/Credits Applied since 04/26/21:		2,147.00
Outstanding Previous Balance Due:		\$1,469.50
Plus New Charges this Invoice:		694.95
Total Due:		\$2,164.45

Billed Through: May 31, 2021

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:

Grande Pines CDD

Board Meeting Date:

July 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	✓	Yes (\$200)

\$ 215.30 *THREE*

\$ 215.30

\$ 215.30

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

Approved for Payment:


District Manager Signature

7/19/21
Date

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

**Grande Pines
Community Development District**

**Funding Request #21
August 27, 2021**

Payee		General Fund FY2021	
1	GMS-CF, LLC.		
	Inv# 25 - Management Fees - 08/2021	\$	3,363.80
2	Latham, Luna, Eden & Beadine, LLP		
	Inv# 98727 - Attorney Fees Thru 06/2021	\$	605.96
	Inv# 98999 - Attorney Fees Thru 07/2021	\$	525.00
3	Orlando Sentinel		
	Inv# 039878294000 - Budget Hearing 07/05/2021	\$	2,337.30
4	Poulos & Bennett		
	Inv# 19-151(18) - General Engineer - 06/2021	\$	212.50
Total		\$	7,044.56

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 #:** 25**Invoice Date:** 8/1/21**Due Date:** 8/1/21**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2021	31-513-54	2,916.67	2,916.67
Information Technology - August 2021	351	100.00	100.00
Dissemination Agent Services - August 2021	313	291.67	291.67
Office Supplies	51	15.06	15.06
Postage	42	5.75	5.75
Copies	425	34.65	34.65
<div>RECEIVED AUG 13 2021</div>			
Total			\$3,363.80
Payments/Credits			\$0.00
Balance Due			\$3,363.80

LATHAM, LUNA, EDEN & BEAUDINE, LLP

ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801

RECEIVED

JUL 28 2021

July 22, 2021

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

2

31-513-315

June 21 - legal svcs

INVOICE

Matter ID: 4168-001
General

Invoice #: 98727
Federal ID #: 59-3366512

For Professional Services Rendered:

06/01/2021	JAC	Emails re: plat review and status.	0.20 hr	\$73.00
06/02/2021	JAC	Completed and sent email to District Engineer with comments re: Phase I and II plats with ownership and maintenance responsibilities delineated.	0.40 hr	146.00
06/04/2021	JAC	Completed Resolution for Phase 1 Plat.	0.40 hr	146.00
06/08/2021	JAC	Finalized audit response letter to CPA for FY 20-21.	0.30 hr	109.50
06/11/2021	KET	Email correspondence regarding approval of Phase 2 Plat.	0.30 hr	76.50
06/15/2021	KET	Email correspondence regarding the Phase 2 plat and Resolution approving same.	0.20 hr	51.00
Total Professional Services:				\$602.00

For Disbursements Incurred:

06/30/2021	Print Expense	\$3.45
06/30/2021	Postage Expense	0.51
Total Disbursements Incurred:		\$3.96

INVOICE SUMMARY

For Professional Services:	1.80 Hours	\$602.00
For Disbursements Incurred:		3.96
New Charges this Invoice:		<u>\$605.96</u>

Outstanding Previous Balance Due:	\$2,164.45
Plus New Charges this Invoice:	605.96
Total Due:	<u>\$2,770.41</u>

Billed Through: June 30, 2021

LATHAM, LUNA, EDEN & BEAUDINE, LLP

ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801

RECEIVED

AUG 19 2021

August 18, 2021

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

Z
31-513-315

July 21 - legal SVCS

INVOICE

Matter ID: 4168-001
General

Invoice #: 98999
Federal ID #: 59-3366512

For Professional Services Rendered:

07/09/2021	JAC	Telephone call from counsel to Developer re: easement and legal issues.	0.20 hr	\$73.00
07/12/2021	JAC	Received and reviewed amendment to easement from Developer's counsel; sent minor edits.	0.40 hr	146.00
07/12/2021	KET	Review of email correspondence from the District's Management company regarding the upcoming Board of Supervisors' meeting and Agenda for same.	0.20 hr	51.00
07/14/2021	KET	Email correspondence regarding Requisition requests.	0.20 hr	51.00
07/19/2021	KET	Attended Board of Supervisors' meeting. Preparation of summary of Board of Supervisors' meeting for record keeping purposes.	0.80 hr	204.00
Total Professional Services:				\$525.00

INVOICE SUMMARY

For Professional Services:	1.80 Hours	\$525.00
New Charges this Invoice:		\$525.00
Previous Balance as of 07/22/21:		2,770.41
Less Payments/Credits Applied since 07/22/21:		1,469.50
Outstanding Previous Balance Due:		\$1,300.91
Plus New Charges this Invoice:		525.00
Total Due:		\$1,825.91

Billed Through: July 31, 2021



adbilling@tribpub.com
844-348-2435

All past due amounts are payable immediately

BY:

0A006A0570A006A05703039A7A294 00233730 004L74L0 9

Orlando Sentinel

633 North Orange Avenue
MP 130
Orlando, FL 32801

Account Name: Grande Pines CDD

Account Number: CU80068057

Attn: _____

To Whom It May Concern:

This is to confirm that the advertisement for Grande Pines CDD published in *The Orlando Sentinel* on the following dates.

Publication Date: Jun 28, 2021; Jul 05, 2021;

Ad Caption: HEARING TO CONSIDER 2021/2022 Budget

Section: Legals

Size: 1/3 (4 x 10.5)

Order ID: 6982961

Cost: \$4,674.60

Should you need further information, please feel free to contact me.

Sincerely,



Charlie Welenc
Account Representative Assistant
The Orlando Sentinel
/mdu

State of Illinois
County of Cook

The foregoing instrument was acknowledged before me this
26 day of August, 2021, by Charlie Welenc,
who is personally known to me.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Grande Pines Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE:	July 19, 2021
TIME:	10:00 a.m.
LOCATION:	Offices of GMS-CF, LLC 219 East Livingston Street Orlando, Florida 32801

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2021/2022; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Sections 170.07, 190.022, and 197.3632, *Florida Statutes*, a description of the amount of O&M Assessments to be assessed, the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Property Type	Area	Assessment	Proposed Annual O&M Assessment	Proposed Annual O&M Assessment
Townhouse	55	.75	\$1,084 per unit	\$1,084 per unit
Single Family 50'	99	1	\$1,445 per unit	\$1,445 per unit
Single Family 70'	28	1.4	\$2,023 per unit	\$2,023 per unit
Undeveloped Property	42.58 acres	N/A	\$1,525.32 per acre	\$6,370.81 per acre

*At buildout, the District is anticipated to contain 385 Single Family.

** Includes collection costs and early payment discounts - numbers are annual amounts.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, or other costs that Orange County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2021. **It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title.** The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

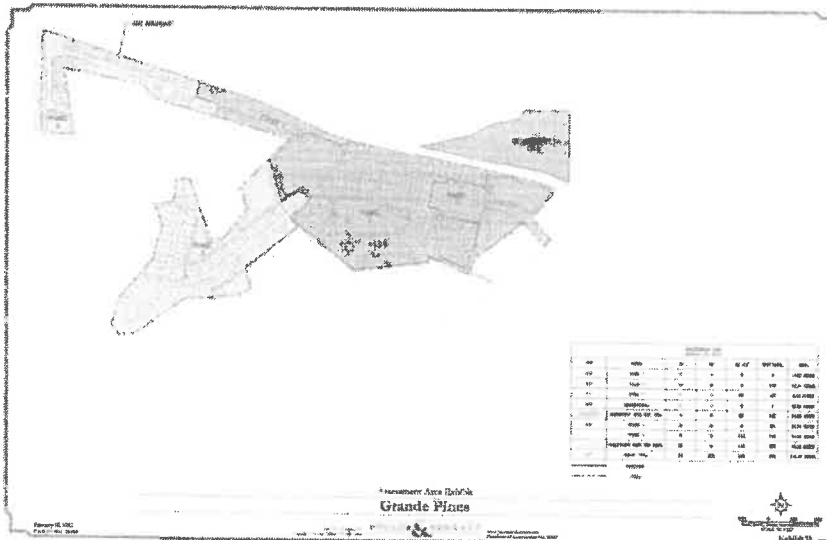
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 219 East Livingston Street, Orlando, Florida 32801, Ph: 407-841-5524 ("District Manager's Office"), during normal business hours, or at the District's webpage at <https://grandepinescdd.com/>. Any of the public hearings and/or the meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 Flint
District Manager



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(18)
Date 07/30/2021

Project 19-151 GRANDE PINES CDD

Professional services for the period ending: June 30, 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	1,780.00	1,992.50	0.00		212.50
.03 2020 BOND ISSUANCE	0.00	0.00	6,027.50	6,027.50	0.00		0.00
.99 REIMBURSABLE EXPENSES	0.00	0.00	0.80	0.80	0.00		0.00
Total	15,000.00		22,795.80	23,008.30			212.50

Hourly Tasks:

.02 Miscellaneous Services

	Hours	Rate	Billed Amount
Practice Team Leader	0.75	210.00	157.50
Staff Engineer	0.50	110.00	55.00
Phase subtotal			212.50

GMS-CF

.02 Miscellaneous Services - Annual Engineering inspection report letter.

Invoice total 212.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(16)	05/24/2021	437.50			437.50		
19-151(17)	06/24/2021	190.80		190.80			
Total		628.30	0.00	190.80	437.50	0.00	0.00