Grande Pines
Community Development District

Agenda

January 17, 2022

AGENDA

Grande Pines
Community Development District

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

January 10, 2022

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, January 17, 2022 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 September 20, 2021 Meeting
4. Ratification of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2021
5. Ratification of Addendum to the Amended and Restated Agreement Regarding the Acquisition of Certain Work Product and Infrastructure
6. Staff Reports
    - A. Attorney
        - i. Memo on Stormwater Management Needs Analysis
    - B. Engineer
    - C. District Manager's Report
        - i. Balance Sheet and Income Statement
        - ii. Ratification of FY21 Funding Requests #21 – 26
7. Other Business
8. Supervisors Requests
9. Adjournment

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

The third order of business is the approval of the minutes of the September 20, 2021 meeting. A copy of the minutes are enclosed for your review.

The fourth order of business is ratification of agreement with Grau & Associates to provide auditing services for Fiscal Year 2021. A copy of the agreement is enclosed for your review.

The fifth order of business is the consideration of the addendum to the amended and restated agreement by and between the Grande Pines Community Development District and the Developer regarding the acquisition of certain work product and infrastructure. A copy of the agreement is enclosed for your review.

The sixth order of business is staff reports. Section 1 of the Attorney's Report is the presentation of the memo for Stormwater Management Needs Analysis. A copy of the memo is enclosed for your review. 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. Copies of the funding requests are 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, September 20, 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
Jennifer McLendon	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Kristen Trucco	District Counsel
Daniel Arnette	Nominated as Assistant Secretary

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 have no members of the public here to provide comment.

THIRD ORDER OF BUSNESS **Organizational Matters**

A. Acceptance of Resignation of Michael McQuarrie and Michael Finocchio

Mr. Flint: We have had two resignations since the last meeting. The first one is from Michael McQuarrie.

> On MOTION by Mr. Cavaretta, seconded by Ms. Kepfer, with all in favor, the Resignation of Mr. McQuarrie, was accepted.

Mr. Flint: Mr. Finocchio has also provided his resignation. Is there a motion to accept his?

On MOTION by Mr. Cavaretta, seconded by Ms. Kepfer, with all in favor, the Resignation of Mr. Finocchio, was accepted.

B. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2022

Mr. Flint: Both of these vacated seats have terms expiring in November 2022. We will go ahead and take Mr. McQuarrie's seat. Are there any other nominations at this time to fill that vacancy?

Mr. Cavaretta: I would like to nominate Daniel Arnette to fill that vacancy.

On MOTION by Mr. Cavaretta, seconded by Ms. Kepfer, with all in favor, the Appointment of Daniel Arnette to Fulfill the Board Vacancy with a Term Ending November 2022, was approved.

Ms. Trucco: Daniel, I am not sure if you have ever served on a CDD Board of Supervisors before?

Mr. Arnette: One time, yes.

Ms. Trucco: Okay, so you probably know that under Florida law you are considered a locally elected government official for purposes of the Sunshine Law and also some financial disclosure requirements as well. Our office has a welcome packet for new Board members and I will get your email after the meeting today and we will send you a welcome packet. If you have any questions, you can reach out to our firm and George is very knowledgeable as well.

Mr. Flint: We need to go ahead and administer the Oath of Office. We will have one prepared that you can sign, but we can do it verbally at this point. As a citizen of the state of Florida and the United States of America, and as an officer of the Grand Pines CDD, and a recipient of public funds as such officer, do you hereby solemnly swear and affirm you will support the constitution of the United States and the State of Florida?

Mr. Arnette: I do.

Mr. Flint: I will provide you with an oath you can sign, but for the time being Mr. Arnette is sworn in. The first form after the information form, there is the financial disclosure form. It is called the Form 1 statement of financial interest. That is a form required by the state of Florida to be filed annually. The first time it has to be filed within 30 days of you taking office. It gets filed

with the Supervisor of Elections in the county that you live in. It is important that you file within the 30 days and they now accept it via email. You just want to make sure you get a confirmation email back that it has been filed. Every year on June 1, they will mail you a revised form that is due by July 1. When you leave the Board, you will fill out Form 1F, which we have provided to you, but you don't need to do anything with it now. As a Board member, you are entitled to compensation of $200 a meeting under Chapter 190. The other Board members have chosen to accept compensation. You can accept or reject. If you chose to accept compensation, there is a W4 and I9 form in there, payroll forms, and those come to my office and we process the $200 payment after each Board meeting. The main things are the Form 1 within the 30 days with the Supervisor of Elections, and then the two payroll forms. If you have been on a Board before, you are familiar with the Sunshine Law and public records and how that applies to you. We have another vacancy also created by Mr. Finocchio's resignation. Are there any nominations at this time to fill that vacancy?

Mr. Cavaretta: I would like to nominate Amanda Whitney.

> On MOTION by Mr. Cavaretta, seconded by Ms. Kepfer, with all in favor, the Appointment of Amanda Whitney to Fulfill the Board Vacancy with a Term Ending November 2022, was approved.

C. Administration of Oath of Office to Newly Appointed Supervisor

Mr. Flint: Ms. Whitney is not present. Sometime between now and the next Board meeting we can swear her in. we will send her an email with the information.

D. Consideration of Resolution 2021-09 Electing Assistant Secretaries

Mr. Flint: We have a resolution for electing both Mr. Arnette and Ms. Whitney as Assistant Secretaries. You could choose to designate them as other officers if you choose to, or if you would like to make them Assistant Secretaries like the predecessors then you can adopt this resolution.

> On MOTION by Ms. McLendon, seconded by Ms. Kepfer, with all in favor, Resolution 2021-09 Electing Assistant Secretaries, was approved.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the July 19, 2021 Meeting**

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

> On MOTION by Mr. Cavaretta, seconded by Ms. Kepfer, with all in favor, the Minutes of the July 19, 2021 Meeting, were approved.

FIFTH ORDER OF BUSNESS **Consideration of Fiscal Year 2021/2022 Budget Funding Agreement**

Mr. Flint: At your last meeting, you adopted the budget for Fiscal Year 2022 and based that budget on a funding agreement in lieu of imposing assessments. This is the funding agreement that goes with the budget you adopted. This provides the funding source for your budget. It is the same form of agreement that you approved for the last Fiscal Year 2021. Are there any questions on the funding agreement?

> On MOTION by Mr. Cavaretta, seconded by Ms. Kepfer, with all in favor, Fiscal Year 2021/2022 Budget Funding Agreement, was approved.

SIXTH ORDER OF BUSNESS **Consideration of Resolution 2021-10 Approving Phase 1 Plat**

**This item was discussed with the Seventh Order of Business*.

SEVENTH ORDER OF BUSNESS **Consideration of Resolution 2021-10 Approving Phase 2 Plat**

Mr. Flint: There are two resolutions. The first one approves the Phase 1 plat. The second one approves the Phase 2 plat. Kristen?

Ms. Trucco: This is a requirement for Orange County approval of the development for Phase 1 and Phase 2 that the Board pass a resolution approving the dedications in those plats to the District. District counsel and the District Engineer have reviewed the dedications and find them to be consistent with the bond documents and also the Engineer's Report for the District. We have signed off on the plats. I think the District Engineer is still in the process of reviewing and seeking

the county's approval. Today, we are looking for Board approval of the dedications in Phase 1 plat and Phase 2 plat for the developer. If you have any questions, I can try to answer them now.

> On MOTION by Mr. Cavaretta, seconded by Ms. Kepfer, with all in favor, Resolution 2021-10 Approving Phase 1 Plat, and Resolution 2021-11 Approving Phase 2 Plat, were approved.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Flint: Anything else, Kristen?

Ms. Trucco: No, that is it. I do not have anything new. Thank you.

B. Engineer

Mr. Flint: There is no engineer's report.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through August 31st. There is no action required, if you have questions, we can discuss those. Are there any questions on the financials?

ii. Ratification of FY21 Funding Request #20-21

Mr. Flint: These were transmitted to the developer under the funding agreement for Fiscal Year 2021. We are asking the Board to ratify those funding requests.

> On MOTION by Mr. Cavaretta, seconded by Ms. Kepfer, with all in favor, the Fiscal Year 2021 Funding Requests #20 - #21, were ratified.

NINTH ORDER OF BUSINESS Other Business

Mr. Flint: That was all of the business that we had. Was there anything else that the Board wanted to discuss that was not on the agenda? Hearing none,

TENTH ORDER OF BUSINESS Supervisors Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS **Adjournment**

Mr. Flint adjourned the meeting.

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
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September 22, 2021

Board of Supervisors
Grande Pines Community Development District
c/o GMS - CFL, LLC
219 E. Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Grande Pines Community Development District, Orange County, Florida ("the District") for the fiscal year ended September 30, 2021. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Grande Pines Community Development District as of and for the fiscal year ended September 30, 2021. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2021 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis.

2) Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards

and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These non-audit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you

are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. 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 will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed $4,900 for the September 30, 2021 audit. The fee for each annual renewal will be agreed upon separately.

This agreement provides for a contract period of one year. This agreement may be renewed for three additional one-year terms subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately. If the District agrees to subsequent renewals, the fees for fiscal year 2022, 2023 and 2024 will not exceed $5,000, $5,100 and $5,200, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without cause, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Grande Pines Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Grande Pines Community Development District.

By: _____

Title: Secretary

Date: 12/9/21

FICPA
Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs

AICPA
Peer Review Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,
FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 571202

SECTION V

ADDENDUM TO THE AMENDED AND RESTATED AGREEMENT BY AND BETWEEN THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE

THIS ADDENDUM TO THE AMENDED AND RESTATED AGREEMENT BY AND BETWEEN THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE (the "Addendum") is made and entered into as of January ____, 2022, by and between **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (the "District"), **PARK SQUARE GRANDE PINES, LLC**, a Florida limited company (the "Master Developer"), and **PARK SQUARE ENTERPRISES, LLC**, a Delaware limited company ("Park Square," and collectively with the Master Developer, the "Developer").

WHEREAS, the District and the Developer are parties to that certain Agreement by and Between the Grande Pines Community Development District and the Developer, Regarding the Acquisition of Certain Work Product and Infrastructure, dated as of November 18, 2019, as amended by that certain Amended and Restated Agreement by and Between the Grande Pines Community Development District and the Developer, Regarding the Acquisition of Certain Work Product and Infrastructure, dated March 1, 2021 (collectively, the "Acquisition Agreement");

NOW THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. That the foregoing recitals are true, correct and are hereby incorporated by reference as terms.

2. That the terms of the Acquisition Agreement are in full force and effect.

3. That any real property tracts and/or improvements dedicated to the District by a plat for ownership and maintenance shall be owned and maintained by the Developer until conveyed to the District by separate instrument pursuant to the Acquisition Agreement.

4. That except as specifically modified and/or amended herein, all provisions of the Acquisition Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Addendum to be executed on their behalf by duly authorized representatives as of the date first set forth above.

[Signatures on following page.]

COUNTERPART SIGNATURE PAGE TO THE ADDENDUM TO THE AMENDED AND RESTATED AGREEMENT BY AND BETWEEN THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE

IN WITNESS WHEREOF, the parties hereto have caused this Addendum to be signed, sealed and attested on their behalf by duly authorized representatives, all as of the date first set forth above.

WITNESS:

By: _____
Print: _____

By:_____
Print: _____

DEVELOPER:

PARK SQUARE GRANDE PINES, LLC,
a Florida limited liability company

By: _____
Print: Vishaal Gupta_____
Title: Manager_____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ of January, 2022 by Vishaal Gupta, as Manager of **PARK SQUARE GRANDE PINES, LLC**, a Florida limited liability company, on behalf of the company, who is [ ] personally known to me or [ ] has produced a valid driver's license as identification.

_____
Notary Public; State of Florida
Print Name:_____
My Commission Expires:_____
My Commission No.:_____

COUNTERPART SIGNATURE PAGE TO THE ADDENDUM TO THE AMENDED AND RESTATED AGREEMENT BY AND BETWEEN THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE

IN WITNESS WHEREOF, the parties hereto have caused this Addendum to be signed, sealed and attested on their behalf by duly authorized representatives, all as of the date first set forth above.

WITNESSES:

Signed, sealed and delivered in the presence of:

_____
Print Name: _____

_____
Print Name: _____

PARK SQUARE:

PARK SQUARE ENTERPRISES, LLC, a Delaware limited liability company

By: _____
Print: Vishaal Gupta
Title: Manager

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ____ day of January, 2022 by Vishaal Gupta, as Manager of **PARK SQUARE ENTERPRISES, LLC**, a Delaware limited liability company, on behalf of the company, who is [ ] personally known to me or [ ] has produced a valid driver's license as identification.

_____
Notary Public; State of Florida
Print Name:_____
My Commission Expires:_____
My Commission No.:_____

COUNTERPART SIGNATURE PAGE TO THE ADDENDUM TO THE AMENDED AND RESTATED AGREEMENT BY AND BETWEEN THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE

IN WITNESS WHEREOF, the parties hereto have caused this Addendum to be signed, sealed and attested on their behalf by duly authorized representatives, all as of the date first set forth above.

ATTEST:

DISTRICT:

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT

By: _____
George S. Flint
Secretary

By: _____
Print: Charles Cavaretta_____
Chairperson, Board of Supervisors

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this _____ day of January, 2022, by Charles Cavaretta, as Chairperson of the Board of Supervisors, of the **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida, and was attested to by George S. Flint, as Secretary of the **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**, both for and on behalf of the District. Said persons are [ ] personally known to me, or [ ] have produced a valid driver's license as identification.

_____
Notary Public; State of Florida
Print Name:_____
My Commission Expires:_____
My Commission No.:_____

SECTION VI

SECTION A

SECTION 1

LATHAM, LUNA,
EDEN & BEAUDINE, LLP
Celebrating 25 Years
ATTORNEYS AT LAW

MEMORANDUM

To: District Manager, District Engineer

From: District Counsel – Jan A. Carpenter, Esq.
Kristen E. Trucco, Esq.

Date: October 2021

Subject: New Statutory Requirement
Wastewater Services and Stormwater Management Needs Analysis
(Chapter 2021-194, Laws of Florida/HB53)

A new law went into effect on July 1, 2021, which impacts most community development districts (and other governments) in the state. The law is the result of the legislature's determination that there is a need for long-term planning for the state's wastewater and stormwater systems. The law requires governments that either own or operate stormwater management systems and/or wastewater systems to create a 20-year "needs analysis" of such system(s). The requirements relating to wastewater systems are found in Section 4 of Chapter 2021-194, Laws of Florida, which creates a new statutory Section 403.9301, *Florida Statutes*, and the requirements relating to stormwater management programs and systems are found in Section 5 of Chapter 2021-194, Laws of Florida, which creates a new statutory Section 403.9302, *Florida Statutes* (the law is attached for reference).

A brief summary of the new law and its requirements is set forth below. Please feel free to contact us with any questions.

Summary of the Law

The new law establishes a requirement that each special district prepare a rather detailed 20-year needs analysis, for its wastewater and stormwater systems. The Office of Economic and Demographic Research ("OEDR") is expected to promulgate additional details about the requirements of the needs analysis. A basic template for the report has been provided by OEDR, but instructions for completing the template are not yet available.

For wastewater services, the needs analysis for a special district must include:

a) A detailed description of the facilities used to provide wastewater services.

b) The number of current and projected connections and residents served calculated in 5-year increments.

c) The current and projected service area for wastewater services.

d) The current and projected cost of providing wastewater services calculated in 5-year increments.

e) The estimated remaining useful life of each facility or its major components.

f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

For stormwater management programs and stormwater management systems, the needs analysis must include:

a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.

b) The number of current and projected residents served calculated in 5-year increments.

c) The current and projected service area for the stormwater management program or stormwater management system.

d) The current and projected cost of providing services calculated in 5-year increments.

e) The estimated remaining useful life of each facility or its major components.

f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

Timing for Reports

For both wastewater and stormwater systems, the first needs analysis must be developed by **June 30, 2022**, with a new or updated analysis due every five (5) years thereafter. The needs analysis, along with

the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the wastewater service area or stormwater system is located. The county then compiles all the reports and submits a compiled document to the OEDR by July 31, 2022.

Recommendation

The District Engineer and District Manager should review the new statutes and the OEDR Stormwater Template (and the accompanying Stormwater Template Overview) to evaluate the data that will need to be collected about the system(s).

By the next CDD meeting (or no later than a January meeting), the District Engineer should submit a proposal to the Board of Supervisors for creating the needs analysis report. The District Manager may also need to submit a cost proposal to assist the District Engineer with the required financing and budgeting data. The District Engineer should alert the Board of Supervisors if outside consulting work will be necessary. The deadline for the District's submission is only 8 months away, so this process needs to be started fairly quickly. The District Engineer and District Manager may have questions for the Board along the way due to funding and replacement reserve issues. There is no allowance for late reporting, so it is important not to miss the June 30, 2022 filing deadline.

CHAPTER 2021-194

Committee Substitute for Committee Substitute for Committee Substitute for House Bill No. 53

An act relating to public works; amending s. 255.0991, F.S.; revising a prohibition relating to any solicitation for construction services paid for with state appropriated funds; amending s. 255.0992, F.S.; revising the definition of the term "public works project"; prohibiting the state or any political subdivision that contracts for a public works project from taking specified action against certain persons that are engaged in a public works project or have submitted a bid for such a project; providing applicability; amending s. 403.928, F.S.; requiring the Office of Economic and Demographic Research to include an analysis of certain expenditures in its annual assessment; creating s. 403.9301, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide wastewater services to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; creating s. 403.9302, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide stormwater management to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; providing a determination and declaration of important state interest; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (2) of section 255.0991, Florida Statutes, is amended to read:

255.0991 Contracts for construction services; prohibited local government preferences.—

(2) For <u>any</u> ~~a~~ competitive solicitation for construction services <u>paid for with any</u> ~~in which 50 percent or more of the cost will be paid from~~ state-appropriated funds ~~which have been appropriated at the time of the competitive solicitation~~, a state college, county, municipality, school district, or other political subdivision of the state may not use a local ordinance or regulation <u>to prevent a certified, licensed, or registered contractor,</u>

subcontractor, or material supplier or carrier, from participating in the bidding process ~~that provides a preference~~ based upon:

(a) ~~The contractor's~~ Maintaining an office or place of business within a particular local jurisdiction;

(b) ~~The contractor's~~ Hiring employees or subcontractors from within a particular local jurisdiction; or

(c) ~~The contractor's~~ Prior payment of local taxes, assessments, or duties within a particular local jurisdiction.

Section 2. Paragraph (b) of subsection (1) and subsections (2) and (3) of section 255.0992, Florida Statutes, are amended to read:

255.0992 Public works projects; prohibited governmental actions.—

(1) As used in this section, the term:

(b) "Public works project" means an activity exceeding $1 million in value that is ~~of which 50 percent or more of the cost will be~~ paid for with any ~~from~~ state-appropriated funds ~~that were appropriated at the time of the competitive solicitation~~ and which consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof that is owned in whole or in part by any political subdivision.

(2)~~(a)~~ Except as required by federal or state law, the state or any political subdivision that contracts for a public works project may not take the following actions:

(a) Prevent a certified, licensed, or registered contractor, subcontractor, or material supplier or carrier, from participating in the bidding process based on the geographic location of the company headquarters or offices of the contractor, subcontractor, or material supplier or carrier submitting a bid on a public works project or the residences of employees of such contractor, subcontractor, or material supplier or carrier.

(b) Require that a contractor, subcontractor, or material supplier or carrier engaged in a public works ~~such~~ project:

1. Pay employees a predetermined amount of wages or prescribe any wage rate;

2. Provide employees a specified type, amount, or rate of employee benefits;

3. Control, limit, or expand staffing; or

4. Recruit, train, or hire employees from a designated, restricted, or single source.

(c)~~(b)~~ ~~The state or any political subdivision that contracts for a public works project may not~~ Prohibit any contractor, subcontractor, or material supplier or carrier able to perform such work that ~~who~~ is qualified, licensed, or certified as required by state or local law to perform such work from receiving information about public works opportunities or from submitting a bid on the public works project. This paragraph does not apply to vendors listed under ss. 287.133 and 287.134.

(3) This section does not apply to the following:

(a) Contracts executed under chapter 337.

(b) A use authorized by s. 212.055(1) which is approved by a majority vote of the electorate of the county or by a charter amendment approved by a majority vote of the electorate of the county.

Section 3. Paragraph (e) is added to subsection (1) of section 403.928, Florida Statutes, to read:

403.928 Assessment of water resources and conservation lands.—The Office of Economic and Demographic Research shall conduct an annual assessment of Florida's water resources and conservation lands.

(1) WATER RESOURCES.—The assessment must include all of the following:

(e) Beginning with the assessment due January 1, 2022, an analysis of the expenditures necessary to repair, replace, and expand water-related infrastructure. As part of this analysis, the office shall periodically survey public and private utilities.

Section 4. Section 403.9301, Florida Statutes, is created to read:

403.9301 Wastewater services projections.—

(1) The Legislature intends for each county, municipality, or special district providing wastewater services to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) "Domestic wastewater" has the same meaning as provided in s. 367.021.

(b) "Facility" means any equipment, structure, or other property, including sewerage systems and treatment works, used to provide wastewater services.

(c) "Treatment works" has the same meaning as provided in s. 403.031(11).

(d) "Wastewater services" means service to a sewerage system, as defined in s. 403.031(9), or service to domestic wastewater treatment works.

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing wastewater services shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the facilities used to provide wastewater services.

(b) The number of current and projected connections and residents served calculated in 5-year increments.

(c) The current and projected service area for wastewater services.

(d) The current and projected cost of providing wastewater services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its service area is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 5. Section 403.9302, Florida Statutes, is created to read:

403.9302 Stormwater management projections.—

(1) The Legislature intends for each county, municipality, or special district providing a stormwater management program or stormwater management system to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) "Facility" means any equipment, structure, or other property, including conveyance systems, used or useful in connection with providing a stormwater management program or stormwater management system.

(b) "Stormwater management program" has the same meaning as provided in s. 403.031(15).

(c) "Stormwater management system" has the same meaning as provided in s. 403.031(16).

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing a stormwater management program or stormwater management system shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.

(b) The number of current and projected residents served calculated in 5-year increments.

(c) The current and projected service area for the stormwater management program or stormwater management system.

(d) The current and projected cost of providing services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the

methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its stormwater management program or stormwater management system is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 6. The Legislature determines and declares that this act fulfills an important state interest.

Section 7. This act shall take effect July 1, 2021.

Approved by the Governor June 29, 2021.

Filed in Office Secretary of State June 29, 2021.

SECTION C

SECTION 1

Grande Pines

Community Development District

Unaudited Financial Reporting

November 30, 2021

Table Of Contents

Grande Pines

Community Development District

Combined Balance Sheet

November 30, 2021

	General Fund	*Debt Service Fund*	*Capital Project Fund*	*Total Governmental Funds*
Assets:				
Cash	$ 5,285	$ -	$ -	$ 5,285
Due From Developer	$ 4,511	$ -	$ -	$ 4,511
Series 2021				
Reserve	$ -	$ 382,500	$ -	$ 382,500
Revenue	$ -	$ 5	$ -	$ 5
Interest	$ -	$ -	$ -	$ -
Construction	$ -	$ -	$ 5,865,612	$ 5,865,612
Total Assets	**$ 9,796**	**$ 382,505**	**$ 5,865,612**	**$ 6,257,914**
Liabilities:				
Accounts Payable	$ 7,632	$ -	$ -	$ 7,632
Due to Developer	$ -	$ -	$ 15,388	$ 15,388
Total Liabilites	**$ 7,632**	**$ -**	**$ 15,388**	**$ 23,020**
Fund Balances:				
Unassigned	$ 2,164	$ -	$ -	$ 2,164
Assigned for Debt Service	$ -	$ 382,505	$ -	$ 382,505
Assigned for Capital Projects	$ -	$ -	$ 5,850,225	$ 5,850,225
Total Fund Balances	**$ 2,164**	**$ 382,505**	**$ 5,850,225**	**$ 6,234,894**
Total Liabilities & Fund Equity	$ 9,796	$ 382,505	$ 5,865,612	$ 6,257,914

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2021

	Adopted Budget	Prorated Budget Thru 11/30/21	Actual Thru 11/30/21	Variance
Revenues:				
Developer Contributions	$ 498,778	$ 14,946	$ 14,946	$ -
Total Revenues	**$ 498,778**	**$ 14,946**	**$ 14,946**	**$ -**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 2,000	$ 600	$ 1,400
FICA Expense	$ 918	$ 153	$ 46	$ 107
Engineering	$ 12,000	$ 2,000	$ -	$ 2,000
Attorney	$ 25,000	$ 4,167	$ 234	$ 3,933
Arbitrage	$ 450	$ -	$ -	$ -
Annual Audit	$ 5,000	$ -	$ -	$ -
Dissemination Fees	$ 3,500	$ 583	$ 583	$ -
Trustee Fees	$ 5,000	$ -	$ -	$ -
Assessment Administration	$ 5,000	$ 5,000	$ 5,000	$ -
Management Fees	$ 35,000	$ 5,833	$ 5,833	$ (0)
Information Technology	$ 1,000	$ 167	$ 167	$ 0
Website Administration	$ 500	$ 83	$ 83	$ (0)
Telephone	$ 300	$ 50	$ -	$ 50
Postage	$ 700	$ 117	$ 4	$ 113
Insurance	$ 5,776	$ 5,776	$ 5,435	$ 341
Printing & Binding	$ 700	$ 117	$ 4	$ 112
Legal Advertising	$ 5,000	$ 833	$ -	$ 833
Other Current Charges	$ 1,000	$ 167	$ 61	$ 106
Office Supplies	$ 400	$ 67	$ 15	$ 51
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total Administrative	**$119,419**	**$27,287**	**$18,240**	**$9,047**
Field Expenditures				
Field Management	$ 15,000	$ -	$ -	$ 15,000
Gate Attendants	$ 163,171	$ -	$ -	$ 163,171
Gate Repairs	$ 6,000	$ -	$ -	$ 6,000
Gate Internet, Phone, Cable	$ 3,000	$ -	$ -	$ 3,000
Gate Cameras	$ 1,200	$ -	$ -	$ 1,200
Gate Supplies	$ 1,500	$ -	$ -	$ 1,500
Property Insurance	$ 2,465	$ -	$ -	$ 2,465
Electric	$ 6,900	$ -	$ -	$ 6,900
Streetlights	$ 60,648	$ -	$ -	$ 60,648
Water & Sewer	$ 21,740	$ -	$ -	$ 21,740
Landscape Maintenance	$ 69,900	$ -	$ -	$ 69,900
Landscape Contingency	$ 1,000	$ -	$ -	$ 1,000
Irrigation Repairs	$ 3,000	$ -	$ -	$ 3,000
Lake Maintenance	$ 12,035	$ -	$ -	$ 12,035
Pressure Washing	$ 6,000	$ -	$ -	$ 6,000
Sign Maintenance	$ 1,800	$ -	$ -	$ 1,800
Repairs & Maintenance	$ 1,500	$ -	$ -	$ 1,500
Contingency	$ 2,500	$ -	$ -	$ 2,500
Subtotal Field Expenses	**$ 379,359**	**$ -**	**$ -**	**$ 379,359**
Total Expenditures	**$ 498,778**	**$ 27,287**	**$ 18,240**	**$ 388,406**
Excess Revenues (Expenditures)	$ -		$ (3,295)	
Fund Balance - Beginning	$ -		$ 5,459	
Fund Balance - Ending	$ -		$ 2,164	

Grande Pines

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2021

	Adopted Budget	Prorated Budget Thru 11/30/21	Actual Thru 11/30/21	Variance
Revenues				
Assessment - Direct	$ 382,500	$ -	$ -	$ -
Interest	$ -	$ -	$ 5	$ 5
Total Revenues	**$ 382,500**	**$ -**	**$ 5**	**$ 5**
Expenditures:				
Series 2021				
Interest - 05/1	$ 124,063	$ 124,063	$ 124,063	$ -
Principal - 5/1	$ 135,000	$ -	$ -	$ -
Interest - 5/1	$ 124,063	$ -	$ -	$ -
Total Expenditures	**$ 383,126**	**$ 124,063**	**$ 124,063**	**$ -**
Other Sources/(Uses)				
Transfer in/Out	$ -	$ -	$ (4)	$ (4)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ (4)**	**$ (4)**
Excess Revenues (Expenditures)	$ (626)		$ (124,061)	
Fund Balance - Beginning	$ 124,065		$ 506,566	
Fund Balance - Ending	$ 123,440		$ 382,505	

Grande Pines

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2021

	Adopted Budget	Prorated Budget Thru 11/30/21	Actual Thru 11/30/21	Variance
Revenues				
Interest	$ -	$ -	$ 59	$ 59
Total Revenues	**$ -**	**$ -**	**$ 59**	**$ 59**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/Out	$ -	$ -	$ 4	$ 4
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 4**	**$ 4**
Excess Revenues (Expenditures)	$ -		$ 63	
Fund Balance - Beginning	$ -		$ 5,850,162	
Fund Balance - Ending	$ -		$ 5,850,225	

Grande Pines

Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions/Assessments	$ 10,435	$ 4,511	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,946
Total Revenues	**$ 10,435**	**$ 4,511**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 14,946**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 600	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 600
FICA Expense	$ -	$ 46	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 46
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ 234	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 234
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination Fees	$ 292	$ 292	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 583
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000
Management Fees	$ 2,917	$ 2,917	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,833
Information Technology	$ 83	$ 83	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 167
Website Administration	$ 42	$ 42	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 83
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 3	$ 1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4
Insurance	$ 5,435	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,435
Printing & Binding	$ 4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Current Charges	$ 30	$ 30	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 61
Office Supplies	$ 15	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total Expenditures	**$ 14,230**	**$ 4,010**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 18,240**
Excess Revenues (Expenditures)	$ (3,795)	$ 501	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (3,295)

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 #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	31-513-34		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

RECEIVED
AUG 13 2021

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

I N V O I C E

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:		$605.96
Outstanding Previous Balance Due:		$2,164.45
Plus New Charges this Invoice:		605.96
Total Due:		**$2,770.41**

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

I N V O I C E

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

Orlando Sentinel
MEDIA GROUP

PO Box 100608
Atlanta, GA 30384-0608

adbilling@tribpub.com
844-348-2445

INVOICE

Invoice Details

Billed Account Name:	Grande Pines Cdd
Billed Account Number:	CU80068057
Invoice Number:	039878294000
Invoice Amount:	$2,337.30
Billing Period:	07/01/21 - 07/31/21
Due Date:	08/30/21

All past due amounts are payable immediately

Invoice Details

Date	Ironc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
07/05/21	OSC39878294	Display HEARING TO CONSIDER 2021/2022 Budget 6982961				2,337.30

RECEIVED
AUG 27 2021
BY:

Invoice Total: $2,337.30

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
2,337.30	2,337.30	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Orlando Sentinel
MEDIA GROUP

PO Box 100608
Atlanta, GA 30384-0608

Remittance Section

Billed Period:	07/01/21 - 07/31/21
Billed Account Name:	Grande Pines Cdd
Billed Account Number:	CU80068057
Invoice Number:	039878294000

Return Service Requested

7102000372 PRESORT 372 1 MB 0.447 P1C3 <B>

GRANDE PINES CDD

219 E. LIVINGSTON STREET
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification, please contact Customer Care:

Orlando Sentinel
PO Box 100608
Atlanta, GA 30384-0608

0A00LA057DA00LA057D3039A7A29B 00233730 00UL7ULD 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

BRENDAN KOLASA
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
November 23, 2024

_____
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: TIME:	July 19, 2021 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:

[illegible]	[illegible] Acres*	[illegible]	Fiscal Year 2021/2022 Proposed Annual O&M Assessment**	Buildout Budget Proposed Maximum Annual 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.

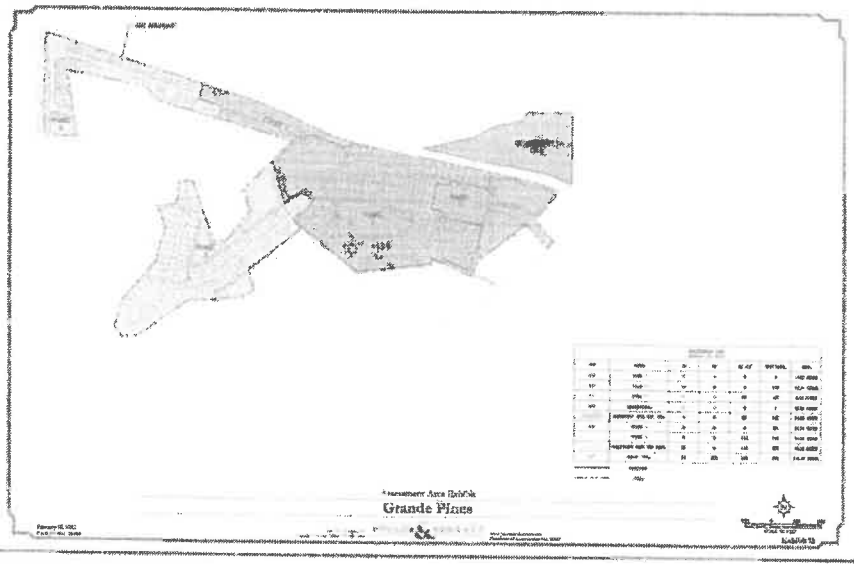
Additional Provisions

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

6
3-513-511
Engineer Svcs 6/21

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:

RECEIVED
AUG 1 2 2021

.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

Grande Pines
Community Development District

Funding Request #22
September 14, 2021

	Payee		General Fund FY2021
1	**GMS-CF, LLC.**		
	Inv# 26 - Management Fees - 09/2021	$	3,308.34
2	**Egis Insurance & Risk Advisors**		
	Inv# 14247 - Policy#100121454 10/1/21-10/1/22	$	5,435.00
3	**Orlando Sentinel**		
	Inv# 038555873000 - Budget Hearing 06/28/2021	$	2,337.30
4	**Poulos & Bennett**		
	Inv# 19-151(19) - Miscellaneous - 07/2021	$	126.25
	Total	**$**	**11,206.89**

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 #: 26
Invoice Date: 9/1/21
Due Date: 9/1/21
Case:
P.O. Number:

RECEIVED

Bill To:

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

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

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

INVOICE

Egis Insurance & Risk Advisors

Customer	Grande Pines Community Development District
Acct #	992
Date	09/10/2021
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	$ 5,435.00
Payment Amount	
Payment for:	Invoice#14247
100121454	

Grande Pines Community Development District
c/o Government Management Services, LLC
219 E Livingston St
Orlando, FL 32801

5

300-155-100

Thank You

Please detach and return with payment

Customer: Grande Pines Community Development District

Invoice	Effective	Transaction	Description	Amount
14247	10/01/2021	Renew policy	Policy #100121454 10/01/2021-10/01/2022 Florida Insurance Alliance POL,EPLI,EBL,Herb & Pest - Renew policy Due Date: 9/10/2021	5,435.00

RECEIVED

Total
$ 5,435.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC
Lockbox 234021 PO Box 84021
Chicago, IL 60689-4002

(321)233-9939
sclimer@egisadvisors.com

Date
09/10/2021

Orlando Sentinel
MEDIA GROUP

PO Box 100608
Atlanta, GA 30384-0608

adbilling@tribpub.com
844-348-2445

Invoice Details

Billed Account Name:	Grande Pines Cdd
Billed Account Number:	CU80068057
Invoice Number:	038555873000
Invoice Amount:	$2,337.30
Billing Period:	06/01/21 - 06/30/21
Due Date:	07/30/21

INVOICE

Paid

Invoice Details

Date	tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
06/28/21	OSC38555873	Display HEARING TO CONSIDER 2021/2022 Budget 6982961				2,337.30

Invoice Total: $2,337.30

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
2,337.30	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Orlando Sentinel
MEDIA GROUP

PO Box 100608
Atlanta, GA 30384-0608

Remittance Section

Billed Period:	06/01/21 - 06/30/21
Billed Account Name:	Grande Pines Cdd
Billed Account Number:	CU80068057
Invoice Number:	038555873000

Return Service Requested

GRANDE PINES CDD
.
219 E. LIVINGSTON STREET
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification, please contact Customer Care:

Orlando Sentinel
PO Box 100608
Atlanta, GA 30384-0608

0800680570800680570303855587 3 00233730 00233730 1

POULOS & BENNETT

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

sent 9/7
update billing address

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

6
31-513-311

Invoice number 19-151(19)
Date 08/31/2021

Project **19-151 GRANDE PINES CDD**

Professional services for the period ending: July 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	1,992.50	2,118.75	0.00		126.25
.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		23,008.30	23,134.55			126.25

Hourly Tasks:

.02 Miscellaneous Services

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SEP 07 2021

	Hours	Rate	Billed Amount
Practice Team Leader	0.50	210.00	105.00
Project Coordinator	0.25	85.00	21.25
Phase subtotal			126.25

GMS-CF

.02 Miscellaneous Services - Sign requisitions, July Board meeting 7/21

Invoice total **126.25**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(18)	07/30/2021	212.50		212.50			
19-151(19)	08/31/2021	126.25	126.25				
	Total	338.75	126.25	212.50	0.00	0.00	0.00

Grande Pines
Community Development District

Funding Request #23
October 5, 2021

	Payee		General Fund
1	**GMS-CF, LLC.**		
	Inv# 27 - Assessment Roll Certification - FY 2022	$	5,000.00
2	**Latham, Luna, Eden & Beadine, LLP**		
	Inv# 99201 - Attorney Fees Thru 08/2021	$	481.50
3	**Jennifer McLendon**		
	Inv # 09202021-Supervisor Fee	$	215.30
4	**Linda Kepfer**		
	Inv # 09202021-Supervisor Fee	$	215.30
5	**Charles Cavaretta**		
	Inv # 09202021-Supervisor Fee	$	215.30
	Total	**$**	**6,127.40**

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 #: 27
Invoice Date: 9/17/21
Due Date: 9/17/21
Case:
P.O. Number:

Bill To:

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

1
300-155-100

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2022		5,000.00	5,000.00

RECEIVED

Total	$5,000.00
Payments/Credits	$0.00
Balance Due	$5,000.00

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
SEP 20 2021

September 16, 2021

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

I N V O I C E

Matter ID: 4168-001
General

2

31-513-315

Invoice #: 99201
Federal ID #: 59-3366512

For Professional Services Rendered: Aug 21 – Legal svcs

08/09/2021	KET	Receipt and review of email correspondence from the District's management company regarding upcoming Board of Supervisors' meeting.	0.20 hr	$51.00
08/10/2021	KET	Review of email correspondence from the District Manager regarding the Phase 1 and Phase 2 plats.	0.20 hr	51.00
08/25/2021	JAC	Review and provide comments to Phase 1 Final Plat; emails with District Engineer.	0.90 hr	328.50
08/30/2021	KET	Review of file regarding status of Public Facilities Report.	0.20 hr	51.00
		Total Professional Services:		$481.50

INVOICE SUMMARY

For Professional Services:	1.50 Hours	$481.50
New Charges this Invoice:		$481.50
Outstanding Previous Balance Due:		$1,825.91
Plus New Charges this Invoice:		481.50
Total Due:		**$2,307.41**

Billed Through: August 31, 2021

FR#23

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Grande Pines CDD

Board Meeting Date: September 20, 2021

	Name	*In Attendance Please √*	*Fee Involved Yes / No*
1	Jennifer McLendon	✓	Yes ($200)
2	Linda Kepfer	✓	Yes ($200)
3	Charles Cavaretta	✓	Yes ($200)
4	Amanda Whitney		Y 200
5	Daniel Arnette		Y 200

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

Approved for Payment:

District Manager Signature

9/20/21
Date

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

Grande Pines
Community Development District

Funding Request #24
November 2, 2021

	Payee	General Fund FY2021	General Fund FY2022
1	**Department of Economic Opportunity**		
	Inv# 85497 - Special District Fee FY22		$ 175.00
2	**GMS-CF, LLC.**		
	Inv# 28 - Management Fees - Oct 21		$ 3,356.05
3	**Latham, Luna, Eden & Beadine, LLP**		
	Inv# 99666 - Attorney Fees - Sep 21	$ 656.00	
4	**Orlando Sentinel**		
	Inv # 042875467000-Legal Advertising-Sep21	$ 323.75	
		$ 979.75	$ 3,531.05
		Total:	**$ 4,510.80**

Please make check payable to:

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

FY 2021/2022 Special District Fee Invoice and Update Form

Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 85497			
Annual Fee: $175.00	**Late Fee: $0.00**	**Received: $0.00**	**Date Invoiced: 10/01/20**
			Total Due, Postmarked by 12/02/2021: $175.

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Grande Pines Community Development District
Ms. Jan A. Carpenter
Latham, Luna, Eden and Beaudine, LLP
~~111 North Magnolia Avenue, Suite 1400~~
Orlando, FL 32801

LATHAM, LUNA,
EDEN & BEAUDINE, LLP
201 S. Orange Ave., Suite 1400
Orlando, FL 32801

RECEIVED

RECEIVED

BY: _____

2. Telephone:	(407) 481-5800
3. Fax:	(407) 481-5801
4. Email:	jcarpenter@lathamluna.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	GrandePinesCDD.com
8. County(ies):	Orange
9. Function(s):	Community Development
10. Boundary Map on File:	12/06/2019
11. Creation Document on File:	12/06/2019
12. Date Established:	10/31/2019
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	Orange County
15. Creation Document(s):	County Ordinance 2019-17
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments
19. Most Recent Update:	10/09/2020

do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: _____ Date 10-8-21

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1.____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.

2.____ This special district is in compliance with the reporting requirements of the Department of Financial Services.

3.____ This special district reported $3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying $3,000 or less in revenues).

Department Use Only: Approved:____ Denied: ____ Reason:_____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

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

Invoice

Invoice #: 28
Invoice Date: 10/1/21
Due Date: 10/1/21
Case:
P.O. Number:

Bill To:

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

Description		Hours/Qty	Rate	Amount
Management Fees - October 2021	31-513-34		2,916.67	2,916.67
Website Administration - October 2021	352		41.67	41.67
Information Technology - October 2021	351		83.33	83.33
Dissemination Agent Services - October 2021	313		291.67	291.67
Office Supplies	510		15.18	15.18
Postage	420		3.18	3.18
Copies	425		4.35	4.35

RECEIVED

Total	$3,356.05
Payments/Credits	$0.00
Balance Due	$3,356.05

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

October 21, 2021

RECEIVED
OCT 25 2021

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

I N V O I C E

Matter ID: 4168-001
General

2
31-513-315

Invoice #: 99666
Federal ID #: 59-3366512

For Professional Services Rendered: Sep 21 - Legal Svcs

09/13/2021	JAC	Emails with District Manager re: meeting agenda and plat review.	0.40 hr	$146.00
09/17/2021	KET	Preparation of Public Facilities Report.	0.40 hr	102.00
09/20/2021	KET	Review of Agenda items in preparation of Board of Supervisors' meeting. Attended Board of Supervisors' meeting and prepared task list.	1.20 hr	306.00
09/28/2021	KET	Completed public facilities report.	0.30 hr	76.50
09/29/2021	KET	Email correspondence to GMS regarding Public Facilities Report submission.	0.10 hr	25.50
		Total Professional Services:		$656.00

INVOICE SUMMARY

For Professional Services:	2.40 Hours	$656.00
New Charges this Invoice:		$656.00
Previous Balance as of 09/16/21:		2,307.41
Less Payments/Credits Applied since 09/16/21:		1,825.91
Outstanding Previous Balance Due:		$481.50
Plus New Charges this Invoice:		656.00
Total Due:		**$1,137.50**

Billed Through: September 30, 2021

Orlando Sentinel
MEDIA GROUP

PO Box 100608
Atlanta, GA 30384-0608

adbilling@tribpub.com
844-348-2445

Paid ✓

Invoice Details

Billed Account Name:	Grande Pines Cdd
Billed Account Number:	CU80068057
Invoice Number:	042875467000
Invoice Amount:	$323.75
Billing Period:	09/01/21 - 09/30/21
Due Date:	10/30/21

INVOICE

4

31-513-48

NOT Dates Meet 9/28/21

Invoice Details

Date	Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
09/28/21	OSC42875467	Classified Listings, Online MEETING DATES GRANDE PINES COMMUNITY 7049857				323.75

RECEIVED

Invoice Total: $323.75

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
323.75	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Orlando Sentinel
MEDIA GROUP

PO Box 100608
Atlanta, GA 30384-0608

Remittance Section

Billed Period:	09/01/21 - 09/30/21
Billed Account Name:	Grande Pines Cdd
Billed Account Number:	CU80068057
Invoice Number:	042875467000

Return Service Requested

3608000406 PRESORT 406 1 MB 0.482 P1C3 <B>

GRANDE PINES CDD
.
219 E. LIVINGSTON STREET
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification, please contact Customer Care:

Orlando Sentinel
PO Box 100608
Atlanta, GA 30384-0608

0800680570800680570304287546 7 00032375 00032375 1

Orlando Sentinel

Published Daily
ORANGE County, Florida

Sold To:
Grande Pines CDD - CU80068057
219 E. Livingston Street
Orlando,FL 32801

Bill To:
Grande Pines CDD - CU80068057
219 E. Livingston Street
Orlando,FL 32801

State Of Illinois
County Of Cook

Before the undersigned authority personally appeared
Jeremy Gates, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, MEETING DATES GRANDE PINES COMMUNITY was published in said newspaper in the issues of Sep 28, 2021.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals

Signature of Affiant

Jeremy Gates
Name of Affiant

Sworn to and subscribed before me on this 29 day of September, 2021,
by above Affiant, who is personally known to me (X) or who has produced identification ( ).

Signature of Notary Public

BRENDAN KOLASA
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
November 23, 2024

Name of Notary, Typed, Printed, or Stamped

7049857

Orlando Sentinel

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.

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

OS7049857 9/28/2021

Grande Pines
Community Development District

Funding Request #25
December 1, 2021

	Payee	General Fund FY2021	General Fund FY2022
1	**GMS-CF, LLC.** Inv# 29 - Management Fees - Nov 21		$ 3,333.87
2	**Poulos & Bennett** Inv# 19-151(20) - Engineer Services - Sep 21	$ 52.50	
3	**Latham, Luna, Eden & Beadine, LLP** Inv# 99959 - Attorney Fees - Oct 21		$ 233.82
		$ 52.50	$ 3,567.69
		Total:	**$ 3,620.19**

Please make check payable to:

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

updated ✓

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

Invoice

Invoice #: 29
Invoice Date: 11/1/21
Due Date: 11/1/21
Case:
P.O. Number:

RECEIVED

Bill To:

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

1

Description		Hours/Qty	Rate	Amount
Management Fees - November 2021	31-513-34		2,916.67	2,916.67
Website Administration - November 2021	352		41.67	41.67
Information Technology - November 2021	351		83.33	83.33
Dissemination Agent Services - November 2021	313		291.67	291.67
Office Supplies	51		0.03	0.03
Postage	42		0.50	0.50

Total	$3,333.87
Payments/Credits	$0.00
Balance Due	$3,333.87

POULOS & BENNETT

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

RECEIVED
NOV 03 2021

Grande Pines CDD
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

6
31-513-311
Engineer Srvc Sep21

Invoice number 19-151(20)
Date 10/27/2021

Project **19-151 GRANDE PINES CDD**

Professional services for the period ending: September 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	2,118.75	2,171.25	0.00		52.50
.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		23,134.55	23,187.05			52.50

Hourly Tasks:

.02 Miscellaneous Services

	Hours	Rate	Billed Amount
Practice Team Leader	0.25	210.00	52.50

GMS-CF

Invoice total **52.50**

.02 Miscellaneous Services - September Board Meeting

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(20)	10/27/2021	52.50	52.50				
	Total	52.50	52.50	0.00	0.00	0.00	0.00

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

November 22, 2021

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

I N V O I C E

Matter ID: 4168-001
General

2
31-513-315

Invoice #: 99959
Federal ID #: 59-3366512

For Professional Services Rendered: Oct 21 – legal svcs

10/01/2021	KET	Worked on and reviewed memorandum regarding HB53 for next Board of Supervisors' meeting.	0.20 hr	$51.00
10/08/2021	KET	Preparation of new board member packet and email correspondence regarding same to newly elected Board of Supervisor.	0.20 hr	51.00
10/11/2021	KET	Preparation of public facilities report.	0.10 hr	25.50
10/12/2021	KET	Email correspondence to the district manager regarding submission of the Public Facilities Report.	0.10 hr	25.50
		Total Professional Services:		$153.00

For Disbursements Incurred:

09/30/2021	Print Expense	$34.80
09/30/2021	Postage Expense	8.76
10/31/2021	Print Expense	28.50
10/31/2021	Postage Expense	8.76
	Total Disbursements Incurred:	$80.82

RECEIVED NOV 22 2021

November 22, 2021

Matter ID: 4168-001

Invoice #: 99959
Federal ID #:59-3366512

INVOICE SUMMARY

For Professional Services:	0.60 Hours	$153.00
For Disbursements Incurred:		80.82
New Charges this Invoice:		$233.82
Previous Balance as of 10/21/21:		1.137.50
Less Payments/Credits Applied since 10/21/21:		481.50
Outstanding Previous Balance Due:		$656.00
Plus New Charges this Invoice:		233.82
Total Due:		**$889.82**

Billed Through: October 31, 2021

Grande Pines
Community Development District

Funding Request #26
January 5, 2022

	Payee		General Fund FY2022
1	**GMS-CF, LLC.**		
	Inv# 30 - Management Fees - Dec 21	$	3,335.58
2	**Latham, Luna, Eden & Beadine, LLP**		
	Inv# 100146 - Legal Services - Nov 21	$	51.00
3	**Poulos & Bennett**		
	Inv# 19-151(21) - Engineer Services - Nov 21	$	52.50
		$	3,439.08
	Total:	**$**	**3,439.08**

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 #: 30
Invoice Date: 12/1/21
Due Date: 12/1/21
Case:
P.O. Number:

RECEIVED

Bill To:

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

Description		Hours/Qty	Rate	Amount
Management Fees - December 2021	31-513-34		2,916.67	2,916.67
Website Administration - December 2021	352		41.67	41.67
Information Technology - December 2021	351		83.33	83.33
Dissemination Agent Services - December 2021	313		291.67	291.67
Office Supplies	51		0.12	0.12
Postage	42		2.12	2.12

Total	$3,335.58
Payments/Credits	$0.00
Balance Due	$3,335.58

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

December 10, 2021

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

RECEIVED
DEC 21 2021

I N V O I C E

Matter ID: 4168-001
General

Invoice #: 100146
Federal ID #: 59-3366512

2
31-513-315
Nov 21 — Legal Svcs

For Professional Services Rendered:

11/08/2021	KET	Review of task list in preparation of attendance at upcoming Board of Supervisors' meeting.	0.20 hr	$51.00
			Total Professional Services:	$51.00

INVOICE SUMMARY

For Professional Services:	0.20 Hours	$51.00
New Charges this Invoice:		$51.00
Outstanding Previous Balance Due:		$889.82
Plus New Charges this Invoice:		51.00
Total Due:		**$940.82**

Billed Through: November 30, 2021

POULOS & BENNETT

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

RECEIVED
JAN 03 2022

Grande Pines CDD
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Invoice number 19-151(21)
Date 12/17/2021

Project **19-151 GRANDE PINES CDD**

Professional services for the period ending: November 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	2,171.25	2,223.75	0.00		52.50
.03 2020 BOND ISSUANCE	0.00	0.00	6,027.50	7,038.75	0.00		1,011.25
.99 REIMBURSABLE EXPENSES	0.00	0.00	0.80	0.80	0.00		0.00
Total	15,000.00		23,187.05	24,250.80			1,063.75

Hourly Tasks:

6
31-513-311
Engineer Srvc Nov 21

.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
Senior CAD Designer	7.25	125.00	906.25
Phase subtotal			1,011.25

GMS-CF

.02 Miscellaneous Services -Bond e-mails

.03 2020 Bond Issuance - Prepare cost summary for Phase 1 requisition from bond fund.

Invoice total **1,063.75**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(20)	10/27/2021	52.50		52.50			
19-151(21)	12/17/2021	1,063.75	1,063.75				
	Total	1,116.25	1,063.75	52.50	0.00	0.00	0.00

POULOS & BENNETT