

*Grande Pines
Community Development District*

Agenda

July 18, 2022

AGENDA

Grande Pines

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

July 11, 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, July 18, 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. Organizational Matters
 - A. Administration of Oath of Office to Newly Appointed Board Members (Randy Jones and Suhel Rojas)
4. Approval of Minutes of the June 20, 2022 Meeting
5. Public Hearing
 - A. Consideration of Resolution 2022-05 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2022-06 Imposing Special Assessments and Certifying an Assessment Roll
6. Ratification of Series 2021 Requisitions #5-6
7. Consideration of Series 2021 Requisition #7
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Approval of Fiscal Year 2023 Meeting Schedule
 - iii. Ratification of Funding Requests 31 and 32
9. Other Business
10. Supervisors Requests
11. Adjournment

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

The third order of business is organizational matters. Section A is the administration of the oaths of office to the newly appointed Board members.

The fourth order of business is the approval of the minutes of the June 20, 2022 meeting. A copy of the minutes is enclosed for your review.

The fifth order of business opens the public hearing to adopt the FY2023 budget and assessments. Section A is the consideration of Resolution 2022-05 adopting the Fiscal Year 2023 budget and relating to the annual appropriations. A copy of the Resolution and approved budget are enclosed for your review. Section B is the consideration of resolution 2022-06 imposing special assessments and certifying as assessment roll. A copy of the resolution is enclosed for your review.

The sixth order of business is the ratification of series 2021 requisitions 5-6, enclosed for your review.

The seventh order of business is the consideration of series 2021 requisition 7. Enclosed for your review.

The eighth order of business is staff reports. Section 1 of the District Manager's Report includes the balance sheet and income statement for your review. Sub-section 2 is the approval of the Fiscal Year 2023 meeting schedule. A sample meeting notice is enclosed for your review. Sub-section 3 is the ratification of funding requests 31 and 32 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 Flint

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, **June 20, 2022** at 10:00 a.m. at the Offices of GMS-CF, LLC at 219 East Livingston Street, Orlando, Florida.

Present and constituting a quorum:

Amanda Whitney
Linda Kepfer
Achal Aggarwal

Chairman
Vice Chairperson
Assistant Secretary

Also present were:

George Flint
Jay Lazarovich
Christy Baxter *by phone*
Jeremy LeBrun

District Manager, GMS
District Counsel
District Engineer
GMS CFL LLC

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Board members were present at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We just have Board and staff here.

THIRD ORDER OF BUSINESS

Organizational Matters – ADDED

A. Acceptance of Resignation of Jennifer McLendon and Daniel Arnette

Mr. Flint: You have resignations from Ms. McLendon and Mr. Arnette in your agenda. Their terms expire in November 2022. Any time there is a vacancy created on the Board the remaining Board members appoint a replacement. First, I'd ask for a motion to accept their resignations.

On MOTION by Ms. Whitney, seconded by Mr. Aggarwal, with all in favor, Accepting the Resignations of Jennifer McLendon and Daniel Arnette, was approved.

B. Appointment of Individuals to Fulfill Board Vacancies with Terms Ending November 2022

Mr. Flint: Are there any nominations at this time to fill either vacancy?

Ms. Whitney: I will make a nomination to nominate Suhel Rojas. Do we want to fill the vacancy of the other seat? Why don't we just go ahead and put Randy on there?

Mr. Flint: Let's do one at a time. The first nomination is for Suhel Rojas.

On MOTION by Ms. Whitney, seconded by Mr. Aggarwal, with all in favor, Appointment of Suhel Rojas to Fulfill Board Vacancy (Seat 3), was approved.

Mr. Flint: Is there a nomination for the other vacant seat, Seat 5?

Ms. Whitney: I would like to nominate Randy Jones to fill that seat.

On MOTION by Ms. Whitney, seconded by Mr. Aggarwal, with all in favor, Appointment of Randy Jones to Fulfill Board Vacancy (Seat 5), was approved.

C. Administration of Oath of Office to Newly Appointed Board Member

Mr. Flint: We will send them the forms and they can be sworn in at the beginning of the next meeting.

D. Consideration of Resolution 2022-04 Electing Officers

Mr. Flint: You have Resolution 2022-04 in your agenda, electing officers. Currently, Amanda Whitney is Chair and Linda Kepfer is Vice Chair. Typically the other three Board members are Assistant Secretaries. I am the Secretary and Jill Burns is the Treasurer. Do we need to make any changes at this point or do you want to keep the newly appointed Board members as Assistant Secretaries?

Ms. Whitney: We're fine with keeping them Assistant Secretaries.

On MOTION by Ms. Whitney, seconded by Mr. Aggarwal, with all in favor, Resolution 2022-04 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the April 18, 2022 Meeting

Mr. Flint: Did the Board have any comments or corrections to the April 18, 2022 meeting minutes?

Ms. Whitney: I had no changes. I'll make a motion to approve.

On MOTION by Ms. Whitney, seconded by Mr. Aggarwal, with all in favor, the Minutes of the April 18, 2022 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2021 Audit Report

Mr. Flint: The CDD as a government entity is required to have an annual independent audit performed, and you retained Grau & Associates for that purpose. Included in your agenda is the audit for Fiscal Year 2021, and it must be filed by the end of this month. The letter to management is on page 47, and if there were any finding or recommendations they would be indicated there. You can see there are no current or prior year findings or recommendations and we have complied with the provisions of the Auditor General that they are required to review, so it is a clean audit. Are there any questions? Hearing none,

On MOTION by Ms. Whitney, seconded by Mr. Aggarwal, with all in favor, Acceptance of the Fiscal Year 2021 Audit Report, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Any report, Jay?

Mr. Lazarovich: No, I have no updates for the Board today unless you have any questions for me.

B. Engineer

Mr. Flint: Christy, anything from the engineer?

Ms. Baxter: I don't have any items for the Board today. Thank you.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through May 31st. There is no action required by the Board, but if you have questions on the financial statements, we can discuss those.

ii. Ratification of FY21 Funding Requests #29 and 30

Mr. Flint: The District currently operates under a Developer Funding Agreement, and these requests have been submitted to the developer under that agreement. We are just asking the Board to ratify the funding requests.

On MOTION by Ms. Whitney, seconded by Mr. Aggarwal, with all in favor, the FY21 Funding Requests #29 - #30, were ratified.
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iii. Presentation of Arbitrage Rebate Calculation Report

Mr. Flint: This is for the Series 2021 bonds. We are required by the IRS to do a calculation demonstrating we are not earning more interest than we are paying. We have contracted with AMTEC to do that calculation for the District. You can see that there is a negative net rebatable arbitrage of \$287,947, which means there are no arbitrage issues. If there are any questions, I will try to answer those, but if not I would ask for a motion to accept the report.

On MOTION by Ms. Whitney, seconded Mr. Aggarwal, with all in favor, the Arbitrage Rebate Calculation Report, was approved.
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iv. Presentation of Number of Registered Voters: 0

Mr. Flint: The District each year is required to announce the number of registered voters that reside within the District as of April 15th, and as you can see the letter from the Supervisor of Elections indicates there are currently zero registered voters. There is no action required on this.

v. Reminder to board to File Form 1 with the Supervisor of Elections in the County that they reside by July 1, 2022

Mr. Flint: You should have received a Form 1 update. You file your initial Form 1 within 30 days of coming on the Board, and then each year the Supervisor of Elections should mail you an update form at the beginning of June that's due by July 1st. If you don't file by the end of the grace period, you can be fined \$25 a day up to \$1,500. So, you will want to make sure that you file that. We put it on the agenda to remind you just in case it hasn't been mailed to you.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

RESOLUTION 2022-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Grande Pines Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Grande Pines Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

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

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

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

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

PASSED AND ADOPTED THIS 18th DAY OF JULY, 2022.

ATTEST:

**GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Grande Pines
Community Development District

Proposed Budget
FY 2023



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Grande Pines

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ 188,290
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ 56,039
Developer Contributions	\$ 498,778	\$ 52,508	\$ 121,613	\$ 174,121	\$ 258,037
Total Revenues	\$ 498,778	\$ 52,508	\$ 121,613	\$ 174,121	\$ 502,366
Expenditures					
<u>Administrative</u>					
Supervisor Fees	\$ 12,000	\$ -	\$ 3,000	\$ 3,000	\$ 12,000
FICA Expense	\$ 918	\$ 138	\$ 230	\$ 367	\$ 918
Engineering	\$ 12,000	\$ 589	\$ 3,000	\$ 3,589	\$ 12,000
Attorney	\$ 25,000	\$ 2,712	\$ 6,250	\$ 8,962	\$ 25,000
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
Annual Audit	\$ 5,000	\$ 4,900	\$ -	\$ 4,900	\$ 5,000
Dissemination Fees	\$ 3,500	\$ 2,625	\$ 875	\$ 3,500	\$ 3,500
Trustee Fees	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Management Fees	\$ 35,000	\$ 26,250	\$ 8,750	\$ 35,000	\$ 36,750
Information Technology	\$ 1,000	\$ 750	\$ 250	\$ 1,000	\$ 1,800
Website Maintenance	\$ 500	\$ 375	\$ 125	\$ 500	\$ 1,200
Telephone	\$ 300	\$ -	\$ 75	\$ 75	\$ 300
Postage	\$ 700	\$ 28	\$ 175	\$ 203	\$ 700
Insurance	\$ 5,776	\$ 5,435	\$ -	\$ 5,435	\$ 6,114
Printing & Binding	\$ 700	\$ 8	\$ 175	\$ 183	\$ 700
Legal Advertising	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Other Current Charges	\$ 1,000	\$ 326	\$ 250	\$ 576	\$ 1,000
Office Supplies	\$ 400	\$ 16	\$ 100	\$ 116	\$ 400
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 119,419	\$ 49,776	\$ 29,505	\$ 79,281	\$ 123,007

Grande Pines

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<i><u>Field Expenditures</u></i>					
Field Management	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Gate Attendants	\$ 163,171	\$ -	\$ 40,793	\$ 40,793	\$ 163,171
Gate Repairs	\$ 6,000	\$ -	\$ 1,500	\$ 1,500	\$ 6,000
Gate Internet, Phone, Cable	\$ 3,000	\$ -	\$ 750	\$ 750	\$ 3,000
Gate Cameras	\$ 1,200	\$ -	\$ 300	\$ 300	\$ 1,200
Gate Supplies	\$ 1,500	\$ -	\$ 375	\$ 375	\$ 1,500
Property Insurance	\$ 2,465	\$ -	\$ 616	\$ 616	\$ 2,465
Electric	\$ 6,900	\$ -	\$ 1,725	\$ 1,725	\$ 6,900
Streetlights	\$ 60,648	\$ -	\$ 15,162	\$ 15,162	\$ 60,648
Water & Sewer	\$ 21,740	\$ -	\$ 5,435	\$ 5,435	\$ 21,740
Landscape Maintenance	\$ 69,900	\$ -	\$ 17,475	\$ 17,475	\$ 69,900
Landscape Contingency	\$ 1,000	\$ -	\$ 250	\$ 250	\$ 1,000
Irrigation Repairs	\$ 3,000	\$ -	\$ 750	\$ 750	\$ 3,000
Lake Maintenance	\$ 12,035	\$ -	\$ 3,009	\$ 3,009	\$ 12,035
Pressure Washing	\$ 6,000	\$ -	\$ 1,500	\$ 1,500	\$ 6,000
Sign Maintenance	\$ 1,800	\$ -	\$ 450	\$ 450	\$ 1,800
Repairs & Maintenance	\$ 1,500	\$ -	\$ 375	\$ 375	\$ 1,500
Contingency	\$ 2,500	\$ -	\$ 625	\$ 625	\$ 2,500
Total Field Expenditures	\$ 379,359	\$ -	\$ 94,840	\$ 94,840	\$ 379,359
Total Expenditures	\$ 498,778	\$ 49,776	\$ 124,344	\$ 174,121	\$ 502,366
Excess Revenues/(Expenditures)	\$ -	\$ 2,731	\$ (2,731)	\$ -	\$ 0

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family - 50'	98	\$133,134.59	\$1,358.52	\$1,445.23
Single Family - 70'	29	\$55,155.70	\$1,901.92	\$2,023.32
Townhouse	55	\$56,038.66	\$1,018.88	\$1,083.92
	182	\$244,328.95		

Grande Pines

Community Development District

General Fund Budget

REVENUES:

Developer Contributions

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

The District's engineer, Poulos & Bennett will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Latham, Luna, Eden & Beaudine, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Arbitrage

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

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau & Associates for these services.

Dissemination Fees

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. Governmental Management Services-Central Florida, LLC, provides these services.

Grande Pines Community Development District General Fund Budget

Trustee Fees

The District will pay annual trustee fees for the series 2021 bonds to USBank.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC, to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

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

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

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

Grande Pines Community Development District General Fund Budget

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Field Expenditures:

Field Management

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

Gate Attendants

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

Gate Repairs

The cost of repairing and maintain the gate.

Gate Internet, Phone, Cable

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

Gate Cameras

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

Gate Supplies

Supplies used for the gate

Property Insurance

The District's estimated property insurance coverages.

Grande Pines Community Development District General Fund Budget

Electric

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

Street Lights

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

Water & Sewer

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

Landscape Maintenance

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

Landscape Contingency

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

Irrigation Repairs

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

Lake Maintenance

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

Pressure Washing

Represents the cost of pressure washing for the District.

Sign Maintenance

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

Repairs & Maintenance

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

Contingency

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

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

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments - Direct	\$ 382,500	\$ 382,500	\$ -	\$ 382,500	\$ 382,541
Interest	\$ -	\$ 24	\$ 14	\$ 38	\$ -
Carry Forward Surplus ⁽¹⁾	\$ 124,065	\$ 124,066	\$ -	\$ 124,066	\$ 123,479
Total Revenues	\$ 506,565	\$ 506,590	\$ 14	\$ 506,604	\$ 506,019
Expenditures					
Interest - 11/1	\$ 124,063	\$ 124,063	\$ -	\$ 124,063	\$ 122,375
Principal - 5/1	\$ 135,000	\$ 135,000	\$ -	\$ 135,000	\$ 135,000
Interest - 5/1	\$ 124,063	\$ 124,063	\$ -	\$ 124,063	\$ 122,375
Total Expenditures	\$ 383,126	\$ 383,125	\$ -	\$ 383,125	\$ 379,750
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ 123,439	\$ 123,465	\$ 14	\$ 123,479	\$ 126,269

Interest - 11/1/2023 \$ 120,688

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

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 50'	98	\$ 211,047	\$2,154	\$2,291
Single Family - 70'	29	\$ 83,552	\$2,881	\$3,065
Townhouse	55	\$ 87,942	\$1,599	\$1,701
	182	\$ 382,541		

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

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

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

Date		Balance	Principal		Interest		Total
11/01/46	\$	1,725,000.00	\$	-	\$	34,500.00	\$ 380,100.00
05/01/47	\$	1,725,000.00	\$	315,000.00	\$	34,500.00	\$ -
11/01/47	\$	1,410,000.00	\$	-	\$	28,200.00	\$ 377,700.00
05/01/48	\$	1,410,000.00	\$	330,000.00	\$	28,200.00	\$ -
11/01/48	\$	1,080,000.00	\$	-	\$	21,600.00	\$ 379,800.00
05/01/49	\$	1,080,000.00	\$	345,000.00	\$	21,600.00	\$ -
11/01/49	\$	735,000.00	\$	-	\$	14,700.00	\$ 381,300.00
05/01/50	\$	735,000.00	\$	360,000.00	\$	14,700.00	\$ -
11/1/50	\$	375,000.00	\$	-	\$	7,500.00	\$ 382,200.00
5/1/51	\$	375,000.00	\$	375,000.00	\$	7,500.00	\$ 382,500.00
				\$	6,625,000.00	\$	4,508,575.00
						\$	11,392,637.50

SECTION B

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2021/2022**”), attached hereto as **Exhibit “A,”** and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

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

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

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

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

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

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

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

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

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

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

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

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED this 18th day of July, 2022.

ATTEST:

**GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget
Exhibit B: Assessment Roll

Grande Pines
Community Development District

Proposed Budget
FY 2023



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Grande Pines

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ 188,290
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ 56,039
Developer Contributions	\$ 498,778	\$ 52,508	\$ 121,613	\$ 174,121	\$ 258,037
Total Revenues	\$ 498,778	\$ 52,508	\$ 121,613	\$ 174,121	\$ 502,366
Expenditures					
<i><u>Administrative</u></i>					
Supervisor Fees	\$ 12,000	\$ -	\$ 3,000	\$ 3,000	\$ 12,000
FICA Expense	\$ 918	\$ 138	\$ 230	\$ 367	\$ 918
Engineering	\$ 12,000	\$ 589	\$ 3,000	\$ 3,589	\$ 12,000
Attorney	\$ 25,000	\$ 2,712	\$ 6,250	\$ 8,962	\$ 25,000
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
Annual Audit	\$ 5,000	\$ 4,900	\$ -	\$ 4,900	\$ 5,000
Dissemination Fees	\$ 3,500	\$ 2,625	\$ 875	\$ 3,500	\$ 3,500
Trustee Fees	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Management Fees	\$ 35,000	\$ 26,250	\$ 8,750	\$ 35,000	\$ 36,750
Information Technology	\$ 1,000	\$ 750	\$ 250	\$ 1,000	\$ 1,800
Website Maintenance	\$ 500	\$ 375	\$ 125	\$ 500	\$ 1,200
Telephone	\$ 300	\$ -	\$ 75	\$ 75	\$ 300
Postage	\$ 700	\$ 28	\$ 175	\$ 203	\$ 700
Insurance	\$ 5,776	\$ 5,435	\$ -	\$ 5,435	\$ 6,114
Printing & Binding	\$ 700	\$ 8	\$ 175	\$ 183	\$ 700
Legal Advertising	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Other Current Charges	\$ 1,000	\$ 326	\$ 250	\$ 576	\$ 1,000
Office Supplies	\$ 400	\$ 16	\$ 100	\$ 116	\$ 400
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 119,419	\$ 49,776	\$ 29,505	\$ 79,281	\$ 123,007

Grande Pines

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<i><u>Field Expenditures</u></i>					
Field Management	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Gate Attendants	\$ 163,171	\$ -	\$ 40,793	\$ 40,793	\$ 163,171
Gate Repairs	\$ 6,000	\$ -	\$ 1,500	\$ 1,500	\$ 6,000
Gate Internet, Phone, Cable	\$ 3,000	\$ -	\$ 750	\$ 750	\$ 3,000
Gate Cameras	\$ 1,200	\$ -	\$ 300	\$ 300	\$ 1,200
Gate Supplies	\$ 1,500	\$ -	\$ 375	\$ 375	\$ 1,500
Property Insurance	\$ 2,465	\$ -	\$ 616	\$ 616	\$ 2,465
Electric	\$ 6,900	\$ -	\$ 1,725	\$ 1,725	\$ 6,900
Streetlights	\$ 60,648	\$ -	\$ 15,162	\$ 15,162	\$ 60,648
Water & Sewer	\$ 21,740	\$ -	\$ 5,435	\$ 5,435	\$ 21,740
Landscape Maintenance	\$ 69,900	\$ -	\$ 17,475	\$ 17,475	\$ 69,900
Landscape Contingency	\$ 1,000	\$ -	\$ 250	\$ 250	\$ 1,000
Irrigation Repairs	\$ 3,000	\$ -	\$ 750	\$ 750	\$ 3,000
Lake Maintenance	\$ 12,035	\$ -	\$ 3,009	\$ 3,009	\$ 12,035
Pressure Washing	\$ 6,000	\$ -	\$ 1,500	\$ 1,500	\$ 6,000
Sign Maintenance	\$ 1,800	\$ -	\$ 450	\$ 450	\$ 1,800
Repairs & Maintenance	\$ 1,500	\$ -	\$ 375	\$ 375	\$ 1,500
Contingency	\$ 2,500	\$ -	\$ 625	\$ 625	\$ 2,500
Total Field Expenditures	\$ 379,359	\$ -	\$ 94,840	\$ 94,840	\$ 379,359
Total Expenditures	\$ 498,778	\$ 49,776	\$ 124,344	\$ 174,121	\$ 502,366
Excess Revenues/(Expenditures)	\$ -	\$ 2,731	\$ (2,731)	\$ -	\$ 0

Product Type	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family - 50'	98	\$133,134.59	\$1,358.52	\$1,445.23
Single Family - 70'	29	\$55,155.70	\$1,901.92	\$2,023.32
Townhouse	55	\$56,038.66	\$1,018.88	\$1,083.92
	182	\$244,328.95		

Grande Pines

Community Development District

General Fund Budget

REVENUES:

Developer Contributions

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

The District's engineer, Poulos & Bennett will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Latham, Luna, Eden & Beaudine, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Arbitrage

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

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau & Associates for these services.

Dissemination Fees

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. Governmental Management Services-Central Florida, LLC, provides these services.

Grande Pines Community Development District General Fund Budget

Trustee Fees

The District will pay annual trustee fees for the series 2021 bonds to USBank.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC, to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

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

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

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

Grande Pines Community Development District General Fund Budget

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Field Expenditures:

Field Management

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

Gate Attendants

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

Gate Repairs

The cost of repairing and maintain the gate.

Gate Internet, Phone, Cable

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

Gate Cameras

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

Gate Supplies

Supplies used for the gate

Property Insurance

The District's estimated property insurance coverages.

Grande Pines Community Development District General Fund Budget

Electric

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

Street Lights

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

Water & Sewer

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

Landscape Maintenance

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

Landscape Contingency

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

Irrigation Repairs

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

Lake Maintenance

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

Pressure Washing

Represents the cost of pressure washing for the District.

Sign Maintenance

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

Repairs & Maintenance

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

Contingency

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

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

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments - Direct	\$ 382,500	\$ 382,500	\$ -	\$ 382,500	\$ 382,541
Interest	\$ -	\$ 24	\$ 14	\$ 38	\$ -
Carry Forward Surplus ⁽¹⁾	\$ 124,065	\$ 124,066	\$ -	\$ 124,066	\$ 123,479
Total Revenues	\$ 506,565	\$ 506,590	\$ 14	\$ 506,604	\$ 506,019
Expenditures					
Interest - 11/1	\$ 124,063	\$ 124,063	\$ -	\$ 124,063	\$ 122,375
Principal - 5/1	\$ 135,000	\$ 135,000	\$ -	\$ 135,000	\$ 135,000
Interest - 5/1	\$ 124,063	\$ 124,063	\$ -	\$ 124,063	\$ 122,375
Total Expenditures	\$ 383,126	\$ 383,125	\$ -	\$ 383,125	\$ 379,750
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ 123,439	\$ 123,465	\$ 14	\$ 123,479	\$ 126,269

Interest - 11/1/2023 \$ 120,688

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

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 50'	98	\$ 211,047	\$2,154	\$2,291
Single Family - 70'	29	\$ 83,552	\$2,881	\$3,065
Townhouse	55	\$ 87,942	\$1,599	\$1,701
	182	\$ 382,541		

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

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

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

Date		Balance		Prinicpal		Interest		Total
11/01/46	\$	1,725,000.00	\$	-	\$	34,500.00	\$	380,100.00
05/01/47	\$	1,725,000.00	\$	315,000.00	\$	34,500.00	\$	-
11/01/47	\$	1,410,000.00	\$	-	\$	28,200.00	\$	377,700.00
05/01/48	\$	1,410,000.00	\$	330,000.00	\$	28,200.00	\$	-
11/01/48	\$	1,080,000.00	\$	-	\$	21,600.00	\$	379,800.00
05/01/49	\$	1,080,000.00	\$	345,000.00	\$	21,600.00	\$	-
11/01/49	\$	735,000.00	\$	-	\$	14,700.00	\$	381,300.00
05/01/50	\$	735,000.00	\$	360,000.00	\$	14,700.00	\$	-
11/1/50	\$	375,000.00	\$	-	\$	7,500.00	\$	382,200.00
5/1/51	\$	375,000.00	\$	375,000.00	\$	7,500.00	\$	382,500.00
				\$	6,625,000.00	\$	4,508,575.00	\$ 11,392,637.50

SECTION VI

EXHIBIT B

FORM OF REQUISITION 2021 ACQUISITION AND CONSTRUCTION ACCOUNT

Grande Pines Community Development District
Orange County, Florida

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

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

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

- (A) Requisition Number; 5
- (B) Name of Payee; Poulos & Bennett
- (C) Amount Payable; \$628.30
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 19-151(16) & 19-151(17) - Bond issuance/Miscellaneous Services for April & May 2021
- (E) Account from which disbursement to be made: 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

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

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

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

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

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

GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 7-27-21

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


District Engineer



POULOS & BENNETT

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

RECEIVED

JUN 04 2021

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

Invoice number 19-151(16)
Date 05/24/2021

Project 19-151 GRANDE PINES CDD

Professional services for the period ending: April 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	1,537.50	1,590.00	0.00		52.50
.03 2020 BOND ISSUANCE	0.00	0.00	5,642.50	6,027.50	0.00		385.00
Total	15,000.00		22,167.50	22,605.00			437.50

Hourly Tasks:

.02 Miscellaneous Services

	Hours	Rate	Billed Amount
Practice Team Leader	0.25	210.00	52.50

.03 2020 Bond Issuance

	Hours	Rate	Billed Amount
Staff Engineer	3.50	110.00	385.00

GMS-CF

.02 Miscellaneous Services - Board meeting.

Invoice total 437.50

.03 2020 Bond Issuance - Revised legal descriptions and engineer report updates.

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(12)	01/22/2021	250.00					250.00
19-151(13)	02/19/2021	1,785.00				1,785.00	
19-151(14)	03/19/2021	2,783.75			2,783.75		
19-151(15)	04/30/2021	1,086.25	1,086.25				
19-151(16)	05/24/2021	437.50	437.50				
Total		6,342.50	1,523.75	0.00	2,783.75	1,785.00	250.00

POULOS & BENNETT

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

RECEIVED

JUL 6 2021

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

Invoice number 19-151(17)
Date 06/24/2021

Project 19-151 GRANDE PINES CDD

Professional services for the period ending: May 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	1,590.00	1,780.00	0.00		190.00
.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	0.00	0.80	0.00		0.80
Total	15,000.00		22,605.00	22,795.80			190.80

Hourly Tasks:

.02 Miscellaneous Services

	Hours	Rate	Billed Amount
Practice Team Leader	0.50	210.00	105.00
Project Coordinator	1.00	85.00	85.00
Phase subtotal			190.00

.99 Reimbursable Expenses

Reimbursables	Units	Rate	Billed Amount
			0.80

GMS-CF

.02 Miscellaneous Services - Sign and seal requisitions.

Invoice total 190.80

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				
Total		437.50	437.50	0.00	0.00	0.00	0.00

the 1990s, the number of people in the world who are under 15 years of age is expected to increase by 1.5 billion (United Nations 1994).

There is a growing awareness of the need to address the needs of children in the 1990s. The United Nations has developed the Convention on the Rights of the Child (1989) which sets out the rights of children and the responsibilities of governments. The Convention has been ratified by 112 countries and is the most widely accepted international instrument for the protection of children's rights. The Convention has been translated into many languages and has been used as a basis for developing national legislation and policies.

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EXHIBIT B

FORM OF REQUISITION 2021 ACQUISITION AND CONSTRUCTION ACCOUNT

Grande Pines Community Development District
Orange County, Florida

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

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

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

- (A) Requisition Number; 6
- (B) Name of Payee; Poulos & Bennett
- (C) Amount Payable; \$1,063.75
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 19-151(21) - Bond Issuance for November 2021
- (E) Account from which disbursement to be made: 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

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

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

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

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

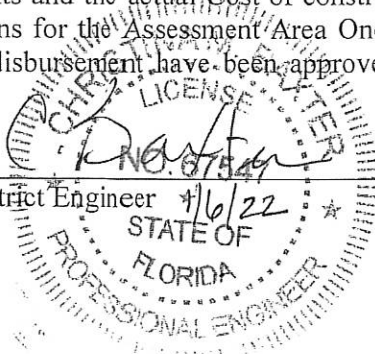
Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT

By: Amanda Whitney
Responsible Officer

Date: 3/15/22

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


District Engineer 4/6/22
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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

.02 Miscellaneous Services

Engineer srvc Nov 21

	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

Invoice total 1,063.75

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

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

SECTION VII

EXHIBIT B

FORM OF REQUISITION 2021 ACQUISITION AND CONSTRUCTION ACCOUNT

Grande Pines Community Development District
Orange County, Florida

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

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

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

- (A) Requisition Number; 7
- (B) Name of Payee; ParkSquare Homes Mail to: 5200 Vineland Road Suite 200
Orlando, FL 32811
- (C) Amount Payable; \$1,680.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): To reimburse for invoice # 19-151(22) on O&M FR#27
- (E) Account from which disbursement to be made: 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

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

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

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

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

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

GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

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

District Engineer

POULOS & BENNETT

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

RECEIVED

FEB 02 2022

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

Invoice number 19-151(22)
Date 01/28/2022

Project 19-151 GRANDE PINES CDD

Professional services for the period ending: December 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	2,223.75	2,591.25	0.00		367.50
.03 2020 BOND ISSUANCE	0.00	0.00	7,038.75	8,351.25	0.00		1,312.50
.99 REIMBURSABLE EXPENSES	0.00	0.00	0.80	0.80	0.00		0.00
Total	15,000.00		24,250.80	25,930.80			1,680.00

Hourly Tasks:

.02 Miscellaneous Services

	Hours	Rate	Billed Amount
Practice Team Leader	1.75	210.00	367.50

.03 2020 Bond Issuance

	Hours	Rate	Billed Amount
Senior CAD Designer	10.50	125.00	1,312.50

GMS-CF

.03 2020 Bond Issuance - Prepare Phase 1 Bond Requisition Spreadsheet

Invoice total 1,680.00

Aging Summary

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

**Grande Pines
Community Development District**

**Funding Request #27
February 2, 2022**

	Payee	General Fund FY2022
1	Amanda Whitney Inv # 01172022-Supervisor Fee	\$ 215.30
2	Daniel Arnette Inv # 01172022-Supervisor Fee	\$ 215.30
3	GMS-CF, LLC. Inv# 31 - Management Fees - Jan 21	\$ 3,344.22
4	Jennifer McLendon Inv # 01172022-Supervisor Fee	\$ 215.30
5	Linda Kepfer Inv # 01172022-Supervisor Fee	\$ 215.30
6	Poulos & Bennett Inv# 19-151(22) - Engineer Services - Dec 21	\$ 1,680.00
		\$ 5,885.42
Total:		\$ 5,885.42

Please make check payable to:

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

SECTION VIII

SECTION C

SECTION 1

Grande Pines
Community Development District

Unaudited Financial Reporting
June 30, 2022



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2-3	<u>General Fund</u>
4	<u>Debt Service Fund - Series 2021</u>
5	<u>Capital Projects Fund - Series 2021</u>
6-7	<u>Month to Month</u>
8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule</u>

Grande Pines
Community Development District
Combined Balance Sheet
June 30, 2022

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Total Governmental Funds</i>
Assets:				
Cash	\$ 5,744	\$ -	\$ -	\$ 5,744
Due From Developer	\$ 4,350	\$ -	\$ -	\$ 4,350
<u>Series 2021</u>				
Reserve	\$ -	\$ 382,500	\$ -	\$ 382,500
Revenue	\$ -	\$ 123,449	\$ -	\$ 123,449
Construction	\$ -	\$ -	\$ 5,864,756	\$ 5,864,756
Total Assets	\$ 10,094	\$ 505,949	\$ 5,864,756	\$ 6,380,799
Liabilities:				
Due to Developer	\$ -	\$ -	\$ 16,700	\$ 16,700
Total Liabilites	\$ 3,704	\$ -	\$ 16,700	\$ 20,404
Fund Balances:				
Unassigned	\$ 6,390	\$ -	\$ -	\$ 6,390
Assigned for Debt Service	\$ -	\$ 505,949	\$ -	\$ 505,949
Assigned for Capital Projects	\$ -	\$ -	\$ 5,848,056	\$ 5,848,056
Total Fund Balances	\$ 6,390	\$ 505,949	\$ 5,848,056	\$ 6,360,395
Total Liabilities & Fund Equity	\$ 10,094	\$ 505,949	\$ 5,864,756	\$ 6,380,799

Grande Pines
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
Revenues:				
Developer Contributions	\$ 498,778	\$ 52,508	\$ 52,508	\$ -
Total Revenues	\$ 498,778	\$ 52,508	\$ 52,508	\$ -
Expenditures:				
<u>Administrative Expenditures</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ -	\$ 9,000
FICA Expense	\$ 918	\$ 689	\$ 138	\$ 551
Engineering	\$ 12,000	\$ 9,000	\$ 589	\$ 8,411
Attorney	\$ 25,000	\$ 18,750	\$ 2,712	\$ 16,038
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Annual Audit	\$ 5,000	\$ 4,900	\$ 4,900	\$ -
Dissemination Fees	\$ 3,500	\$ 2,625	\$ 2,625	\$ -
Trustee Fees	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 35,000	\$ 26,250	\$ 26,250	\$ (0)
Information Technology	\$ 1,000	\$ 750	\$ 750	\$ 0
Website Administration	\$ 500	\$ 375	\$ 375	\$ (0)
Telephone	\$ 300	\$ 225	\$ -	\$ 225
Postage	\$ 700	\$ 525	\$ 28	\$ 497
Insurance	\$ 5,776	\$ 5,776	\$ 5,435	\$ 341
Printing & Binding	\$ 700	\$ 525	\$ 8	\$ 517
Legal Advertising	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Other Current Charges	\$ 1,000	\$ 750	\$ 326	\$ 424
Office Supplies	\$ 400	\$ 300	\$ 16	\$ 284
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<u>Total Administrative Expenditures</u>	<u>\$ 119,419</u>	<u>\$ 89,815</u>	<u>\$ 49,776</u>	<u>\$ 40,038</u>

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
<i><u>Field Expenditures</u></i>				
Field Management	\$ 15,000	\$ -	\$ -	\$ -
Gate Attendants	\$ 163,171	\$ -	\$ -	\$ -
Gate Repairs	\$ 6,000	\$ -	\$ -	\$ -
Gate Internet, Phone, Cable	\$ 3,000	\$ -	\$ -	\$ -
Gate Cameras	\$ 1,200	\$ -	\$ -	\$ -
Gate Supplies	\$ 1,500	\$ -	\$ -	\$ -
Property Insurance	\$ 2,465	\$ -	\$ -	\$ -
Electric	\$ 6,900	\$ -	\$ -	\$ -
Streetlights	\$ 60,648	\$ -	\$ -	\$ -
Water & Sewer	\$ 21,740	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 69,900	\$ -	\$ -	\$ -
Landscape Contingency	\$ 1,000	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 3,000	\$ -	\$ -	\$ -
Lake Maintenance	\$ 12,035	\$ -	\$ -	\$ -
Pressure Washing	\$ 6,000	\$ -	\$ -	\$ -
Sign Maintenance	\$ 1,800	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ 1,500	\$ -	\$ -	\$ -
Contingency	\$ 2,500	\$ -	\$ -	\$ -
<i><u>Total Field Expenditures</u></i>	<i><u>\$ 379,359</u></i>	<i><u>\$ -</u></i>	<i><u>\$ -</u></i>	<i><u>\$ -</u></i>
Total Expenditures	\$ 498,778	\$ 89,815	\$ 49,776	\$ 40,038
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 2,731	
Fund Balance - Beginning	\$ -		\$ 3,659	
Fund Balance - Ending	\$ -		\$ 6,390	

Grande Pines

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2022

	Adopted Budget	Prorated Budget Thru 06/30/22	Actual Thru 06/30/22	Variance
Revenues				
Assessment - Direct	\$ 382,500	\$ 382,500	\$ 382,500	\$ -
Interest	\$ -	\$ -	\$ 24	\$ 24
Total Revenues	\$ 382,500	\$ 382,500	\$ 382,524	\$ 24
Expenditures:				
Series 2021				
Interest - 11/1	\$ 124,063	\$ 124,063	\$ 124,063	\$ -
Principal - 5/1	\$ 135,000	\$ 135,000	\$ 135,000	\$ -
Interest - 5/1	\$ 124,063	\$ 124,063	\$ 124,063	\$ -
Total Expenditures	\$ 383,126	\$ 383,125	\$ 383,125	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (17)	\$ (17)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (17)	\$ (17)
Excess (Deficiency) of Revenues over Expenditures	\$ (626)		\$ (618)	
Fund Balance - Beginning	\$ 124,065		\$ 506,566	
Fund Balance - Ending	\$ 123,440		\$ 505,949	

Grande Pines

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2022

	Adopted Budget	Prorated Budget Thru 06/30/22	Actual Thru 06/30/22	Variance
Revenues				
Interest	\$ -	\$ -	\$ 254	\$ 254
Total Revenues	\$ -	\$ -	\$ 254	\$ 254
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 2,376	\$ (2,376)
Total Expenditures	\$ -	\$ -	\$ 2,376	\$ (2,376)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 17	\$ 17
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 17	\$ 17
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (2,106)	
Fund Balance - Beginning	\$ -	\$ -	\$ 5,850,162	
Fund Balance - Ending	\$ -	\$ -	\$ 5,848,056	

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	\$ 3,620	\$ 3,439	\$ -	\$ 7,917	\$ 4,356	\$ 10,498	\$ 7,732	\$ -	\$ -	\$ -	52,508
Total Revenues	\$ 10,435	\$ 4,511	\$ 3,620	\$ 3,439	\$ -	\$ 7,917	\$ 4,356	\$ 10,498	\$ 7,732	\$ -	\$ -	\$ -	52,508
Expenditures:													
<i><u>Administrative Expenditures</u></i>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expense	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ 46	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	138
Engineering	\$ -	\$ 53	\$ 368	\$ 56	\$ -	\$ -	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -	589
Attorney	\$ 234	\$ 51	\$ -	\$ 966	\$ -	\$ 200	\$ 1,006	\$ 256	\$ -	\$ -	\$ -	\$ -	2,712
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	450
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,900	\$ -	\$ -	\$ -	\$ -	\$ -	4,900
Dissemination Fees	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ -	\$ -	\$ -	2,625
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	26,250
Information Technology	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	750
Website Administration	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ -	\$ -	\$ -	375
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 3	\$ 1	\$ 2	\$ 11	\$ 1	\$ -	\$ 3	\$ 5	\$ 2	\$ -	\$ -	\$ -	28
Insurance	\$ 5,435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,435
Printing & Binding	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	8
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ 30	\$ 30	\$ 43	\$ 38	\$ 38	\$ 30	\$ 38	\$ 38	\$ 38	\$ -	\$ -	\$ -	326
Office Supplies	\$ 15	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	16
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total Administrative Expenditure	\$ 14,230	\$ 3,514	\$ 3,747	\$ 4,404	\$ 3,373	\$ 3,609	\$ 9,889	\$ 3,637	\$ 3,374	\$ -	\$ -	\$ -	49,776

Grande Pines
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Field Expenditures</u>													
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Internet, Phone, Cable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Cameras	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sign Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<u>Total Field Expenditures</u>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 14,230	\$ 3,514	\$ 3,747	\$ 4,404	\$ 3,373	\$ 3,609	\$ 9,889	\$ 3,637	\$ 3,374	\$ -	\$ -	\$ -	49,776
Excess (Deficiency) of Revenues over Expenditures	\$ (3,795)	\$ 997	\$ (126)	\$ (965)	\$ (3,373)	\$ 4,308	\$ (5,534)	\$ 6,861	\$ 4,359	\$ -	\$ -	\$ -	2,731

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 - 11/1/21	\$6,760,000
Less: Principal payment - 5/1/22	(\$135,000)
Current Bonds Outstanding	\$6,625,000

Grand Pines CDD
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2022

Direct Bill Assessments

Park Square Grande Pines, LLC					
2022-01			\$382,500.00		
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2021 Debt Service
12/1/21	11/1/21	60563	\$191,250.00	\$191,250.00	\$191,250.00
2/18/22	2/1/22	61986	\$95,625.00	\$95,625.00	\$95,625.00
5/9/22	5/1/22	63210	\$95,625.00	\$95,625.00	\$95,625.00
			\$ 382,500.00	\$ 382,500.00	\$ 382,500.00

SECTION 2

**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 2023** 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 17, 2022
November 21, 2022
December 19, 2022
January 16, 2023
February 20, 2023
March 20, 2023
April 17, 2023
May 15, 2023
June 19, 2023
July 17, 2023
August 21, 2023
September 18, 2023**

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.

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

SECTION 3

**Grande Pines
Community Development District**

**Funding Request #31
May 26, 2022**

Payee		General Fund FY2022	
1	GMS-CF, LLC. Inv# 35 - Management Fees - May 22	\$	3,342.04
2	Latham, Luna, Eden & Beadine, LLP Inv# 100591 - Legal Services - April 22	\$	1,005.83
Sub Total		\$	4,347.87
Less credit from FR#30		\$	(965.50)
Total		\$	3,382.37

Total: \$ 3,382.37

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 #:** 35**Invoice Date:** 5/1/22**Due Date:** 5/1/22**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2022		2,916.67	2,916.67
Website Administration - May 2022		41.67	41.67
Information Technology - May 2022		83.33	83.33
Dissemination Agent Services - May 2022		291.67	291.67
Office Supplies		0.36	0.36
Postage		4.89	4.89
Copies		3.45	3.45

Total	\$3,342.04
--------------	-------------------

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$3,342.04
--------------------	-------------------

RECEIVED MAY - 6 2022



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

May 19, 2022

Invoice #: 100591
Federal ID #:59-3366512

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

Matter ID: 4168-001 General

For Professional Services Rendered:

4/13/2022	KET	Review of file regarding public facilities report.	0.10	\$25.50
4/14/2022	JEL	Preparation of draft Public Facilities Report to Orange County	0.40	\$92.00
4/18/2022	KET	Review of Agenda and attended Board of Supervisors' meeting. Preparation of task list.	1.00	\$255.00
4/18/2022	JEL	Grande Pines CDD Board of Supervisors Meeting	1.00	No Charge
4/19/2022	JEL	Review of Engineer's Report; work on preparation of Public Facilities Report	0.30	\$69.00
4/21/2022	KET	Email correspondence regarding executed Resolutions.	0.20	\$51.00
4/25/2022	JEL	Completed Public Facilities Report; Updated Public Facilities Spreadsheet; Lexis Research for Case Law and Admin Law on Social Media; Research on Advisory Legal Opinions on Social Media	0.70	\$161.00
4/25/2022	KET	Review of Public Facilities Report.	0.30	\$76.50
4/26/2022	jms	Review of Board Member Packet	0.20	\$21.00
4/27/2022	JEL	Finalized Social Media Memo for Board	0.30	\$69.00
4/28/2022	KET	Preparation of new board member packet and email correspondence regarding same.	0.70	\$178.50
Total Professional Services:			5.20	\$998.50

For Disbursements Incurred:

4/30/2022	Postage	\$7.33
Total Disbursements Incurred:		\$7.33

Total \$1,005.83
Previous Balance \$199.53

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
		Payments & Credits	\$0.00
		Total Due	\$1,205.36

RECEIVED MAY 20 2022

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1995. The public sector has grown from 10% of the economy to 15% of the economy.

There is a growing awareness of the need to improve the efficiency of the public sector. The public sector is a major employer in the UK, and it is important to ensure that it is able to provide the services that are required by the public. The public sector is also a major source of revenue for the government, and it is important to ensure that it is able to generate the revenue that is required to fund the public services.

The public sector is a complex organization, and it is difficult to improve its efficiency. There are many factors that can affect the efficiency of the public sector, including the size of the organization, the quality of the management, and the quality of the services. It is important to identify the factors that are affecting the efficiency of the public sector, and to develop strategies to improve it.

One of the most important factors that can affect the efficiency of the public sector is the quality of the management. The management of the public sector is responsible for the overall performance of the organization, and it is important to ensure that the management is able to provide the services that are required by the public. The management of the public sector is also responsible for the overall financial performance of the organization, and it is important to ensure that the management is able to generate the revenue that is required to fund the public services.

Another important factor that can affect the efficiency of the public sector is the quality of the services. The public sector is responsible for providing a wide range of services to the public, and it is important to ensure that the services are of a high quality. The quality of the services can be improved by a number of factors, including the training of the staff, the quality of the equipment, and the quality of the facilities.

There are many other factors that can affect the efficiency of the public sector, and it is important to identify all of the factors that are affecting the efficiency of the organization. It is also important to develop strategies to improve the efficiency of the public sector, and to ensure that the strategies are able to provide the services that are required by the public.

The public sector is a complex organization, and it is difficult to improve its efficiency. There are many factors that can affect the efficiency of the public sector, and it is important to identify all of the factors that are affecting the efficiency of the organization. It is also important to develop strategies to improve the efficiency of the public sector, and to ensure that the strategies are able to provide the services that are required by the public.

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There is a growing awareness of the need to improve the efficiency of the public sector. The public sector is a major employer in the UK, and it is important to ensure that it is able to provide the services that are required by the public. The public sector is also a major source of revenue for the government, and it is important to ensure that it is able to generate the revenue that is required to fund the public services.

**Grande Pines
Community Development District**

**Funding Request #32
June 28, 2022**

	Payee	General Fund FY2022
1	Achal Aggarwal Inv# 06202022-Supervisor Fee	\$ 215.30
2	Amanda Whitney Inv # 06202022-Supervisor Fee	\$ 215.30
3	GMS-CF, LLC. Inv# 36 - Management Fees - Jun 22	\$ 3,335.02
4	Latham, Luna, Eden & Beadine, LLP Inv# 104103 - Legal Services - May 22	\$ 256.44
5	Linda Kepfer Inv # 06202022-Supervisor Fee	\$ 215.30
6	Poulos & Bennett Inv# 19-151(24) - Engineer Services - April 22	\$ 112.50
		\$ 4,349.86
Total:		\$ 4,349.86

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 #: 36
Invoice Date: 6/1/22
Due Date: 6/1/22
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - June 2022		2,916.67	2,916.67
Website Administration - June 2022		41.67	41.67
Information Technology - June 2022		83.33	83.33
Dissemination Agent Services - June 2022		291.67	291.67
Office Supplies		0.09	0.09
Postage		1.59	1.59

Total \$3,335.02

Payments/Credits \$0.00

Balance Due \$3,335.02

RECEIVED JUN 10 2022



<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
		Payments & Credits	\$0.00
		Total Due	\$1,262.27

POULOS & BENNETT

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

RECEIVED
MAY 26 2022

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

Invoice number 19-151(24)
Date 05/24/2022

Project 19-151 GRANDE PINES CDD

Professional services for the period ending: April 30, 2022

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	2,647.50	2,760.00	0.00		112.50
.03 2020 BOND ISSUANCE	0.00	0.00	8,351.25	8,351.25	0.00		0.00
.99 REIMBURSABLE EXPENSES	0.00	0.00	0.80	0.80	0.00		0.00
Total	15,000.00		25,987.05	26,099.55			112.50

Hourly Tasks:

.02 Miscellaneous Services

	Hours	Rate	Billed Amount
Practice Team Leader	0.50	225.00	112.50

.02 Miscellaneous Services - April Board meeting, 20 year needs analysis; Emails.

Invoice total 112.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(24)	05/24/2022	112.50	112.50				
Total		112.50	112.50	0.00	0.00	0.00	0.00