

*Grande Pines  
Community Development District*

*Agenda*

*October 17, 2022*

# AGENDA

# *Grande Pines*

## *Community Development District*

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219 East Livingston Street, Orlando, Florida 32801

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

October 10, 2022

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

Dear Board Members:

The regular meeting of the Board of Supervisors of **Grande Pines Community Development District** will be held **Monday, October 17, 2022 at 10:00 AM at the Offices of GMS-CF, LLC, 219 East Livingston Street, Orlando, Florida 32801**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the September 19, 2022 Meeting
4. Consideration of Audit Engagement Letter from Grau & Associates
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet and Income Statement
6. Other Business
7. Supervisors Requests
8. Adjournment

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

The third order of business is the approval of the minutes of the September 19, 2022 meeting. A copy of the minutes is enclosed for your review.

The fourth order of business is the consideration of the Fiscal Year 2022 Audit Engagement Letter from Grau & Associates. The engagement letter is enclosed for your review.

The fifth order of business is staff reports. Sub-section 1 of the District Manager's Report includes the balance sheet and income statement 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, **September 19, 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  
Achal Aggarwal  
Suhel Rojas

Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

Jason Showe  
Jay Lazarovich  
Christy Baxter *by phone*

District Manager, GMS  
District Counsel  
District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe 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. Showe: At this time, I will open it up for any members of the audience who would like to provide comments. We will note for purposes of the recording that we only have members of District staff and Board present.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the August 15, 2022 Meeting**

Mr. Showe: Next is the approval of minutes of the August 15 meeting. Those minutes are provided in your agenda package. We can take any corrections or changes at this time or a motion to approve.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal with all in favor, the Minutes of the August 15, 2022 Meeting, were approved.
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*\*Christy Baxter joined the meeting at this time.*

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-08  
Approving the Conveyance of Real  
Property**

Mr. Showe: The next three items we have are the Resolution 2022-08, Resolution 2022-09, and Resolution 2022-10 for conveyance of real property. We will let counsel run through those.

Mr. Lazarovich: Resolution 2022-08, this is conveying real property from both Park Square Grande Pines, LLC and the Paradiso Grande Property Owners Associations, Inc. We discovered an error in the Phase 2 plat. This is just correcting that error in this resolution. You guys would be approving a special warranty deed from the LLC and a quick land deed from the POA. This is just assuring that any interest is going back to the District. District staff has reviewed records, emails, and it was an error that it went to the HOA rather than the CDD. This is just a single conveyance. Along with that we have the agreement regarding taxes, owner's affidavit, and the certificate of the District engineer. If you have any questions. We are just looking for a motion to approve.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, Resolution 2022-08 Approving the Conveyance of Real Property, was approved.
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**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-09  
Approving the Conveyance of Real  
Property and Infrastructure  
Improvements for Phase 1 – ADDED**

Mr. Lazarovich: Resolution 2022-09 is a conveyance of real property and infrastructure improvements. This is for Phase 1 real property and infrastructure that is a part of Requisition #8 that is up for ratification today. We have a special warranty deed and agreement regard taxes, owner's affidavit, and certificate of District engineer.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, Resolution 2022-09 Approving the Conveyance of Real Property and Infrastructure Improvements for Phase 1, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-10  
Approving the Conveyance of the Lift  
Station from Park Square to CDD and  
then from CDD to Orange County –  
ADDED**

Mr. Lazarovich: This last Resolution 2022-10, it is transferring the lift station in Phase 1 to the District and then there will be simultaneous conveyance from the District to Orange County. Orange County has very specific guidelines. We are working on one for another District, so we have already looked at that process and begun it. In this package, we have warranty deeds from the LLC to the District and then from the District to Orange County as well as Bill of Sale, agreement regarding taxes, Owner's Affidavit, and District Engineer Certificate.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, Resolution 2022-10 Approving the Conveyance of the Lift Station from Park Square to CDD and then from CDD to Orange County, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Showe: We will start with counsel.

Mr. Lazarovich: We have no other updates for this Board, thank you.



**B. Engineer**

Mr. Showe: Any updates, Christy?

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. Showe: We have the balance sheet and income statements. There is no action required by the Board on this, and I think it is falling in line as you would expect.

**ii. Ratification of Requisitions 8-9**

Mr. Showe: We've got ratification of requisitions #8 and #9. These have already been sent and processed. We just need the Board to formally approve those. We can answer any questions that you might have those or take a formal motion to ratify.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, Requisitions 8-9, was ratified.

**iii. Ratification of FY21 Funding Requests #34**

Mr. Showe: The last item is ratification of Funding Request #34. This has already been sent out from the District. These are just the funding requests for August. We ask for a motion to ratify that as well.

On MOTION by Ms. Whitney, seconded by Ms. Aggarwal, with all in favor, the FY21 Funding Requests #34, was ratified.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Showe adjourned the meeting.

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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

October 6, 2022

Board of Supervisors  
Grande Pines Community Development District  
219 East Livingston Street  
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Grande Pines Community Development District, Orange County, Florida ("the District") for the fiscal year ended September 30, 2022. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Grande Pines Community Development District as of and for the fiscal year ended September 30, 2022. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2022 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

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

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

**Examination Objective**

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

**Other Services**

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

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

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

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

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

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

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

**Audit Procedures—General**

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

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

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

**Audit Procedures—Internal Control**

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

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

**Audit Procedures—Compliance**

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

**Engagement Administration, Fees, and Other**

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

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

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

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

Our fee for these services will not exceed \$5,000 for the September 30, 2022 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

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

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

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

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

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

We appreciate the opportunity to be of service to Grande Pines Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



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Antonio J. Grau

**RESPONSE:**

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

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_



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



Peer Review  
Program

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

February 20, 2020

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

Dear Antonio Grau:

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

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

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

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

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202



## SECTION V

# SECTION C

# SECTION 1

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

***Unaudited Financial Reporting***  
***September 30, 2022***



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**Grande Pines**  
**Community Development District**  
**Combined Balance Sheet**  
**September 30, 2022**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Total Governmental Funds</i>
<b>Assets:</b>				
Cash	\$ 6,921	\$ -	\$ -	\$ 6,921
Prepaid Expenses	\$ 12,862	\$ -	\$ -	\$ 12,862
<u>Series 2021</u>				
Reserve	\$ -	\$ 382,500	\$ -	\$ 382,500
Revenue	\$ -	\$ 123,773	\$ -	\$ 123,773
Construction	\$ -	\$ -	\$ 3,746,605	\$ 3,746,605
<b>Total Assets</b>	<b>\$ 19,783</b>	<b>\$ 506,273</b>	<b>\$ 3,746,605</b>	<b>\$ 4,272,661</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 16,674	\$ -	\$ -	\$ 16,674
Due to Developer	\$ -	\$ -	\$ 16,700	\$ 16,700
<b>Total Liabilities</b>	<b>\$ 16,674</b>	<b>\$ -</b>	<b>\$ 16,700</b>	<b>\$ 33,374</b>
<b>Fund Balances:</b>				
Unassigned	\$ 3,109	\$ -	\$ -	\$ 3,109
Assigned for Debt Service	\$ -	\$ 506,273	\$ -	\$ 506,273
Assigned for Capital Projects	\$ -	\$ -	\$ 3,729,905	\$ 3,729,905
<b>Total Fund Balances</b>	<b>\$ 3,109</b>	<b>\$ 506,273</b>	<b>\$ 3,729,905</b>	<b>\$ 4,239,288</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 19,783</b>	<b>\$ 506,273</b>	<b>\$ 3,746,605</b>	<b>\$ 4,272,661</b>

# Grande Pines

## Community Development District

### General Fund

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

For The Period Ending September 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
<b>Revenues:</b>				
Developer Contributions	\$ 498,778	\$ 498,778	\$ 65,859	\$ (432,919)
<b>Total Revenues</b>	<b>\$ 498,778</b>	<b>\$ 498,778</b>	<b>\$ 65,859</b>	<b>\$ (432,919)</b>
<b>Expenditures:</b>				
<u>Administrative Expenditures</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 800	\$ 11,200
FICA Expense	\$ 918	\$ 918	\$ 199	\$ 719
Engineering	\$ 12,000	\$ 12,000	\$ 645	\$ 11,355
Attorney	\$ 25,000	\$ 25,000	\$ 5,679	\$ 19,321
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Annual Audit	\$ 5,000	\$ 5,000	\$ 4,900	\$ 100
Dissemination Fees	\$ 3,500	\$ 3,500	\$ 3,500	\$ (0)
Trustee Fees	\$ 5,000	\$ 5,000	\$ 2,020	\$ 2,980
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 35,000	\$ 35,000	\$ 35,000	\$ (0)
Information Technology	\$ 1,000	\$ 1,000	\$ 1,000	\$ 0
Website Administration	\$ 500	\$ 500	\$ 500	\$ (0)
Telephone	\$ 300	\$ 300	\$ -	\$ 300
Postage	\$ 700	\$ 700	\$ 37	\$ 663
Insurance	\$ 5,776	\$ 5,776	\$ 5,435	\$ 341
Printing & Binding	\$ 700	\$ 700	\$ 51	\$ 649
Legal Advertising	\$ 5,000	\$ 5,000	\$ 560	\$ 4,440
Other Current Charges	\$ 1,000	\$ 1,000	\$ 441	\$ 559
Office Supplies	\$ 400	\$ 400	\$ 16	\$ 384
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Administrative Expenditures</b>	<b>\$ 119,419</b>	<b>\$ 119,419</b>	<b>\$ 66,408</b>	<b>\$ 53,011</b>

# Grande Pines

## Community Development District

### General Fund

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

For The Period Ending September 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/22	Thru 09/30/22	Variance
<i><u>Field Expenditures</u></i>				
Field Management	\$ 15,000	\$ 15,000	\$ -	\$ 15,000
Gate Attendants	\$ 163,171	\$ 163,171	\$ -	\$ 163,171
Gate Repairs	\$ 6,000	\$ 6,000	\$ -	\$ 6,000
Gate Internet, Phone, Cable	\$ 3,000	\$ 3,000	\$ -	\$ 3,000
Gate Cameras	\$ 1,200	\$ 1,200	\$ -	\$ 1,200
Gate Supplies	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Property Insurance	\$ 2,465	\$ 2,465	\$ -	\$ 2,465
Electric	\$ 6,900	\$ 6,900	\$ -	\$ 6,900
Streetlights	\$ 60,648	\$ 60,648	\$ -	\$ 60,648
Water & Sewer	\$ 21,740	\$ 21,740	\$ -	\$ 21,740
Landscape Maintenance	\$ 69,900	\$ 69,900	\$ -	\$ 69,900
Landscape Contingency	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
Irrigation Repairs	\$ 3,000	\$ 3,000	\$ -	\$ 3,000
Lake Maintenance	\$ 12,035	\$ 12,035	\$ -	\$ 12,035
Pressure Washing	\$ 6,000	\$ 6,000	\$ -	\$ 6,000
Sign Maintenance	\$ 1,800	\$ 1,800	\$ -	\$ 1,800
Repairs & Maintenance	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Contingency	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
<b><u>Total Field Expenditures</u></b>	<b>\$ 379,359</b>	<b>\$ 379,359</b>	<b>\$ -</b>	<b>\$ 379,359</b>
<b>Total Expenditures</b>	<b>\$ 498,778</b>	<b>\$ 498,778</b>	<b>\$ 66,408</b>	<b>\$ 432,370</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (549)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,659</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,109</b>	



# Grande Pines

## Community Development District

### Debt Service Fund Series 2021

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

For The Period Ending September 30, 2022

	Adopted Budget	Prorated Budget Thru 09/30/22	Actual Thru 09/30/22	Variance
<b>Revenues</b>				
Assessment - Direct	\$ 382,500	\$ 382,500	\$ 382,500	\$ -
Interest	\$ -	\$ -	\$ 1,372	\$ 1,372
<b>Total Revenues</b>	<b>\$ 382,500</b>	<b>\$ 382,500</b>	<b>\$ 383,872</b>	<b>\$ 1,372</b>
<b>Expenditures:</b>				
<b>Series 2021</b>				
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	\$ -
<b>Total Expenditures</b>	<b>\$ 383,125</b>	<b>\$ 383,125</b>	<b>\$ 383,125</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (1,040)	\$ (1,040)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,040)</b>	<b>\$ (1,040)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (625)</b>		<b>\$ (293)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 124,065</b>		<b>\$ 506,566</b>	
<b>Fund Balance - Ending</b>	<b>\$ 123,440</b>		<b>\$ 506,273</b>	

# Grande Pines

## Community Development District

### Capital Projects Fund Series 2021

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

For The Period Ending September 30, 2022

	Adopted Budget	Prorated Budget Thru 09/30/22	Actual Thru 09/30/22	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 14,766	\$ 14,766
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,766</b>	<b>\$ 14,766</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 2,136,064	\$ (2,136,064)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,136,064</b>	<b>\$ (2,136,064)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 1,040	\$ 1,040
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,040</b>	<b>\$ 1,040</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,120,258)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,850,162</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,729,905</b>	

**Grande Pines**  
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Developer Contributions/Assessments	\$ 10,435	\$ 4,511	\$ 3,620	\$ 3,439	\$ -	\$ 7,917	\$ 4,356	\$ 10,498	\$ 7,732	\$ 4,712	\$ 8,639	\$ -	\$ 65,859
<b>Total Revenues</b>	<b>\$ 10,435</b>	<b>\$ 4,511</b>	<b>\$ 3,620</b>	<b>\$ 3,439</b>	<b>\$ -</b>	<b>\$ 7,917</b>	<b>\$ 4,356</b>	<b>\$ 10,498</b>	<b>\$ 7,732</b>	<b>\$ 4,712</b>	<b>\$ 8,639</b>	<b>\$ -</b>	<b>\$ 65,859</b>
<b>Expenditures:</b>													
<i><u>Administrative Expenditures</u></i>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ 400	\$ -	\$ 800
FICA Expense	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ 46	\$ 46	\$ -	\$ -	\$ 31	\$ 31	\$ -	\$ 199
Engineering	\$ -	\$ 53	\$ 368	\$ 56	\$ -	\$ -	\$ 113	\$ -	\$ 56	\$ -	\$ -	\$ -	\$ 645
Attorney	\$ 234	\$ 51	\$ -	\$ 966	\$ -	\$ 200	\$ 1,006	\$ 256	\$ 509	\$ 2,459	\$ -	\$ -	\$ 5,679
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,900
Dissemination Fees	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 3,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,020
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	\$ 2,917	\$ 2,917	\$ 2,917	\$ 35,000
Information Technology	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 1,000
Website Administration	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ 500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 3	\$ 1	\$ 2	\$ 11	\$ 1	\$ -	\$ 3	\$ 5	\$ 2	\$ 8	\$ 0	\$ 2	\$ 37
Insurance	\$ 5,435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,435
Printing & Binding	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ 3	\$ -	\$ 1	\$ 3	\$ 38	\$ 51
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 560	\$ -	\$ -	\$ 560
Other Current Charges	\$ 30	\$ 30	\$ 43	\$ 38	\$ 38	\$ 30	\$ 38	\$ 38	\$ 38	\$ 38	\$ 38	\$ 39	\$ 441
Office Supplies	\$ 15	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0	\$ 16
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total Administrative Expenditure</b>	<b>\$ 14,230</b>	<b>\$ 3,514</b>	<b>\$ 3,747</b>	<b>\$ 4,404</b>	<b>\$ 3,373</b>	<b>\$ 3,609</b>	<b>\$ 11,910</b>	<b>\$ 3,637</b>	<b>\$ 3,938</b>	<b>\$ 6,830</b>	<b>\$ 3,805</b>	<b>\$ 3,412</b>	<b>\$ 66,408</b>

**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>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Expenditures</b>	\$ 14,230	\$ 3,514	\$ 3,747	\$ 4,404	\$ 3,373	\$ 3,609	\$ 11,910	\$ 3,637	\$ 3,938	\$ 6,830	\$ 3,805	\$ 3,412	\$ 66,408
<b>Excess (Deficiency) of Revenues over Expenditures</b>	\$ (3,795)	\$ 997	\$ (126)	\$ (965)	\$ (3,373)	\$ 4,308	\$ (7,554)	\$ 6,861	\$ 3,794	\$ (2,118)	\$ 4,834	\$ (3,412)	\$ (549)

**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)
<b>Current Bonds Outstanding</b>	<b>\$6,625,000</b>

**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
			<b>\$ 382,500.00</b>	<b>\$ 382,500.00</b>	<b>\$ 382,500.00</b>