

Grande Pines
Community Development District

Proposed Budget
FY 2024



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Grande Pines
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments - Tax Roll	\$ 188,290	\$ 80	\$ 188,210	\$ 188,290	\$ 244,329
Assessments - Direct Bill	\$ 56,039	\$ 42,029	\$ 14,010	\$ 56,039	\$ -
Developer Contributions	\$ 258,037	\$ 22,589	\$ -	\$ 22,589	\$ 268,246
Total Revenues	\$ 502,366	\$ 64,698	\$ 202,220	\$ 266,918	\$ 512,575

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 3,400	\$ 7,000	\$ 10,400	\$ 12,000
FICA Expense	\$ 918	\$ 260	\$ 536	\$ 796	\$ 918
Engineering	\$ 12,000	\$ 540	\$ 2,500	\$ 3,040	\$ 12,000
Attorney	\$ 25,000	\$ 8,521	\$ 14,583	\$ 23,104	\$ 25,000
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 900
Annual Audit	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 6,000
Dissemination Fees	\$ 3,500	\$ 1,458	\$ 2,042	\$ 3,500	\$ 7,000
Trustee Fees	\$ 5,000	\$ 2,020	\$ 2,020	\$ 4,041	\$ 8,200
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,300
Management Fees	\$ 36,750	\$ 15,313	\$ 21,438	\$ 36,750	\$ 38,955
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ 75	\$ 75	\$ 300
Postage	\$ 700	\$ 52	\$ 70	\$ 122	\$ 200
Insurance	\$ 6,114	\$ 5,842	\$ -	\$ 5,842	\$ 6,718
Printing & Binding	\$ 700	\$ 2	\$ 42	\$ 44	\$ 350
Legal Advertising	\$ 5,000	\$ 662	\$ 4,338	\$ 5,000	\$ 5,000
Other Current Charges	\$ 1,000	\$ 193	\$ 280	\$ 473	\$ 1,000
Office Supplies	\$ 400	\$ 1	\$ 35	\$ 36	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 123,007	\$ 44,688	\$ 62,158	\$ 106,847	\$ 133,216

Grande Pines

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<i>Field Expenditures</i>					
Field Management	\$ 15,000	\$ -	\$ 6,250	\$ 6,250	\$ 15,000
Gate Attendants	\$ 163,171	\$ -	\$ 67,988	\$ 67,988	\$ 163,171
Gate Repairs	\$ 6,000	\$ -	\$ 2,500	\$ 2,500	\$ 6,000
Gate Internet, Phone, Cable	\$ 3,000	\$ -	\$ 1,250	\$ 1,250	\$ 3,000
Gate Cameras	\$ 1,200	\$ -	\$ 500	\$ 500	\$ 1,200
Gate Supplies	\$ 1,500	\$ -	\$ 625	\$ 625	\$ 1,500
Property Insurance	\$ 2,465	\$ -	\$ 1,027	\$ 1,027	\$ 2,465
Electric	\$ 6,900	\$ -	\$ 2,875	\$ 2,875	\$ 6,900
Streetlights	\$ 60,648	\$ -	\$ 25,270	\$ 25,270	\$ 60,648
Water & Sewer	\$ 21,740	\$ -	\$ 9,058	\$ 9,058	\$ 21,740
Landscape Maintenance	\$ 69,900	\$ -	\$ 29,125	\$ 29,125	\$ 69,900
Landscape Contingency	\$ 1,000	\$ -	\$ 417	\$ 417	\$ 1,000
Irrigation Repairs	\$ 3,000	\$ -	\$ 1,250	\$ 1,250	\$ 3,000
Lake Maintenance	\$ 12,035	\$ -	\$ 5,015	\$ 5,015	\$ 12,035
Pressure Washing	\$ 6,000	\$ -	\$ 2,500	\$ 2,500	\$ 6,000
Sign Maintenance	\$ 1,800	\$ -	\$ 750	\$ 750	\$ 1,800
Repairs & Maintenance	\$ 1,500	\$ -	\$ 625	\$ 625	\$ 1,500
Contingency	\$ 2,500	\$ -	\$ 1,042	\$ 1,042	\$ 2,500
Total Field Expenditures	\$ 379,359	\$ -	\$ 158,066	\$ 158,066	\$ 379,359
Total Expenditures	\$ 502,366	\$ 44,688	\$ 220,225	\$ 264,913	\$ 512,575
Excess Revenues/(Expenditures)	\$ 0	\$ 20,010	\$ (18,005)	\$ 2,005	\$ -

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:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District to pay for operating expenditures during the fiscal year.

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 , provides 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.

Grande Pines Community Development District General Fund Budget

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.

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 various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, 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

Represents the cost of 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.

Streetlights

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 FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments - Tax Roll	\$ 294,615	\$ 126	\$ 302,918	\$ 303,044	\$ 383,353
Assessments - Direct	\$ 87,925	\$ 65,944	\$ 21,981	\$ 87,925	\$ -
Interest	\$ -	\$ 5,339	\$ 3,114	\$ 8,453	\$ -
Carry Forward Surplus ⁽¹⁾	\$ 123,479	\$ 123,773	\$ -	\$ 123,773	\$ 143,445
Total Revenues	\$ 506,019	\$ 195,181	\$ 328,013	\$ 523,195	\$ 526,798
Expenditures					
Interest - 11/1	\$ 122,375	\$ 122,375	\$ -	\$ 122,375	\$ 120,688
Principal - 5/1	\$ 135,000	\$ -	\$ 135,000	\$ 135,000	\$ 140,000
Interest - 5/1	\$ 122,375	\$ -	\$ 122,375	\$ 122,375	\$ 120,688
Total Expenditures	\$ 379,750	\$ 122,375	\$ 257,375	\$ 379,750	\$ 381,375
Other Financing Sources/(Uses)					
Transfer In/Out	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ 126,269	\$ 72,806	\$ 70,638	\$ 143,445	\$ 145,423

Interest - 11/1/2024 \$ 118,938

⁽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	\$ 208,889	\$2,132	\$2,268
Single Family - 70'	29	\$ 86,539	\$2,984	\$3,175
Townhouse	55	\$ 87,925	\$1,599	\$1,701
	182	\$ 383,353		

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

Date	Balance	Principal	Interest	Total
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
		\$ 6,490,000.00	\$ 4,263,825.00	\$ 11,011,200.00