

*Grande Pines
Community Development District*

Agenda

October 16, 2023

AGENDA

Grande Pines

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

October 9, 2023

**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 16, 2023 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 August 21, 2023 Meeting
4. Ratification of Agreement with Freeman for Security Services
5. Consideration of Fiscal Year 2023 Audit Engagement Letter from Grau & Associates
6. Staff Reports
 - A. Attorney
 - i. Presentation of Demand Letter Sent to 3CM Construction, LLC and P.A.C Land Development Corporation
 - B. Engineer
 - C. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
 - i. Consideration of Proposals for Fiscal Year 2024 Aquatic Maintenance Services
 1. Applied Aquatics
 2. Aquatic Weed Management
 3. Solitude
7. Other Business
8. Supervisors Requests
9. Adjournment

Sincerely,

George Flint

George S. Flint
District Manager

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, **August 21, 2023** 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
Suhel Rojas

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

George Flint
Jay Lazarovich
Jarett Wright
Mohammad Eisa

District Manager, GMS
District Counsel
GMS
District Engineer

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is public comment period and we just have the Board and staff here.

THIRD ORDER OF BUSINESS

Approval of Minutes of the July 17, 2023 Meeting

Mr. Flint: You have approval of the minutes of the July 17th meeting. Were there any comments or corrections to those?

Ms. Whitney: I'll motion to approve.

On MOTION by Ms. Whitney, seconded by Ms. Kepfer, with all in favor, the Minutes of the July 17, 2023 Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-11
Ratifying Conveyance Documents**

Mr. Flint: Next is resolution 2023-11 ratifying conveyance documents, Jay.

Mr. Lazarovich: Resolution 2023-11 is ratifying the conveyance of two tracts in Phase 4. Our standard conveyance documents include the Special Warranty Deed, Bill of Sale, Owner's Affidavit Agreement regarding taxes, and the Certificate of District Engineer. We're looking for a motion to approve subject to district counsel review. We just want to confirm that one of the tracts is meant to be transferred.

Ms. Whitney: I'll make a motion to approve subject to counsel review to resolution 2023-11.

On MOTION by Ms. Whitney, seconded by Ms. Kepfer, with all in favor, Resolutionn2023-11 Ratifying Conveyance Documents, was approved subject to review by Counsel.

FIFTH ORDER OF BUSINESS

**Consideration of Temporary Construction
Easement Agreement**

Mr. Flint: Item five is a temporary construction easement for access to the commercial parcel at the front of the property.

Mr. Lazarovich: This is temporary construction easement. It is along tract R1 and D2 on that right side. We were approached by the developer to prepare this. This is in draft form, so it is still subject to District counsel and engineer sign off. We're just looking for a motion to approve. This contains a deposit requirement, indemnification insurance language, and a maintenance of traffic plan.

Ms. Whitney: I will motion to approve.

On MOTION by Ms. Whitney, seconded by Ms. Kepfer, with all in favor, the Temporary Construction Easement Agreement, was approved subject to review by Counsel.

Ms. Whitney: Can we please get an email version of that approved draft? If it's an issue one of our team members need it for some curb work.

Mr. Flint: Okay, sounds good.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Jay, anything else?

Mr. Lazarovich: No other updates from me, thank you.

B. Engineer

Mr. Flint: Mohammad, anything from the District engineer?

Mr. Eisa: I have no items, thank you.

C. District Manager's Report

i. Check Register

Mr. Flint: District manager, you have the check register from July 4th through August 7th for the general fund for \$6,007.69. Any questions on the register? Is there a motion to approve it?

On MOTION by Ms. Whitney, seconded by Ms. Kepfer, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financial through June 30th. If there are any questions, we can discuss those. There is no action required at this point.

D. Field Manager's Report

Mr. Flint: Under the field manger's report, we've got a discussion on the security services that we wanted to talk about.

Mr. Wright: Good morning, everyone. We did the guardhouse turnover walk through. Everything looks good in there. Issues that we had identified are there is no internet access there currently. To my knowledge it is being installed with the MBR controls at the clubhouse and Spectrum told them it would be 4-8 weeks, from what I was told.

Ms. Whitney: Okay, so it is 4-8 weeks out is what they were saying at the turnover?

Mr. Wright: Yes.

Ms. Whitney: I did speak with our inhouse IT team as well and they had mentioned that they are making an alternative to get them running temporarily. What I am going to do is just send him the turnover info and see what I can find out and get back with you on that.

Mr. Wright: Okay, perfect.

Ms. Whitney: Otherwise, obviously, if we are waiting on them that has to be done either way.

Mr. Wright: Correct. My personal recommendation with this is to typically delay opening until you have internet. That way you have access to your cameras and everything. That is up to you depending on how quickly you feel security is needed. Even without the cameras because you want to protect it, then we can definitely go that route very quickly.

Ms. Whitney: I think that that is the way Park Square is going because we are having so many reports of issues out there. Having someone onsite, even without the cameras is going to be a deterrent.

Mr. Wright: Not a problem. We did get a couple proposals in already. I am waiting for two more to arrive this week, but we will get to that in just a second. For phase 4 turnover, we are still trying to get a locked in date for the schedule for turnover. Luckily for us, the only things that we are really taking over is a small strip on this right side of the sidewalk here at the adjacent pond that we are already maintaining. We maintain 90% of this, including the sidewalk all the way down to where the parking lots are. It's just a matter of them taking this over. I am meeting with United Land tomorrow to go over everything. Have them test all the irrigation, make sure we are good so we can at least get started with maintenance for the purposes on that end. That is it for my report, unless there are any questions. With this, I am waiting on a few more proposals to come in, but what we do have now I wanted to give you an idea and if you wanted to make a decision on what we have we can easily do that. The only one that really came within our current budget right now is Freeman Security and Investigations. This was recommended to us by Alice Cargus with Icon. The way we have set it now is for two potential options. The first one would be as we have an ongoing construction period, you're probably going to want the gate open during the daytime for those vehicles to come in and out. So, the hours would be from 6:00 p.m. to 6:00 a.m. that they would be there. This would be seven days a week for a year. And then on the weekend for Saturday and Sunday they would have a security golf cart onsite and do roadway patrols and these would

be staggered patrols so people can't time when they are doing their patrols. For the ongoing construction period for them would be \$119,340. Once we get to a point where construction is slowed down, we can go to a 24/7 period and their number would jump up to \$212,160. Ranco has the exact same scope but at a much higher hourly rate. Their ongoing construction period would be \$170,008.36 and then it would jump up to \$288,324.78.

Ms. Whitney: I think I'd like to see at least one more.

Mr. Flint: We are waiting on a couple others. I am not familiar with Freeman. I don't know that they are good or bad.

Ms. Whitney: I am hoping Alex has worked with them quite a bit to have suggested them. Still, I think that we have to at least get one more.

Mr. Flint: Yeah, Securitas, we've been back and forth and back and forth. The guy wants to come in and meet with us.

Ms. Whitney: Is that Greg?

Mr. Flint: His name is Michael Peters.

Ms. Whitney: Michael Peters, yes, he's been reaching out to me as well.

Mr. Flint: Yeah, I mean, just give us a price. That's all we want. Here's the scope, just tell us how much you want to charge.

Ms. Whitney: I think he wants us to kind of tell him, and that doesn't work. That never works.

Mr. Flint: So, we've got that. A company called DSI and Community Watch Solutions which we haven't had much luck getting them to respond. But the other two we should be getting prices from. It would probably be good for the Board to delegate authority to the Chair once we get the other process to make the decision and not have to wait for another Board meeting. Is there a motion to delegate authority to the Chair or Vice Chair to make the final determination on hiring the security company?

On MOTION by Ms. Kepfer, seconded by Ms. Rojas, with all in favor, Delegating Authority to the Chair or Vice Chair for Purposes of Hiring a Security Company, was approved.

Mr. Flint: I think that gives us what we need to move forward. We just need a couple more prices and we should be good on that. Anything else Jarett?

Mr. Wright: No, that's all I have for now.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Any other business from the Board?

EIGHTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

SECURITY SERVICES AGREEMENT
(Grande Pines Community Development District)

THIS SECURITY SERVICES AGREEMENT (“Agreement”) is made and enter into effective as of the 28 day of August, 2023 (the “Effective Date”), between the **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 and **FREEMAN SECURITY SERVICES, INC.**, a Florida corporation, (hereinafter referred to as “Contractor”), whose mailing address is P.O. Box 4432, Winter Haven, Florida 33885.

W I T N E S S E T H:

Subject to and upon the terms and conditions of this Agreement and in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the District and Contractor agree as follows:

1. **DEFINITIONS.**

(a) **Agreement.** The Agreement consists of this Agreement; the Contractor’s “Security Proposal & Information” proposal, dated August 13, 2023, attached hereto as Exhibit “A” (hereinafter referred to as the “Proposal”); and the Contractor’s “Costs Break Down” attached hereto as Exhibit “B” (hereinafter referred to as the “Rate Summary”). The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation, or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Article 14. In the event of any conflict between the terms herein and the term(s) in the Proposal, the terms herein shall prevail.

(b) **Services/Work.** The terms “Work” and “Services” as used in this Agreement shall be construed to include all work set forth in the Proposal and all obligations of the Contractor under this Agreement, including any addenda or special conditions. In the event of any conflict between the terms of the Proposal with the terms of this Agreement, the terms of this Agreement shall prevail.

2. **SCOPE OF WORK.** A description of the nature, scope, and schedule of Services/Work to be performed by Contractor under this Agreement shall be pursuant to the Proposal attached hereto as Exhibit “A” and incorporated herein. The area to be included under this Agreement may be amended by the mutual consent of the District and the Contractor.

3. **COMMENCEMENT OF SERVICES AND TERM.** Contractor shall commence the Work on the Effective Date. The term of this Agreement shall be from the Effective Date through September 30, 2024.

4. **DISTRICT MANAGER.**

(a) The District’s authorized representative (herein referred to as the “District

Manager”) shall be the District Manager of the District, which is Governmental Management Services – Central Florida, LLC, whose mailing address is 219 East Livingston Street, Orlando, Florida 32801, Attention: George Flint; provided, however, that the District may, without liability to the Contractor, unilaterally amend this Article from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the District’s representative for the purpose of this Agreement. To be effective, such change in authorized represented must come from District counsel or the District’s Chairman.

(b) All actions to be taken by, all approvals, notices, consent, directions and instruction to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the District shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the District; provided, however, that the District (and not the District Manager or any other agents of the District) shall be solely obligated to the Contractor for all sums required to be paid by the District to the Contractor hereunder.

5. COMPENSATION, PAYMENTS AND INSPECTION RIGHTS PRIOR TO FINAL PAYMENT.

(a) The District agrees to pay Contractor the amounts specified in the Rate Summary, after the Work is completed and has been inspected and approved by the District’s authorized representative.

(b) Work Authorizations shall mean orders or directives issued by the District. Work Authorizations shall be issued for repairs or emergency services, changes to the scope of the area in which services are required, or for any services beyond those set forth in Article 2. Work performed under a Work Authorization may be paid either on a lump sum basis, a unit price basis, or a time and material basis in the District’s sole discretion. Contractor shall not be entitled to compensation for Work outside the scope of Article 2 unless Contractor has obtained prior written authorization of District to perform the same.

(c) District retains the right to reduce any portion of Contractor’s Scope of Work as set forth in Article 2. Should this occur, a revised Scope of Work and reduced compensation shall be agreed upon in writing by both District and Contractor.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

(a) Contractor hereby represents to District that: (i) it has the experience, qualifications and skill to perform the Work as set forth in this Agreement; (ii) it is duly licensed and permitted to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iii) has the necessary equipment, materials and inventory required to perform the Work as set forth in this Agreement; (iv) it has by careful examination satisfied itself as to: (a) the nature, location and character of the area in which the Work is to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of

the area, and to the extent pertinent, all other conditions; and (b) all other matters or things which could in any manner affect the performance of the Work.

(b) The Contractor warrants to the District that all materials furnished under this Agreement shall be new unless otherwise specified, and that all Work shall be of good quality, free from faults and defects and in conformance with the Agreement Documents.

7. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

(a) All matters pertaining to the employment, supervision, compensation, insurance, promotion, and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Contractor shall obtain, for each individual Contractor employs on the District's premises at any time, a criminal background check performed by an appropriate federal or state agency, or by a professional and licensed private investigator, and shall make, based on the results of such background checks, employment suitability determinations for each employee that are reasonable and customary within the Contractor's industry. Contractor shall maintain copies of said background checks on file so long as the subject individual(s) remains in Contractor's employ, and Contractor shall make all background checks available for District's review upon request. Contractor shall enforce strict discipline and good order among its employees on the District's premises. Contractor shall comply with all requirements of the E-Verify System as set forth in Article 18.

(b) Contractor is an independent contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Contractor. Contractor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the District.

8. COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.

(a) At all times, Contractor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders. Contractor is responsible for obtaining all permits or other approvals required for this work.

(b) Contractor hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the District that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

(c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Contractor agrees to comply with all applicable requirements of the “Sunshine Law,” the “Public Records Law,” the Community Development Districts Law, and all other statutes and regulations applicable to Contractor.

9. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY.

(a) Contractor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Contractor shall promptly correct any unsafe condition or health hazard in its control and shall immediately report any such condition to the District. In addition to all other requirements of this Agreement, Contractor shall comply with all federal, state, and local laws and regulations related to health and safety. Further, Contractor acknowledges that all vehicles and equipment must be properly and safely operated and, where applicable, licensed and/or permitted, to operate on public roadways. Contractor acknowledges that it is responsible for public safety issues including but not limited to, proper work methods, use of protective equipment, safe maintenance, traffic control through work zones, and handling and use of materials, vehicles, and equipment.

(b) The Contractor agrees that it alone bears the responsibility for providing a safe and healthy workplace, and that nothing in this Agreement suggests that the District has undertaken or assumed any part of that responsibility.

(c) Contractor shall, prior to performing any of the Work, provide employees with training to perform their jobs safely, including instruction in proper work methods, use of protective equipment, and safe maintenance, handling and use of materials, vehicles, and equipment. Contractor will not ask or allow any employee to operate any vehicle or equipment until the employee has received all relevant and advisable training. Contractor shall assure that all employees are licensed and/or have all applicable permits, necessary to perform the Work.

(d) Contractor will furnish, at its expense, all safety and protective equipment required or advisable for the protection of employees.

10. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

(a) Contractor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Contractor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Contractor acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently Governmental Management Services – Central Florida, LLC (the “Public Records Custodian”). Contractor shall, to the extent applicable by law:

(b) Keep and maintain public records required by District to perform services;

(c) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;

(d) 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 Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and

(e) Upon completion of the Agreement, transfer to District, at no cost, all public records in District's possession or, alternatively, keep, maintain, and meet all applicable requirements for retaining public records pursuant to Florida laws.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTORS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (407-841-5524), OR BY EMAIL AT GFLINT@GMSCFL.COM, OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801, ATTN.: DISTRICT PUBLIC RECORDS CUSTODIAN.

11. INSURANCE.

(a) Contractor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum:

(i) Occurrence based comprehensive general liability insurance (including broad form contractual coverage), with a minimum limit of \$1,000,000 single limit per occurrence, protecting it and District from claims for bodily injury (including death), property damage, contractual liability, products liability and personal injury which may arise from or in connection with the performance of Contractor's Work under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees; and

(ii) Occurrence based automobile liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed hereunder; and

(iii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of One Hundred Thousand Dollars (\$100,000) per occurrence; and

(iv) Employers liability, with a minimum coverage level of \$1,000,000.

(b) All such insurance required in Paragraph 11(a) shall be with companies and on forms acceptable to District and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to District; the insurance required under paragraph 11(a)(i) shall name the District as an additional insured. Certificates of insurance (and copies of all policies, if required by the District) shall be furnished to the District.

In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to District whatsoever.

12. SOVEREIGN IMMUNITY. Nothing contained herein, or in the Agreement, or in the Terms and Conditions, shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

13. INDEMNIFICATION. Contractor agrees to indemnify, save harmless and defend the District, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Contractor's (or its agents, employees or subcontractors) breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Contractor, its agents, employees or sub-contractors, related to or in the performance of this Agreement.

14. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

(a) A Work Authorization shall be in writing by the District, which shall consist of additions, deletions, or other modifications to the Agreement.

(b) The District may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or a revised scope of Work, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the District. Upon receipt of any Work Authorization, the Contractor shall promptly proceed with the work, and the resultant decrease or increase in the amount to be paid the Contractor, if any, shall be governed by the provisions of Article 5 in this Agreement.

15. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

(a) In addition to all other requirements hereunder, the Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Work, and shall provide all protection to prevent injury to persons involved in any way in the Work and all other persons, including, without limitation, the employees, agents guests, visitors, invitees and licensees of the District and community residents, tenants, and the general public that may be affected thereby.

(b) All Work, whether performed by the Contractor, its Subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Work, shall be in compliance with, and conform to: (i)

all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the District and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

(c) The Contractor shall at all times keep the general area in which the Work are to be performed, including but not limited to sidewalks, roadways, trails, rights-of-way, open spaces, and all such areas impacted by the Work, clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Work, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The District may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the District may make known to the Contractor. In the event the Contractor fails to keep the general area in which the Work are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the District may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the District in undertaking such action against any sums then or thereafter due to the Contractor.

(d) Contractor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for monitoring and reporting to District, as required in the sole discretion of the District, to ensure satisfactory performance of the Work provided hereunder.

16. SUSPENSION OR TERMINATION.

(a) Anything in this Agreement to the contrary notwithstanding, District shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon ten (10) days prior written notice to Contractor. Contractor shall be compensated for all work performed prior to the termination.

(b) If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to Subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the District, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the Agreement, then the District may, without prejudice to any other right or remedy available to the District and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of Contractor. In addition, without terminating this Contract as a whole, the District may, under any of the circumstances above, terminate any portion of this Contract (by reducing, in such as manner as District deems appropriate, the Scope of Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the District may deem expedient.

17. SUBCONTRACTORS. If the Contractor desires to employ Subcontractors in connection with the performance of its Work under this Agreement:

(a) Nothing contained in the Agreement shall create any contractual relationship between the District and any Subcontractor. However, it is acknowledged that the

District is an intended third-party beneficiary of the obligations of the Subcontractors related to the Services.

(b) Contractor shall coordinate the services of any Subcontractors and remain fully responsible under the terms of this Agreement; Contractor shall be and remain responsible for the quality, timeliness and coordinate of all Work furnished by the Contractor or its Subcontractors.

(c) All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and condition of this Agreement to the full extent applicable to the portion of the Work covered thereby. Each Subcontractor must agree, for the benefit of the District, to be bound by such terms and conditions to the full extent applicable to its portion of the Work.

18. COMPLIANCE WITH E-VERIFY SYSTEM

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

19. NOTICE.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Grande Pines Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Attention: George Flint, District Manager
Telephone: (407) 841-5524

with copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, Esq., District Counsel
Telephone: (407) 481-5800

If to Contractor: Freeman Security Services, Inc.
P.O. Box 4432
Winter Haven, Florida 33885
Attention: Darren Freeman
Telephone: (407) 507-3880

(b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

20. ATTORNEYS' FEES. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

21. GOVERNING LAW AND JURISDICTION. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will follow the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Orange County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN ORANGE COUNTY, FLORIDA.**

22. SEVERABILITY. In the event that any provision of this Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity, or if this leads to an impracticable result, shall be stricken, but in either event, all other provisions of the Agreement shall remain in full force and effect.

23. NO WAIVER. No failure by either party to insist upon the strict performance of any covenant, duty, contract, or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, contract, term, or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, contract, term, and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

24. NO MODIFICATION. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire contract made between the parties and may not be modified orally or in any manner other than by a contract in writing signed by all parties hereto or their respective successors in interest.

25. TIME IS OF THE ESSENCE. The time for delivery and/or completion of the Work to be performed under the Agreement shall be of the essence of the Agreement.

26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Contractor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and doubtful language will not be interpreted or construed against any Party.

27. PUBLIC ACCESS.

(a) Contractor understands, acknowledges and consents to the following: (1) the community entrances, gatehouses and roadways are owned by the District; (2) for several reasons, the entrances and roadways are required to remain open and accessible to the public at all times; (3) all members of the public must be granted access to the District's public roadways; (4) no member of the public may be turned away from entering the District's public roadways; and (5) although identification may be requested, failure to produce such identification will not prohibit any member of the public from entry onto the District's public roadways.

(b) Contractor shall be responsible for training its employees, officers, professionals, or any other agents of Contractor regarding the public access requirements specified herein. The Contractor shall regularly ensure and confirm that the employees, officers, professionals, or any other agents of Contractor providing any gate security are aware that members of the general public must be granted access to the roadways. **NO MEMBERS OF THE PUBLIC SHOULD BE TURNED AWAY UNDER ANY CIRCUMSTANCES – ALL INDIVIDUALS MUST BE ALLOWED ON THE DISTRICT'S PUBLIC ROADWAYS.**

28. COUNTERPARTS. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same contract.

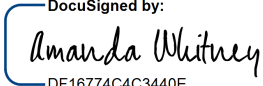
[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

**SIGNATURE PAGE TO
SECURITY SERVICES AGREEMENT
(Grande Pines Community Development District & Freeman Security Services, Inc.)**

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed affective as of the day and year first above written.

DISTRICT:

**GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

By: DE16774C4C3440E
Name: Amanda Whitney
Chairman /Vice-Chair,
Board of Supervisors

CONTRACTOR:

**FREEMAN SECURITY SERVICES,
INC., a Florida corporation**


DocuSigned by:

By: 0D0774EAC32E479
Print: Darren Freeman
Title: CEO

EXHIBIT “A”

Proposal

[Please see attached].

Freeman Security Services Inc.

“The next best thing to having the Police”



Security Proposal & Information

Packet For Grande Pines CDD

08/13/2023

Note-All information contained in this document is the proprietary property of Freeman Security

Services Inc.,

About Freeman Security Services Inc.

Freeman Security & Investigation Services was established in 2008 and since then has distinguished itself by its commitment to security professionalism. We offer highly trained officers who are dedicated to protecting your Staff, employees, and property Assets. Each security professional is held to a strict standard of excellence in order to provide the highest level of service you, as our client can appreciate.

Freeman Security & Investigation Services Inc. is owned and operated by certified Florida (FDLE), Law Enforcement Officer Instructor(s). This means our clients can feel confident knowing that our standards exceed the normal industry standards. Each of our security professionals are taught the most effective techniques of customer service/courtesy, area patrolling and monitoring of both Staff, Employees, Vendors and Guests on your property using the most proficient methods in handling any situation that may arise.

We here at Freeman Security Services strive to customize our services to fit your needs and exceed your expectations. We offer the best contracted class D and G security officers equipped with all the knowledge they need to serve you best.

Our number one goal is to provide confidence and safety that you and your Faculty Staff expect from Professionally Trained and Licensed Security officers while maintaining a courteous and friendly, approachable demeanor. We feel that Freeman Security officers are the “Next best thing to having the Police” and you deserve nothing less.

“He who does not prevent a crime when he can, encourages it”.

-Seneca- roman philosopher mid-1st century AD

Security Needs Assessment

We at Freeman Security know how important the safety of your owners, administrators, employees, vendors, and guests to your Facilities are. We find that the proactive and professional demeanor of our staff creates a safe aesthetic environment for all. A safe environment promotes your Facilities as well as increases productivity of your workers and Staff. So, with this in mind we would like that you ask yourself these few simple questions, Have I or someone I know ever...

- Been the victim of criminal mischief to your/their property?
- Been the victim of a burglary or a robbery?
- Been the victim of a thief and suffered revenue losses because of?
- Lost time and money due to an injury to an employee?
- Employee or Vendor thefts?

If you answer yes to any of these questions you will also have to ask yourself, at what cost should I be able to safeguard my owners, renters, employees and vendors from these types of situations. Not to mention legal or civil suits that can come from employees, vendors, or guests complaining of poor and inadequate security at your property, should they become the victim of a crime. Statistics show that the safer and more secure your environment is, the safer your employees and staff feel, subsequently bringing potential new workers to your Facilities even more. What does this mean for you? We could take a wild guess...MORE \$\$\$\$. Deterrence means a lot when it comes to the scenarios listed above, but the cost should not have to be a burden either. That is why Freeman Security Services can keep these situations at bay for you at a very affordable price. Our goals are one in the same. We want to provide the confidence, professionalism, safety, and peace of mind that your employees, staff, vendors and guest(s) expect and rely on. Professionals that people can feel comfortable approaching should you or they need any sort of assistance...That's why we are the Next best thing to having the Police.

The Freeman Security Officer



Each of our professionals are state certified, trained and Professionally Licensed as Class D and or D and G security officers, certified by the State of Florida.



Forms and paperwork



We also supply receipt reports. You will be provided with copies of all Daily reports for your records.

DAILY OFFICER RECEIPT REPORT: This form is what officers will complete throughout their workday. It will outline the work completed.

HOURLY RECEIPT REPORT: This form will go more into detail when necessary to complete work activities.

POST ORDERS: Post orders are what you the Client outline as required for work performed on your property.

Freeman Vehicle Patrol And Executive Escort Services

Although there are many forms of patrol, sometimes vehicle patrol is the most efficient for large sites and communities. With Freeman Security you will be able to choose what is best for your specific application. We offer both security marked and unmarked undercover vehicles. In addition, we also provide executive limousine services. The vehicles are only utilized as to what your specific needs are. Our limousine services are offered exclusively to our contracted clients **free** of charge.



Freeman Security Services Inc.



If requested by you, our contractors can be equipped with “State of the Art” digital recording technology. This means they are protecting your students and property, guest, faculty, and employees, with both audio and video during their contracted workday. This could be an essential for any type of Civil litigation that could occur or for law enforcement documentation when needed to safeguard you and your assets. Our recording devices are very discreet.

Freeman Security “Next best thing to having the Police”

FREEMAN SECURITY DRONE ARIAL PATROL



Freeman Security also Offers Drone Security. This is one way to help safeguard our clients' properties, guests and employees. This is great for just about any application. Our Drones are flown during Daylight, Evening and Nighttime with Night vision being especially effective. These units are great for special events i.e., Concerts, Fields or any public gatherings or locations that are large and need more than just someone driving around or walking around. It gives us great flexibility to have it flown covering large areas. We are also in compliance with the new Florida Legal Guidelines as to the use of these devices as to **Florida Bill CS/CS/SB 766 — Surveillance by a Drone 07/01/2015.**



Freeman Security Services Inc.

The next best thing to having the Police"

For questions, please contact:

OPERATIONS DIVISION
VIOLATION NUMBER

VIOLATION NOTICE

VIOLATION DATE & TIME				OFFICER			
Month	Day	Year	Time				
CLIENT & VIOLATION LOCATION							
VIOLATOR: <input type="checkbox"/> Tenant <input type="checkbox"/> Vendor <input type="checkbox"/> Visitor <input type="checkbox"/> Unknown							
Name:							
VEHICLE TYPE: <input type="checkbox"/> Car <input type="checkbox"/> Van <input type="checkbox"/> P/U <input type="checkbox"/> SUV <input type="checkbox"/> M/C <input type="checkbox"/> Trailer							
Color	Year	Make	Model	Style	License #	State	
Vehicle Identification Number (VIN) - 17 Digits							
TYPE OF VIOLATION				INFORMATION			
<input type="checkbox"/> Abandoned Vehicle / Dead Storage <input type="checkbox"/> Expired Tags / No Plates <input type="checkbox"/> Flat Tire(s) <input type="checkbox"/> Loitering in stairwells/parking lots <input type="checkbox"/> Alcohol (open container) <input type="checkbox"/> Failure to maintain control of guests <input type="checkbox"/> Loud Music/Noise <input type="checkbox"/> Improper Parking <input type="checkbox"/> Vehicle Maintenance on Property <input type="checkbox"/> No Overnight Parking <input type="checkbox"/> No Parking Zone <input type="checkbox"/> No Handicap Permit / Expired <input type="checkbox"/> Blocking Handicap Stall / Access Aisle <input type="checkbox"/> No Parking Permit <input type="checkbox"/> Other _____							
DISPOSITION: <input type="checkbox"/> Warning Only <input type="checkbox"/> Tow Warning							
<input type="checkbox"/> Impound - Tow Scheduled For:				Month	Day	Year	Time

The above listed is a violation of regulations that have been set forth by the property owner. Your immediate attention to this Violation Notice is required to avoid further action being taken.

Officer Signature: _____

WHITE - OPERATIONS DIVISION

YELLOW - CLIENT MANAGEMENT

MANILA - VIOLATOR COPY

Freeman Security Communication/Dispatch Center



We have come to an area of security that is most important to our clients, and Customers, “Communication”, it is a factor that needs to be reliable and in Realtime. We have a “**new**” dispatching network for all our sites.



We at Freeman have also developed our own APP. This is a Mobile APP., which our clients can download. We are one of the first security companies in the State of Florida to implement this technology to help better service our Clients and Customers. Not only can our clients respond to receipt reports, but we have also integrated information about Freeman Security, to keep our clients updated with Activities about our Company. It also allows our clients to use different forms of media to correspond with us. Good Communication and Receipt Reports are utmost important to us.

We at Freeman Security Services Inc. want to thank you for the opportunity to share our services with you. Please feel free to let us know how we can further accommodate any request outside of this Proposal Packet. If you should have any questions regarding services or about any part of this packet, you can reach us by using any form of contact listed below. We will stop at nothing to make sure that you are pleased, and all your expectations have been met with extreme professionalism.

Freeman Security & Investigation Services Inc.
3545 Lake Alfred Road
Winter Haven, FL 33881
Office: 407-507-3880 (Central Florida)
Fax 863-228-8574

Darren Freeman Cell: 863-877-7420

Website: **www.freemansecurityservices.com**

Email: admin@freemansecurityfl.com

License Number(s): B2800023, M1800047

SERVICE RATE OPTIONS

STATIC PATROL

Armed Officer w/ Firearm Uniform Billed Hourly: \$ N/A

Unarmed Officer Uniform Billed Hourly: \$ Listed Below

ADDITIONAL SERVICES/VEHICLES

(1) Security Vehicle Per Vehicle **Weekly Cost:** \$ Listed Below
‘In-Car Video Camera(s) Included’

(1) Lighted Security “**Electric**” Patrol Golf Cart **Weekly Cost:** \$ Listed Below
“In-Car Video Camera(s) Included”

(1) Live Digital Property Surveillance Camera \$ No Charge

DEDICATED ADMINISTRATIVE ACCOUNTS MANAGER:

There will be a dedicated Administrative Account Manager assigned to the properties. He is a Senior Administrator with Freeman Security. He will be available 24/7 for any issues or concerns or additional assignments. He will make sure that all Officers perform their duties as outlined by your property request. He will also ensure that all workers are dressed appropriately and have a professional appearance.

***DEDICATED MARKED PATROL VEHICLES:**

There will be one vehicle assigned to the property. It will either be a Police Dodge Charger. Police Chevrolet Impala. Police Dodge Dart. Police Ford Taurus. All Vehicles are Marked Freeman Patrol Vehicles, with Live In-Car Cameras.

COSTS BREAK DOWN:

“Ongoing Construction Period Property Security Officer Unarmed”

Billable Unarmed Hourly Officer Rate Per Officer: \$21.25 + Sales Tax

Marked Patrol Vehicle Saturday & Sundays: \$10.00 per hour.

Lighted Security Golf Cart Saturdays & Sundays: \$ 55.00 Weekly

“Reduced Construction Period Property Security Officer Unarmed”

Billable Unarmed Hourly Officer Rate Per Officer: \$20.25 + Sales Tax

Marked Patrol Vehicle Saturdays & Sundays: \$9.00 per hour.

Lighted Security Golf Cart Saturday & Sundays: \$50.00 Weekly

Patrol Vehicles do not include the additional hourly cost of the additional Officer. There will be a minimum of 8 hours charged each day for use of The Marked Patrol Vehicle Saturday and Sunday. Golf Cart is a flat fee for each week.

These rates are good for **15** days from: **08/13/2023**. Our live Digital Camera(s) can also be placed wherever the Property decides to place them. It can be moved with no problem at any time around your property. It can be viewed from anywhere 24 hours a day, seven days a week.

We also supply a **Security Phone Number**.

***We also supply all clients with a Waiver of Subrogation and Additional wording to be included if requested for Insurance purposes on our Certificates.**

We are also very client friendly and offer many other services free of charge for our clients.

ALL THE INFORMATION
CONTAINED IN THIS
DOCUMENT IS
CONFIDENTIAL AND IS
EXCLUSIVELY
PROPRIETARY TO
FREEMAN SECURITY
SERVICES INC.

















Freeman Investigations:

Freeman Security is also now a fully Licensed Private Investigative Firm. We will be specializing in many areas, some of which are:

Criminal Investigations





Investigations Covering Cont.:

Civil Investigations

Employee Theft

Internal Corporate Investigations

Mobile and Static Surveillance of Person(s) or Property

Missing Person(s)

Workers Comp Insurance Investigations

Injured Person(s) Investigations

Background Checks/Person(s)/Property/Corporate

Traffic Crash Reconstruction

Forensic Auditing of records/documents

Administering and reviewing VSA Voice Stress Analysis testing and question analysis and formulation

These are just some of the areas. All current clients of Freeman Security will get a 25% Discount off our hourly rates, and or retainer agreements for services that might be needed.

[Www.Florida-PrivateEye.Com](http://www.florida-private-eye.com)

[Www.Florida-PrivateInvestigators.Com](http://www.florida-private-investigators.com)

[Www.PrivateDetective-Florida.com](http://www.private-detective-florida.com)

KEEP OUR CHILDREN SAFE!

LIST OF STATE SEARCH REGISTRY 2019 INFORMATION ON CHILD SEXUAL OFFENDERS

“Resource for Law Enforcement, Child Protective Organizations and Parents”

<https://api.missingkids.org/missingkids/servlet/PubCaseSearchServlet?act=usMapSearch&missState=OH> National Center for Missing and Exploited Children

https://offender.fdle.state.fl.us/offender/sops/home.jsf	Florida	https://gbi.georgia.gov/georgia-sex-offender-registry	Georgia	https://www.nc.gov/sex-offender-registry	North Carolina
http://scor.sled.sc.gov/ConditionsOfUse.aspx	South Carolina				
https://publicrecords.onlinesearches.com/Alabama-Sex-Offender-Registration.htm	Alabama				
https://mpdc.dc.gov/service/sex-offender-registry	Washington DC				
https://vcic.vermont.gov/sor	Vermont				
https://sexoffender.dsp.delaware.gov/	Delaware				
https://www.criminaljustice.ny.gov/nsor/	New York	https://www.countyoffice.org/ct-sex-offender-registry/	Connecticut	https://www.njsp.org/sex-offender-registry/index.shtml	New Jersey
http://sor.informe.org/sor_lea/	Maine				
https://www.countyoffice.org/nh-sex-offender-registry/	New Hampshire				
http://www.isp.state.il.us/sor/	Illinois				
https://www.dps.texas.gov/administration/crime_records/pages/sexoffender.htm	Texas				

<https://www.meganslaw.ca.gov/>

California <http://wyomingdci.wyo.gov/dci->

<http://wyomingdci.wyo.gov/dci->

<http://wyomingdci.wyo.gov/dci->

<http://wyomingdci.wyo.gov/dci-> Wyoming <https://statepatrol.nebraska.gov/services/sex-offender-registry> Nebraska

<https://www.waspc.org/sex-offender-information>

Washington State

<https://www.familywatchdog.us/laws/PRlaws.asp>

Puerto Rico

<https://www.countyoffice.org/wi-sex-offender-registry/>

Wisconsin

<http://www.dpscs.state.md.us/sorSearch/>

Maryland

<http://kentuckystatepolice.org/sex-offender-registry/>

Kentucky <https://www.countyoffice.org/ak->

<https://www.countyoffice.org/ak-> Alaska

**FREEMAN SECURITY, “WE ARE THE NEXT BEST THING TO
HAVING THE POLICE”**



[Www.FreemanSecurityServices.Com](http://www.freemansecurityservices.com)

EXHIBIT “B”

Rate Summary

[Please see attached].

***DEDICATED MARKED PATROL VEHICLES:**

There will be one vehicle assigned to the property. It will either be a Police Dodge Charger. Police Chevrolet Impala. Police Dodge Dart. Police Ford Taurus. All Vehicles are Marked Freeman Patrol Vehicles, with Live In-Car Cameras.

COSTS BREAK DOWN:

“Ongoing Construction Period Property Security Officer Unarmed”

Billable Unarmed Hourly Officer Rate Per Officer: \$21.25 + Sales Tax

Marked Patrol Vehicle Saturday & Sundays: \$10.00 per hour.

Lighted Security Golf Cart Saturdays & Sundays: \$ 55.00 Weekly

“Reduced Construction Period Property Security Officer Unarmed”

Billable Unarmed Hourly Officer Rate Per Officer: \$20.25 + Sales Tax

Marked Patrol Vehicle Saturdays & Sundays: \$9.00 per hour.

Lighted Security Golf Cart Saturday & Sundays: \$50.00 Weekly

Patrol Vehicles do not include the additional hourly cost of the additional Officer. There will be a minimum of 8 hours charged each day for use of The Marked Patrol Vehicle Saturday and Sunday. Golf Cart is a flat fee for each week.

These rates are good for **15** days from: **08/13/2023**. Our live Digital Camera(s) can also be placed wherever the Property decides to place them. It can be moved with no problem at any time around your property. It can be viewed from anywhere 24 hours a day, seven days a week.

We also supply a **Security Phone Number**.

***We also supply all clients with a Waiver of Subrogation and Additional wording to be included if requested for Insurance purposes on our Certificates.**

SECTION 5



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

September 19, 2023

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, 2023. 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, 2023. 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 2023 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 \$5,100 for the September 30, 2023 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 2023 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



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

March 17, 2023

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 March 16, 2023, 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, 2025. 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

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SECTION 6

SECTION A

SECTION I



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

MICHAEL J. BEAUDINE
JAN ALBANESE CARPENTER
LAUREN M. COLELLA
DANIEL H. COULTOFF
SARAH M. DINON
JENNIFER S. EDEN
DOROTHY F. GREEN
BRUCE D. KNAPP
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JAY E. LAZAROVICH
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CHRISTINA Y. TAYLOR
KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ

DIRECT DIAL: (407) 481-5842
EMAIL JLAZAROVICH@LATHAMLUNA.COM

October 5, 2023

Via Fedex Overnight & E-Mail

3CM Construction, LLC
730 Bonnie Brae Street
Winter Park, Florida 32789
Attn: Chris Mathies, Vice President
Email: chris@paclanddevelopment.com

P.A.C. Land Development Corporation
730 Bonnie Brae Street
Winter Park, Florida 32789
Attn: Thomas Cavanaugh, President
Email: tlc@paclanddevelopment.com

Re: Demand Letter Regarding Illegal Curb Cut and Temporary Construction
Easement Agreement between Grande Pines Community Development District
and 107th Ave N 746, LLC (the "Letter")

Dear Mr. Mathies and Mr. Cavanaugh:

Please be advised that our firm serves as general counsel to the Grande Pines Community Development District (the "District"). The District was contacted by 3CM Construction, LLC and/or P.A.C. Land Development Corporation (collectively the "Developer") regarding a request for temporary access and a curb cut within the District's Tract R-1 according to the Paradiso Grande Phase 1 plat, as recorded in Plat Book 108, Page 40, Public Records of Orange County, Florida (the "District's Property"). The District agreed to enter into that certain Temporary Construction Easement Agreement (the "Agreement") between the District and Developer, attached hereto as Exhibit "A," to evidence the temporary access and curb cut.

The District has been made aware that a curb cut was completed on or before September 11, 2023, by Developer, which was not approved by the District and resulted in the destruction of, and damage to, the District's Property. The District is a local unit of special-purpose government and has several remedies under state law for the destruction of government property. The District demands the Developer cease any and all activity upon the District's Property until the Agreement is executed and effective between the District and Developer.

LATHAM, LUNA, EDEN & BEAUDINE, LLP

Mr. Mathies and Mr. Cavanaugh

October 5, 2023

Page 2

The District does not waive, and expressly reserves and preserves all of its rights in law and equity.

The District is demanding Developer execute the enclosed Agreement and submit a deposit in the amount of \$5,000.00 to the District for the Work as described in the Agreement. Furthermore, the District demands that the damage to the District's Property in connection with the illegal curb cut be repaired and/or replaced immediately. Your prompt attention to this matter is warranted.

Please call us if you have questions or you would like to discuss this further.

Please govern yourself accordingly,



Jay E. Lazarovich, Esq.
*Counsel for Grande Pines
Community Development District*

Enclosure: Temporary Construction Easement Agreement

cc: Jan A. Carpenter, Esq., District Counsel (*via e-mail*)
George Flint, District Manager (*via e-mail*)

LATHAM, LUNA, EDEN & BEAUDINE, LLP

Mr. Mathies and Mr. Cavanaugh

October 5, 2023

Page 3

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

THIS INSTRUMENT PREPARED
BY AND RETURN TO:
Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
P.O. Box 3353
Orlando, Florida 32802

Property Appraisers Parcel ID Number:
Portion of 13-24-28-6640-18-001

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This **TEMPORARY CONSTRUCTION EASEMENT AGREEMENT** (this “Easement Agreement”) is dated as of this ____ day of October, 2023 (the “Effective Date”) by and between **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**, a community development district formed pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“Grantor”), **P.A.C. LAND DEVELOPMENT CORPORATION**, a Florida corporation (“PAC”), and **107TH AVE N 746, LLC**, a Florida limited liability company (“107th LLC” together with PAC, the “Grantee”), the foregoing sometimes being individually referred to herein as a “Party” or collectively as the “Parties.”

RECITALS

A. Grantor is a local unit of special purpose government created in accordance with the Uniform Community Development Act of 1980, *Florida Statutes*, as amended (the “Act”).

B. Grantor was created by the Board of County Commissioners of Orange County (the “County”) by the adoption of County Ordinance No. 2019-17 on October 22, 2019 (the “Ordinance”), pursuant to the Act.

C. Pursuant to the Act, Grantor is authorized to construct, acquire, operate and maintain public infrastructure improvements and services as set forth in Section 190.012(1), *Florida Statutes*, for which Grantor may impose, levy and collect non-ad valorem special assessments on land within the boundaries described in the Ordinance (the “Property”).

D. Grantor owns certain real property which is dedicated for public use (the “District Property”) in Orange County, Florida, which is more particularly described in the Ordinance.

E. 107th LLC owns certain real property in Orange County, Florida, which is immediately adjacent to the District Property (the “Grantee Property”).

F. The Parties have agreed that Grantor shall grant Grantee a temporary construction easement (the “Easement”) upon, over and through the District Property, as shown and depicted on Exhibit “A” hereof (the “Easement Area”), for the purpose of storage, parking and electrical use on the Grantee’s Property (the “Work”).

G. Grantor is willing to grant Grantee the Easement over, upon, through and across the Easement Area for the purposes aforesaid, subject to and upon the terms, conditions and limitations hereinafter set forth below.

AGREEMENT

NOW THEREFORE, for an in consideration of the above recitals, the mutual promises and covenants contained hereinbelow, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties as follows:

1. **Integration of Recitals.** The foregoing recitals are true, accurate and correct and are incorporated herein by this reference.

2. **Grant of Temporary Construction Easement.** Grantor hereby gives, grants, bargains and releases unto Grantee, its successors and assigns, for the benefit of Grantee, its contractors, employees and agents, a temporary easement for the purpose of providing temporary ingress and egress by Grantee over and across the Easement Area and to perform all such necessary acts for the Work, which shall be conducted with commercially reasonable construction practices and hours of operation. This Easement Agreement is subject and subordinate to the rights of Orange County and to the rights of others, if any, to locate, construct, maintain, repair and replace roadway related improvements and utilities over, through and across the Easement Area. This Easement Agreement shall automatically terminate upon completion of construction of the Work as evidenced by a certificate of completion signed by the engineer of record, along with the issuance of all approvals related thereto by all governing authorities having jurisdiction thereof, along with final acceptance of the Work by the Grantor and such governing authorities, as applicable. The Grantee acknowledges that the District Property includes public roads and sidewalks, such that a heightened level of safety and security is imperative to protect vehicular and pedestrian use throughout the term of this Easement. The Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, including, but without limiting the same to, the free and full right of ingress and egress over and across the Easement Area. Grantor hereby retains the right to utilize the Easement Area for any purpose which the Grantor may desire which does not unreasonably interfere with the Grantee's exercise of the easement rights herein granted.

3. **Indemnification.** The Grantee by its acceptance hereof covenants and agrees to indemnify the Grantor and its agents, contractors, employees, tenants, tenants' agents, or invitees and hold them harmless from any and all claims for personal injuries, death, or property damage, and any liens, liabilities, losses, damages, demands, charges, or expenses whatsoever, including, but not limited to, attorneys' fees, which arise out of, in connection with, or by reason of the Grantee's exercise of its rights under this Easement, except such loss or damage as may result from the negligence or willful acts of the Grantor or its agents, contractors, employees, tenants, tenants' agents, or invitees. Grantee's liability and the indemnity provided herein shall survive the expiration or sooner termination of this Easement Agreement, as to events which occurred prior to such expiration or termination.

4. **Pre-Use and Post-Use Restoration of the Easement Area.** Grantee agrees to participate in the Grantor's pre-use and post-use inspections in order to ensure complete

restoration of the District Property/Easement Area to its original condition. Grantee agrees to restore the District Property/Easement Area to its original condition (as such is determined by the Grantor in the Grantor's sole discretion) and at Grantee's sole cost and expense, within 30 days of any damage to the District Property/Easement Area, within 30 days of completion of the Work or within 30 days of termination of this Easement Agreement, as applicable. Grantee agrees to have all affected roads swept at least once every 14 days during the performance of the Work. In the event the Grantee does not fully restore the District Property/Easement Area within the 30 day period specified herein, the Grantee hereby consents to the Grantor restoring it at the sole cost and expense of the Grantee, including interest at the highest rate permitted by law, fees for administration, interest charges; additionally, such costs may be a lien on Grantee's Property enforceable by Grantor.

5. **Electrical Use.** Grantee agrees that any use of the transformer upon the District's Property/Easement Area and routing of Grantee's proposed underground conduit are at the sole cost of Grantee. Grantee further agrees to provide a meter for any such electrical use.

6. **Deposit Requirement.** Grantee agrees to submit a deposit in the total amount of \$5,000.00 (the "Deposit") for the restoration of the Easement Area and any necessary repairs or replacements. Grantee shall submit the Deposit within ten (10) days of the Effective Date. In accordance with Section 4 of this Easement Agreement, Grantee shall forgo the Deposit should the Grantee fail to restore the Easement Area as provided therein.

7. **Compliance with Laws, Regulations, Rules and Policies.** At all times, Grantee shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders at Grantee's sole cost and expense, including but not limited to environmental laws. Grantee will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Work described herein as may be issued by any governmental agency having jurisdiction. Grantee is responsible for obtaining all permits or other approvals required for the Work at Grantee's sole cost and expense. Grantee shall perform an underground utility/line location search before commencing any Work.

Grantee shall obtain an approved Maintenance of Traffic (MOT) Plan for impacts to roadways caused by the Work herein. The MOT Plan shall be in accordance with the Manual on Uniform Traffic Control Devices (latest edition and revisions) and the Florida Department of Transportation Roadway Design Standards (latest edition and revisions). Grantee agrees to comply with all MOT requirements promulgated by Orange County, as applicable.

Grantee shall perform all Work between the hours of 8:00 a.m. and 6:00 p.m. to avoid inconvenience to neighboring properties.

8. **Limitation of Rights.** This Easement Agreement creates a non-exclusive temporary easement, and Grantee does not and shall not (at any time) claim any interest or estate of any kind or extent whatsoever in the Easement Area by virtue of this Easement Agreement or Grantee's use of the Easement Area pursuant hereto. Furthermore, except as for the Work, no new facilities shall be constructed on the Easement Area without the prior written consent of Grantor, which may be withheld in Grantor's sole and absolute discretion.

9. **Vehicular Ingress and Egress.** Only to the extent reasonably practicable to enable the Grantee to exercise its rights under this Easement Agreement, the Grantee's rights of vehicular ingress and egress to and from the Easement Area shall be limited to the public drives, roads, and parking areas constructed upon the land of which the Easement Area forms a part. No equipment, vehicles or materials of Grantee and/or its agents/contractors may be left overnight on the District Property.

10. **Insurance.** Grantee shall maintain comprehensive general liability insurance, at Grantee's sole expense, in the type and amount of coverage as considered customary and reasonable within its industry and for the Work. Grantee shall name the Grantor as an additional insured. Certificates of insurance (and copies of all policies, if required by the Grantor) shall be furnished to the Grantor prior to the mitigation of any Work. In the event of any cancellation or reduction of coverage, Grantee shall obtain substitute coverage as required under this Easement Agreement, without any lapse of coverage to District whatsoever.

Unless otherwise agreed to by Grantor and Grantee in writing, Grantee's contractors shall carry (at their own cost and expense), the following insurance:

a) Occurrence basis commercial general liability insurance (including broad form contractual coverage) and automobile liability insurance, each with minimum limits of Five Million Dollars (\$5,000,000.00) combined single limit per occurrence, protecting Grantee from claims for bodily injury (including death) and property damage which may arise from or in connection with the performance of Grantee and/or Grantee's permitted users' hereunder or from or out of any act or omission of Grantee and/or Grantee's permitted users' and their related, affiliated and subsidiary companies and the officers, directors, agents, and employees of each, which insurance shall name Grantor as additional insured (the "Additional Insured"); and

b) Worker's compensation insurance as required by applicable Laws (and employer's liability insurance) with minimum limits of One Million Dollars (\$1,000,000.00) per occurrence.

All such insurance required herein shall be with companies licensed to issue insurance in the State of Florida and which have a Best Guide rating of B+ VII or better, shall include a waiver of subrogation, be primary and noncontributory and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to Grantor. Upon Grantor's written request, certificates of insurance, together with copies of the binding endorsements identifying the Additional Insured, shall be promptly furnished to Grantor. In the event of any cancellation or reduction of coverage, Grantee shall obtain substitute coverage as required hereunder, without any lapse of coverage to Grantor.

11. **Term.** The term of this Easement Agreement is the shorter of ninety (90) days following completion of the Work or six (6) months from the Effective Date.

12. **Public Records.** Grantee acknowledges that the Grantor is a special purpose government, subject to the Public Records Act, and certain records related to this Easement Agreement may be considered Public Records under Florida law.

13. **Entire Agreement.** This Easement Agreement contains the entire agreement between the Parties, and there are no other terms, conditions, promises, undertakings, statements or representations, express or implied, concerning the matters contemplated by this Easement Agreement. If any term, covenant, or condition of this Easement Agreement or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, such term, covenant or condition or such application shall be deemed severable, and the application of such term, covenant or condition to persons or circumstances other than those as to which it was held invalid or unenforceable, and the remainder of this Easement Agreement, shall not be affected thereby, and the remainder of this Easement Agreement shall be valid and enforceable to the fullest extent permitted by law.

14. **No Warranty and Amendments.** Grantor makes no representations, statements, warranties, or agreements to Grantee in connection with this Easement Agreement, the Easement Area or the District Property. This Easement Agreement embodies the entire understanding of the parties hereto, and supersedes all prior discussions and agreements between the parties hereto, and there are no further or other agreements or understanding, written or oral, in effect between the parties relating to the subject matter hereof. This Easement Agreement shall not be modified or amended in any respect except by a written agreement executed by or on behalf of the parties hereto in the same manner as executed herein. Notwithstanding anything to the contrary set forth in this Easement Agreement, Grantee acknowledges and agrees that Grantee's (and Grantee's contractors') use of the Easement Area is at its own risk and neither Grantor nor Grantor's agents shall have any liability or obligation for or with respect to any loss or damage to any of the Grantee Property arising out of or related to Grantor's or the Grantor's agents' use of or activities within the Easement Area or the Property.

15. **Modification.** No alterations, changes, modifications or amendments shall be made to this Easement Agreement, except in writing and signed by the Parties hereto.

16. **Binding Effect: Third Parties.** The provisions of this Easement Agreement constitute covenants running with the land of the Easement Area. The provisions of this Easement Agreement shall bind and inure to the benefit of the Parties hereto and their respective successors and assigns. This Easement Agreement is not intended to, and shall not, create any rights in, nor confer any benefits upon, anyone other than the Parties hereto, their respective successors and assigns, and the successors in title in and to the properties referenced herein. This Easement Agreement is assignable by Grantee so long as the assignee is a party related to or controlled by Grantee; Grantee shall provide Grantor with written notice of the assignment within ten (10) days of such assignment. Any other assignment, whether partial or in full, by Grantee shall require prior written consent of Grantor.

17. **Sovereign Immunity.** Grantee agrees that nothing in this Easement Agreement shall constitute or be construed as a waiver of the Grantor's limitations on liability contained in Section 768.28, Florida Statutes, as amended or other statutes or law, and nothing in this Easement Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

18. **Governing Law and Jurisdiction.** This Easement Agreement shall be governed by, construed under and interpreted and enforced in accordance with the laws of the State of Florida.

Any legal proceeding of any nature brought by either party against the other to enforce any right or obligation under this Easement Agreement, or arising out of any matter pertaining to this Easement Agreement, shall be exclusively submitted before any court sitting in Orange County, Florida, having subject matter jurisdiction. The parties consent and submit to the exclusive jurisdiction of any such court. THE PARTIES EXPRESSLY AND VOLUNTARILY WAIVE ALL RIGHTS TO TRIAL BY JURY WITH RESPECT TO ANY MATTERS ARISING UNDER AND/OR IN CONNECTION WITH THIS EASEMENT AGREEMENT, THE EASEMENT, AND/OR THE EASEMENT AREA.

IN WITNESS WHEREOF, the Grantor and Grantee have caused this Easement Agreement to be duly executed under seal and delivered by their respective authorized representative on the day and year first above written.

SIGNATURE PAGES TO FOLLOW

WITNESSES:

Print Name: _____

Print Name: _____

GRANTOR:

GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT, a community
development district formed pursuant to
Chapter 190, *Florida Statutes*

By: _____

Name: _____

Chairman/Vice-Chair, Board of Supervisors

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or
☐ online notarization, this ____ day of _____, 2023 by _____ as the
Chairman/Vice-Chair of GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT,
a community development district formed pursuant to Chapter 190, *Florida Statutes*, for and on
behalf of said district, who is ☐ personally known to me or ☐ has
produced _____ as identification.

Signature of Notary Public

(Print Notary Name)

My Commission Expires: _____

Commission No.: _____

AFFIX NOTARY STAMP

WITNESSES:

Print Name: _____

Print Name: _____

PAC:

P.A.C. LAND DEVELOPMENT
CORPORATION, a Florida corporation

By: _____

Name: _____

Its: _____

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or
☐ online notarization, this ____ day of _____, 2023 by _____ as the
_____, of P.A.C. LAND DEVELOPMENT CORPORATION, a Florida corporation, on
behalf of said corporation, who is ☐ personally known to me or ☐ has
produced _____ as identification.

Signature of Notary Public

(Print Notary Name)

My Commission Expires: _____

Commission No.: _____

AFFIX NOTARY STAMP

WITNESSES:

Print Name: _____

Print Name: _____

107TH LLC:

107TH AVE N 746, LLC, a Florida limited liability company

By: _____

Name: _____

Its: _____

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2023 by _____ as the _____, of 107TH AVE N 746, LLC, a Florida limited liability company, on behalf of said company, who is ☐ personally known to me or ☐ has produced _____ as identification.

Signature of Notary Public

(Print Notary Name)

My Commission Expires: _____

Commission No.: _____

AFFIX NOTARY STAMP

EXHIBIT A- TEMPORARY CONSTRUCTION EASEMENT AREA

Write a description for your map.

Orange City Govt Wastewater

Paradiso Villas - A Vacation Community

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SECTION C

SECTION 1

Grande Pines Community Development District

Summary of Check Register

August 8, 2023 through to October 2, 2023

Fund	Date	Check No.'s		Amount
General Fund	8/8/23	133-136	\$	13,016.98
	8/14/23	137-139	\$	8,512.80
	8/21/23	140-141	\$	7,876.36
	8/29/23	142-143	\$	944.50
	9/11/23	144	\$	3,609.62
	9/18/23	145-146	\$	6,626.00
	9/21/23	147	\$	3,656.00
	9/26/23	148-149	\$	13,839.33
Total Amount			\$	58,081.59

*** CHECK DATES 08/08/2023 - 10/02/2023 ***
 GRANDE PINES - GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/21/23	00004	7/31/23 07711758	202306 310-51300-48000	PUBLIC HEAR/FY24 BUDGET	*	564.36	
				ORLANDO SENTINEL			564.36 000140
8/21/23	00017	7/31/23 40662	202305 320-53800-46200	LANDSCAPE MAINTENANCE-MAY	*	3,656.00	
		7/31/23 40769	202304 320-53800-46200	LANDSCAPE MAINTENANCE-APR	*	3,656.00	
				UNITED LAND SERVICES			7,312.00 000141
8/29/23	00018	5/16/23 30102A	202305 320-53800-47000	QTLY FOUNTAIN CLEANING	*	295.00	
				FOUNTAIN DESIGN GROUP, INC			295.00 000142
8/29/23	00017	8/28/23 42022	202308 320-53800-46200	OAK TREE RE-STAKING	*	649.50	
				UNITED LAND SERVICES			649.50 000143
9/11/23	00001	9/01/23 53	202309 310-51300-34000	MANAGEMENT FEES-SEP23	*	3,062.50	
		9/01/23 53	202309 310-51300-35200	WEBSITE MANAGEMENT-SEP23	*	100.00	
		9/01/23 53	202309 310-51300-35100	INFORMATION TECH-SEP23	*	150.00	
		9/01/23 53	202309 310-51300-31300	DISSEMINATION SVCS-SEP23	*	291.67	
		9/01/23 53	202309 310-51300-51000	OFFICE SUPPLIES	*	.24	
		9/01/23 53	202309 310-51300-42000	POSTAGE	*	5.06	
		9/01/23 53	202309 310-51300-42500	COPIES	*	.15	
				GOVERNMENTAL MANAGEMENT SERVICES			3,609.62 000144
9/18/23	00005	9/13/23 19552	202309 300-15500-10000	FY24 INS 10/1/23-10/1/24	*	6,076.00	
				EGIS INSURANCE ADVISORS, LLC			6,076.00 000145
9/18/23	00017	9/14/23 45332	202309 320-53800-46200	FLUSH CUT DEAD TREES	*	550.00	
				UNITED LAND SERVICES			550.00 000146
9/21/23	00017	7/31/23 40602	202306 320-53800-46200	LANDSCAPE MAINTENANCE-JUN	*	3,656.00	
				UNITED LAND SERVICES			3,656.00 000147

GPCD GRANDE PINES CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/26/23	00019	9/05/23 14239	202309 320-53800-34700	GATE ATTENDANT-SEP23	*	10,183.33	
				ROUND TABLE FINANCIAL, INC			10,183.33 000148
9/26/23	00017	9/01/23 43140	202309 320-53800-46200	LANDSCAPE MAINTENANCE-SEP	*	3,656.00	
				UNITED LAND SERVICES			3,656.00 000149
TOTAL FOR BANK A						58,081.59	
TOTAL FOR REGISTER						58,081.59	

Applied Aquatic Management, Inc. # 16


P.O. Box 1469

Eagle Lake, FL 33839-1469

Invoice

Date	Invoice #
5/31/2023 ,	211801

Bill To
Grande Pines CDD c/o GMS Central Florida 219 E. Livingston St. Orlando, FL 32801

		P.O. No.	Terms	Project
			Net 30	Grande Pines CDD
310-513-490 Description	Qty	Rate		Amount
Aquatic Plant Management Service Monthly Service Four(4) stormwater retention ponds associated with: Grande Pines CDD 6013 Paradiso Grande Blvd. Orlando, FL 32821 		1,260.00		1,260.00
Invoice date indicates the month of service		Total		\$1,260.00

Phone #	Fax #
863-533-8882 or 8...	863-534-3322

41

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

Invoice

Date	Invoice #
6/30/2023	212492

Bill To
Grande Pines CDD c/o GMS Central Florida 219 E. Livingston St. Orlando, FL 32801

		P.O. No.	Terms	Project
			Net 30	Grande Pines CDD
Description		Qty	Rate	Amount
Aquatic Plant Management Service				
Monthly Service				
Four(4) Stormwater retention ponds associated with: Grande Pines CDD 6013 Paradiso Grande Blvd. Orlando, FL 32821				
D-1			240.00	240.00
D-2			180.00	180.00
D-3			360.00	360.00
D-4			480.00	480.00
<div>RECEIVED AUG 08 2023 By _____</div>				
Invoice date indicates the month of service		Total \$1,260.00		

Phone #	Fax #
863-533-8882 or 8...	863-534-3322



Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

Invoice

Date	Invoice #
7/31/2023	212977

Bill To
Grande Pines CDD c/o GMS Central Florida 219 E. Livingston St. Orlando, FL 32801

		P.O. No.	Terms	Project
			Net 30	Grande Pines CDD
310 ~ Description	Qty	Rate		Amount
Aquatic Plant Management Service				
Monthly Service				
Four(4) stormwater retention ponds associated with: Grande Pines CDD 6013 Paradiso Grande Blvd. Orlando, FL 32821				
D-1		240.00		240.00
D-2		180.00		180.00
D-3		360.00		360.00
D-4		480.00		480.00
<div>RECEIVED AUG 08 2023 By _____</div>				
Invoice date indicates the month of service		Total \$1,260.00		

Phone #	Fax #
863-533-8882 or 8...	863-534-3322

Handwritten initials: HAV

POULOS & BENNETT

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

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

Invoice number 19-151(37)
Date 07/28/2023

Project 19-151 GRANDE PINES CDD

Professional services for the period ending: June 30, 2023

310-513-311

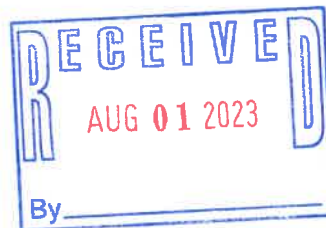
Invoice Summary

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	5,858.75	6,008.75	0.00		150.00
.03 2020 BOND ISSUANCE	0.00	0.00	17,956.25	20,131.25	0.00		2,175.00 - Bond
.99 REIMBURSABLE EXPENSES	0.00	0.00	64.29	64.29	0.00		0.00
Total	15,000.00		38,866.79	41,191.79			2,325.00

Hourly Tasks:

.02 Miscellaneous Services

Executive Team Leader
Senior Project Engineer



Phase subtotal

Hours	Rate	Billed Amount
0.25	240.00	60.00
0.50	180.00	90.00
		150.00

.03 2020 Bond Issuance

Engineering Intern
Executive Team Leader
Senior Project Engineer

Phase subtotal

Hours	Rate	Billed Amount
10.50	50.00	525.00
4.25	240.00	1,020.00
3.50	180.00	630.00
		2,175.00 - Bond

.02 Miscellaneous Services - Phone call with George Flint;
Annual maintenance letter

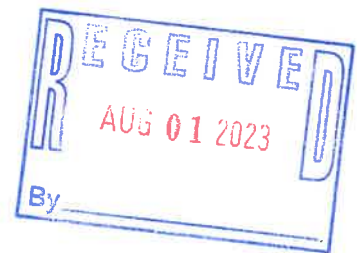
.03 2020 Bond Issuance - Review and sign phase 4 land
conveyance for bond requisition payment; Prepare and submit
phase 4 bond requisition

Invoice total 2,325.00

POULOS & BENNETT

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(32)	02/28/2023	180.00					180.00
19-151(36)	06/30/2023	1,615.00	1,615.00				
	Total	1,795.00	1,615.00	0.00	0.00	0.00	180.00





UNITED
Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223
www.unitedlandservices.com

#14

320 - 538-4602

BILL TO

Clayton Smith
Governmental Management
Service
219 E. Livingston St
Orlando, FL 32819

PROPERTY

Grande Pines CDD
6013 Paradiso Grande
Boulevard
Orlando, FL 32821

INVOICE

Date	Invoice No.
07/31/23	38012
Terms	Due Date
Net 30	08/30/23

Amount Due	Enclosed
\$1,330.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	Job #43230 - Tree Staking/ Re-planting		\$1,330.00	\$0.00	\$1,330.00
	<i>Property Improvements - Stand up and re-planting trees in the throughout the property</i>		<i>\$1,330.00</i>	<i>\$0.00</i>	<i>\$1,330.00</i>
	Total		\$1,330.00	\$0.00	\$1,330.00





#14

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223
www.unitedlandservices.com

INVOICE

Date	Invoice No.
07/31/23	38017
Terms	Due Date
Net 30	08/30/23

320-538-462

BILL TO

Clayton Smith
Governmental Management
Service
219 E. Livingston St
Orlando, FL 32819

PROPERTY

Grande Pines CDD
6013 Paradiso Grande
Boulevard
Orlando, FL 32821

Amount Due	Enclosed
\$3,656.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#46105 - Grand Pines CDD Landscape Maintenance July 2023		\$3,656.00	\$0.00	\$3,656.00
	Total		\$3,656.00	\$0.00	\$3,656.00





12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223
www.unitedlandservices.com

INVOICE

Date	Invoice No.
08/04/23	39049
Terms	Due Date
Net 30	09/03/23

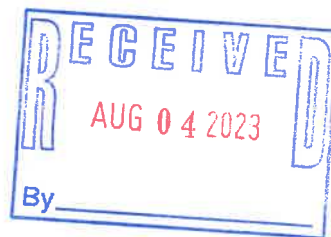
BILL TO
Clayton Smith Governmental Management Service 219 E. Livingston St Orlando, FL 32819

PROPERTY
Grande Pines CDD 6013 Paradiso Grande Boulevard Orlando, FL 32821

Amount Due	Enclosed
\$3,656.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#46105 - Grand Pines CDD Landscape Maintenance August 2023		\$3,656.00	\$0.00	\$3,656.00
	Total		\$3,656.00	\$0.00	\$3,656.00



CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Grande Pines CDD **DATE:** 8/7/23

PAYABLE TO: Grande Pines c/o USBank V#13

AMOUNT REQUESTED: \$444.98

REQUESTED BY: Carol Wright

ACCOUNT # 001-300-207-100

DESCRIPTION OF NEED: Debt Service Transfer - S2021

Grand Pines CDD
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

Gross Assessments	\$	200,308.82	\$	314,284.97	\$	514,593.79
Net Assessments	\$	188,290.29	\$	295,427.87	\$	483,718.16
		38.93%		61.07%		100.00%

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2021 Debt Service	Total
12/14/22	11/18-11/21/22	\$0.00	\$0.00	\$0.00	\$206.08	\$206.08	\$80.22	\$125.86	\$206.08
03/16/23	12/7-12/15/23	\$514,593.79	(\$20,583.66)	(\$89.01)	\$2,061.05	\$495,982.17	\$193,064.13	\$302,918.04	\$495,982.17
06/15/23	02/1-03/15/23	\$0.00	\$0.00	\$0.00	\$728.59	\$728.59	\$283.61	\$444.98	\$728.59
TOTAL		\$ 514,593.79	\$ (20,583.66)	\$ (89.01)	\$ 2,995.72	\$ 496,916.84	\$ 193,427.96	\$ 303,488.88	\$ 496,916.84

103%	Net Percent Collected
0	Balance Remaining to Collect

	Net Amount Assessed	Assessments Collected	Assessments Transferred	Amount To be Trans.
On Roll Assessments - General Fund	\$188,290.29	\$ 193,427.96	\$ (193,427.96)	\$ -
On Roll Assessments - Series 2021	\$295,427.87	\$ 303,488.88	\$ 303,043.90	\$ 444.98
Direct Assessment - General Fund	\$56,038.66	\$ 56,038.66	\$ (56,038.66)	\$ -
Direct Assessment - Series 2021	\$87,925.16	\$ 87,925.16	\$ 87,925.16	\$ -
Total	\$627,681.98	\$ 640,881	\$ 141,502.44	\$444.98


GMS-Central Florida, LLC #1
1001 Bradford Way
Kingston, TN 37763

Invoice

Bill To:

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

Invoice #: 51
Invoice Date: 8/1/23
Due Date: 8/1/23
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - August 2023 340		3,062.50	3,062.50
Website Administration - August 2023 362		100.00	100.00
Information Technology - August 2023 251		150.00	150.00
Dissemination Agent Services - August 2023 313		291.67	291.67
Office Supplies 510		0.18	0.18
Postage 420		3.29	3.29
			

Total	\$3,607.64
Payments/Credits	\$0.00
Balance Due	\$3,607.64



LATHAM, LUNA, #2
EDEN & BEAUDINE,^{LLP}
ATTORNEYS AT LAW

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

August 4, 2023

Invoice #: 119724 ✓
Federal ID #:59-3366512

Grande Pines CDD
c/o Governmental Management Services- CFL, LLC
219 E. Livingston Street
Orlando, FL 32801
310-513-315

Matter ID: 4168-001

General

For Professional Services Rendered:

7/11/2023	JEL	Email correspondence with District Manager regarding agenda	0.10	\$26.50
7/12/2023	JEL	Email regarding agenda; Review of minutes and agenda; Review of budget resolutions and email regarding same.	0.90	\$238.50
7/17/2023	JEL	Attended Board of Supervisors' meeting and prepared task list following same; Revise Resolution 2023-11 (Phase 4 Conveyance)	1.70	\$450.50
7/27/2023	JEL	Prepared response to notice to owner and emailed District Manager regarding same.	0.40	\$106.00
Total Professional Services:			3.10	\$821.50

For Disbursements Incurred:

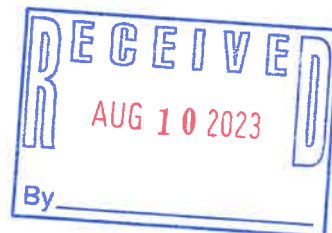
7/12/2023	Payment disbursement sent to Simplifile for Recording Fee for Special WD on 07.12.2023, INV#307683935251SFL	\$34.50
7/31/2023	POSTAGE	\$8.53
Total Disbursements Incurred:		\$43.03

Total \$864.53
Previous Balance \$0.00

Payments & Credits

Date Type Notes

Amount
Payments & Credits \$0.00
Total Due **\$864.53**





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

"Copy of Previously Printed Invoice"

Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

6905478
264128000
04/25/2023
SCOTT SCHUHLE
954-938-2476

GRANDE PINES COMMUNITY DEVEL DIST
ATTN GEORGE FLINT
6200 LEE VISTA BLVD SUITE 300
ORLANDO FL 32822

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

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

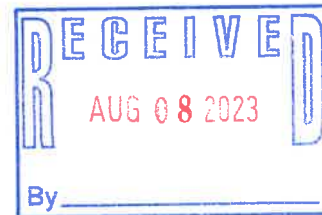
PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

FY23 -310-513-323
FY24. 300-155-100



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

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

Invoice Number: 6905478
Account Number: 264128000
Current Due: \$4,040.63

Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 264128000
Invoice # 6905478
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
"Copy of Previously Printed Invoice"

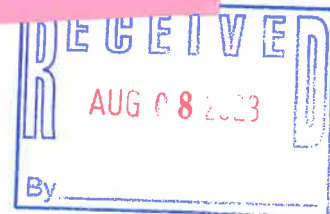
Invoice Number: 6905478
Invoice Date: 04/25/2023
Account Number: 264128000
Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

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

Accounts Included 264128000 264128001 264128002 264128003 264128004 264128005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 04/01/2023 - 03/31/2024				\$3,750.00
Incidental Expenses 04/01/2023 to 03/31/2024	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63

4040.63
PY 23 - 2020.32
PY 24 2020.31
4040.63



Orlando Sentinel #4
310-513-480

PO Box 8023
Willoughby, OH 44096
adbilling@tribpub.com
844-348-2445

Invoice Details

Billed Account Name: Grande Pines Cdd
Billed Account Number: CU80068057
Invoice Number: 077117581000
Invoice Amount: \$564.36
Billing Period: 07/01/23 - 07/31/23
Due Date: 08/30/23

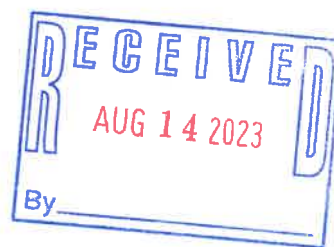


INVOICE

Page 1 of 2

Invoice Details

Date	Invoice Reference #	Description	Ad Size/Units	Rate	Gross Amount	Total
06/26/23 07/03/23	OSC77117581	Classified Listings, Online Public Hearing/Bid/Misc_Legal 7454394				564.36



Invoice Total: \$564.36

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
564.36	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Orlando Sentinel
MEDIA GROUP

PO Box 8023
Willoughby, OH 44096

Remittance Section

Billed Period: 07/01/23 - 07/31/23
Billed Account Name: Grande Pines Cdd
Billed Account Number: CU80068057
Invoice Number: 077117581000

Return Service Requested

8918000167 PRESORT 167 1 SP 0.630 P3C1



GRANDE PINES CDD



219 E. LIVINGSTON STREET
ORLANDO FL 32801-1508

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

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096



Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

Sold To:

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

Bill To:

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

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized
representative of the ORLANDO SENTINEL, a DAILY newspaper
published in ORANGE County, Florida; that the attached copy of
advertisement, being a Legal Notice in:

The matter of 11150-Public Hearing Notice
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Jun 26, 2023; Jul 03, 2023.

Affiant further says that the newspaper complies with all legal requirements
for publication in Chapter 50, Florida Statutes.



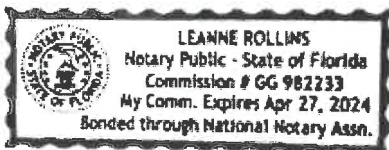
Signature of Affiant

Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 4 day of July, 2023,
by above Affiant, who is personally known to me (X) or who has produced identification ().

Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7454394

**GRANDE PINES COMMUNITY DEVELOPMENT
DISTRICT NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF THE FISCAL
YEAR 2023/2024 BUDGET AND NOTICE
OF REGULAR BOARD OF SUPERVISORS'
MEETING.**

The Board of Supervisors ("Board") of the Grande Pines Community Development District ("District") will hold a public hearing on July 17, 2023 at 10:00 a.m. at 219 East Livingston Street, Orlando, FL 32801 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, (407) 641-5524 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <http://grandepinescdd.com/>.

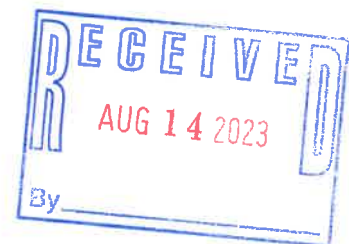
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
Governmental Management Services -
Central Florida, LLC
District Manager
6/26/2023 7/03/2023 7454394

7454394





UNITED
Land Services

12276 San Jose Blvd.
#17 Suite 747
Jacksonville, FL 32223
320-538-462
www.unitedlandservices.com

INVOICE

Date	Invoice No.
07/31/23	40662
Terms	Due Date
Net 30	08/30/23

BILL TO

Clayton Smith
Governmental Management
Service
219 E. Livingston St
Orlando, FL 32819

PROPERTY

Grande Pines CDD
6013 Paradiso Grande
Boulevard
Orlando, FL 32821

Amount Due	Enclosed
\$3,656.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#46105 - Grand Pines CDD Landscape Maintenance May 2023		\$3,656.00	\$0.00	\$3,656.00
	Total		\$3,656.00	\$0.00	\$3,656.00





#17

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

www.unitedlandservices.com

320-538-462

BILL TO

Clayton Smith
Governmental Management
Service
219 E. Livingston St
Orlando, FL 32819

PROPERTY

Grande Pines CDD
6013 Paradiso Grande
Boulevard
Orlando, FL 32821

INVOICE

Date	Invoice No.
07/31/23	40769
Terms	Due Date
Net 30	08/30/23

Amount Due	Enclosed
\$3,656.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#46105 - Grand Pines CDD Landscape Maintenance April 2023		\$3,656.00	\$0.00	\$3,656.00
	Total		\$3,656.00	\$0.00	\$3,656.00



FOUNTAIN DESIGN GROUP, INC. #18
7628 NW 6TH AVENUE
BOCA RATON, FL 33487
561-994-3939
7628 NW 6TH AVENUE

RECEIVED
AUG 25 2023

Invoice

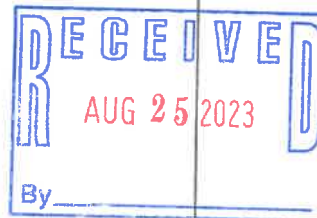
Date	Invoice #
5/16/2023	30102A

320-538-470

Bill To
GRANDE PINES CDD c/o GMS-CENTRAL FLORIDA 219 E. LIVINGSTONE STREET ORLANDO, FL. 32801

Ship To
GRANDE PINES CDD 6013 PARADISO GRANDE BLVD. ORLANDO, FL 32821

P.O. No.	Terms	Rep	Ship Date	Ship Via	FOB	Project
	Due on receipt	SC	5/16/2023		BW	
Qty	Description			Rate	Amount	
	QUARTERLY FOUNTAIN CLEANING SERVICE			295.00	295.00	
	SALES TAX			7.00%	0.00	
<div>RECEIVED</div> <div>AUG 25 2023</div> <div>By _____</div>						
				Balance Due		
				\$295.00		





UNITED
Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223
www.unitedlandservices.com

320-538-462

BILL TO

Clayton Smith
Governmental Management
Service
219 E. Livingston St
Orlando, FL 32819

PROPERTY

Grande Pines CDD
6013 Paradiso Grande
Boulevard
Orlando, FL 32821

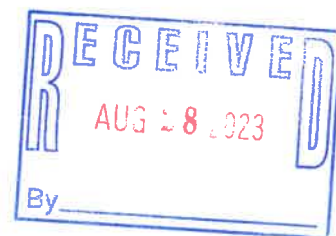
INVOICE

Date	Invoice No.
08/28/23	42022
Terms	Due Date
Net 30	09/27/23

Amount Due	Enclosed
\$649.50	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	Job #51528 - Grand Pines CDD - Oak Tree Re-Staking		\$649.50	\$0.00	\$649.50
	<i>Property Improvements - Re-planting and re-staking of 4 oak trees that have fallen around the front right retention pond</i>		\$649.50	\$0.00	\$649.50
	Total		\$649.50	\$0.00	\$649.50



GMS-Central Florida, LLC #1
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 53
Invoice Date: 9/1/23
Due Date: 9/1/23

Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2023 340		3,062.50	3,062.50
Website Administration - September 2023 352		100.00	100.00
Information Technology - September 2023 351		150.00	150.00
Dissemination Agent Services - September 2023 313		291.67	291.67
Office Supplies 510		0.24	0.24
Postage - 420		5.06	5.06
Copies - 425		0.15	0.15
Total			\$3,609.62
Payments/Credits			\$0.00
Balance Due			\$3,609.62



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

INVOICE

Customer	Grande Pines Community Development District
Acct #	992
Date	09/13/2023
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 6,076.00
Payment Amount	
Payment for:	Invoice#19552 100123454

Thank You

Please detach and return with payment

Customer: Grande Pines Community Development District

Invoice	Effective	Transaction	Description	Amount
19552	10/01/2023	Renew policy	Policy #100123454 10/01/2023-10/01/2024 Florida Insurance Alliance POL,EPLI,EBL,Herb & Pest - Renew policy Due Date: 9/13/2023	6,076.00
				Total
				\$ 6,076.00
				Thank You
FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349				



Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555 Atlanta, GA 30374-8555	sclimer@egisadvisors.com	09/13/2023



UNITED
Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223
www.unitedlandservices.com

320-538-462

BILL TO

Clayton Smith
Governmental Management
Service
219 E. Livingston St
Orlando, FL 32819

PROPERTY

Grande Pines CDD •
6013 Paradiso Grande
Boulevard
Orlando, FL 32821

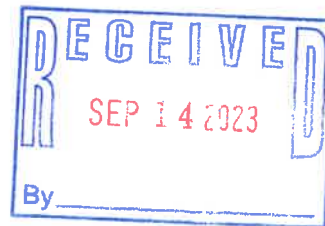
INVOICE

Date	Invoice No.
09/14/23	45332
Terms	Due Date
Net 30	10/14/23

Amount Due	Enclosed
\$550.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$550.00	\$0.00	\$550.00
	Job #43235 - Flush Cut Dead Trees				
	<i>Property Improvements - Flush cut dead trees throughout the CDD to create a better aesthetic and remove safety threat</i>		\$550.00	\$0.00	\$550.00
	Total		\$550.00	\$0.00	\$550.00





UNITED
Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223
www.unitedlandservices.com

320 - 538-462

INVOICE

Date	Invoice No.
07/31/23	40602
Terms	Due Date
Net 30	08/30/23

BILL TO

Clayton Smith
Governmental Management
Service
219 E. Livingston St
Orlando, FL 32819

PROPERTY

Grande Pines CDD
6013 Paradiso Grande
Boulevard
Orlando, FL 32821

Amount Due	Enclosed
\$3,656.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#46105 - Grand Pines CDD Landscape Maintenance June 2023		\$3,656.00	\$0.00	\$3,656.00
	Total		\$3,656.00	\$0.00	\$3,656.00



Freeman Security & Services Inc.

P. O. Box 4432
Winter Haven, FL 33885
Administration@freemansecurityservices.com
www.FreemanSecurityServices.Com
407-507-3880

Invoice

Invoice No: 14239
Date: 09/05/2023
Terms: NET 30
Due Date: 10/05/2023

320-538-347

Bill Grande Pines Community
To: Development District c/o
Governmental Management Services-
Central Florida, LLC
jwright@gmscfl.com
219 E Livingston St
Orlando, FL, 32801-1508

Code	Description	Quantity	Rate	Amount
Guard	Guardhouse Services 09-01-2023 through 09-30-2023	364	\$21.25	\$7,735.00*
Guard	Weekend Roving Guard/Patrol Services 09-01-2023 through 09-30-2023	104	\$21.25	\$2,210.00*
Car	Security Golf Cart 09-01-2023 through 09-30-2023 "Thank you for your Business"	1	\$238.33	\$238.33*

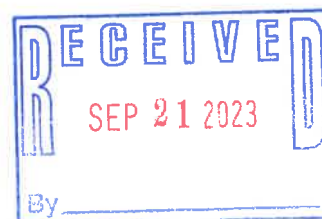
*Indicates non-taxable item

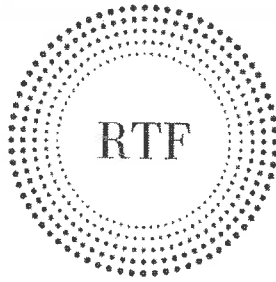
Subtotal \$10,183.33
Total \$10,183.33
Paid \$0.00

Balance Due \$10,183.33

Comments

Make all checks payable to:
Round Table Financial, Inc
2549 Eastbluff Drive Suite 490
Newport Beach, CA 92660





ROUND TABLE
FINANCIAL

URS C. is sending to
Recording for
Review/Signature

September 7th, 2023

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

ATTN: Accounts Payable Management
[Jarett Wright]

Re: FREEMAN SECURITY SERVICES Assignment of Receivables
Ladies and Gentlemen:

To accommodate our growth, FREEMAN SECURITY SERVICES is pleased to announce Round Table Financial, Inc. as its new financial partner.

This letter is notification that until further notice is properly given pursuant to the terms of this letter, FREEMAN SECURITY SERVICES has irrevocably assigned to Round Table Financial, Inc. all of FREEMAN SECURITY SERVICES' future accounts receivable from GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT. FREEMAN SECURITY SERVICES has executed a Power of Attorney as part of its agreements with Round Table Financial, Inc. Among other things, this Power of Attorney provides that Round Table Financial, Inc. has the power to:

- a) notify you that your accounts with FREEMAN SECURITY SERVICES have been assigned to Round Table Financial, Inc.
- b) direct you to make payment on all of FREEMAN SECURITY SERVICES' accounts directly to Round Table Financial, Inc.
- c) strike out FREEMAN SECURITY SERVICES' address and add Round Table Financial, Inc.'s address on all invoices or other correspondence mailed to you
- d) endorse the name of FREEMAN SECURITY SERVICES, or FREEMAN SECURITY SERVICES' fictitious trade name, on any checks or other payment instruments or mechanisms that may come into Round Table Financial's possession, custody or control.

As of the date of this Notification of Assignment, all accounts receivable, including without limitation invoices and sums owed by GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT to FREEMAN SECURITY SERVICES **must** be paid timely by GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT directly to Round Table Financial Inc. using one of the following payment methods:

By Wire: Account Name: Round Table Financial Inc
Bank Name: JPMorgan Chase Bank, N.A.
Account Number: 701150976
Routing Number: 021000021
Reference: Please indicate Invoice #

By ACH: Account Name: Round Table Financial Inc
Bank Name: JPMorgan Chase Bank, N.A.
Account Number: 701150976
Routing Number: 322271627
Reference: Please indicate Invoice #

SEE NEXT PAGE



ROUND TABLE
FINANCIAL

By Check: Round Table Financial Inc.
2549 Eastbluff Drive, Suite 490
Newport Beach, CA 92660
Memo: Please indicate Invoice #
Make Check Payable To: Round Table Financial Inc.

Payments made in any other manner may expose you to significant liability.
This notification may only be revoked by a writing signed by one of Round Table Financial, Inc.'s officers and acknowledged before a notary public

This Agreement and all transactions contemplated hereunder and/or evidenced hereby shall be governed by, construed under, and enforced in accordance with the internal laws of the state of Nevada. The parties agree that any suit, action or proceeding arising out of the subject matter hereof, or the interpretation, performance or breach of this Agreement, shall, be instituted in any court sitting in the state of Nevada or any other jurisdiction deemed appropriate by Purchaser including but not limited to the jurisdiction where GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT is located or resides ("Acceptable Forums"). Each party agrees that the Acceptable Forums are convenient to it, and each party irrevocably submits to the jurisdiction of the Acceptable Forums and irrevocably agrees to be bound by any judgment rendered in any Acceptable Forum in connection with this Agreement and waives any and all objections to jurisdiction or venue that it may have with respect to the Acceptable Forums under the laws of FLORIDA or otherwise in those courts in any such suit, action or proceeding.

Very truly yours,

FREEMAN SECURITY SERVICES

By: *Darren W. Freeman*

Print Name: Darren W. Freeman

Title: CEO

On [DATE]: 09/08/23

ACKNOWLEDGED AND AGREED:

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT

By: _____

Print Name: _____

Title: _____

On [DATE]: _____



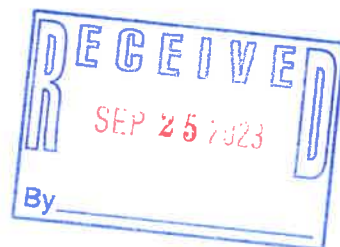
Invoice 43140

Date	PO#
09/01/23	
Due Date	Terms
10/1/23	Net 30

BILL TO
Grande Pines CDD
Governmental Management Service 219 E. Livingston St Orlando, FL 32819

Property Address
Grande Pines CDD 6013 Paradiso Grande Boulevard Orlando, FL 32821

Item	Amount
Job #46105 - Grand Pines CDD Landscape Maintenance September 2023	\$3,656.00



Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$3,656.00
Sales Tax	\$0.00
Total	\$3,656.00
Credits/Payments	(\$0.00)
Balance Due	\$3,656.00

SECTION 2

Grande Pines
Community Development District

Unaudited Financial Reporting
September 30, 2023



Table Of Contents

1	<u>Balance Sheet</u>
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
September 30, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Total Governmental Funds</i>
Assets:				
Cash	\$ 140,508	\$ -	\$ -	\$ 140,508
Due From General Fund	\$ -	\$ 189	\$ -	\$ 189
Prepaid Expenses	\$ 8,096	\$ -	\$ -	\$ 8,096
<u>Series 2021</u>				
Reserve	\$ -	\$ 382,500	\$ -	\$ 382,500
Revenue	\$ -	\$ 139,669	\$ -	\$ 139,669
Construction	\$ -	\$ -	\$ 708,360	\$ 708,360
Total Assets	\$ 148,605	\$ 522,358	\$ 708,360	\$ 1,379,322
Liabilities:				
Accounts Payable	\$ 1,920	\$ -	\$ -	\$ 1,920
Due To Debt Service	\$ 189	\$ -	\$ -	\$ 189
Total Liabilities	\$ 2,109	\$ -	\$ -	\$ 2,109
Fund Balances:				
Unassigned	\$ 146,495	\$ -	\$ -	\$ 146,495
Assigned for Debt Service	\$ -	\$ 522,358	\$ -	\$ 522,358
Assigned for Capital Projects	\$ -	\$ -	\$ 708,360	\$ 708,360
Total Fund Balances	\$ 146,495	\$ 522,358	\$ 708,360	\$ 1,377,213
Total Liabilities & Fund Equity	\$ 148,605	\$ 522,358	\$ 708,360	\$ 1,379,322

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 188,290	\$ 188,290	\$ 193,548	\$ 5,258
Assessments - Direct Bill	\$ 56,039	\$ 56,039	\$ 56,039	\$ -
Developer Contributions	\$ 258,037	\$ 258,037	\$ 22,589	\$ (235,448)
Total Revenues	\$ 502,366	\$ 502,366	\$ 272,176	\$ (230,190)
Expenditures:				
<u>Administrative Expenditures</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 6,400	\$ 5,600
FICA Expense	\$ 918	\$ 918	\$ 490	\$ 428
Engineering	\$ 12,000	\$ 12,000	\$ 1,200	\$ 10,800
Attorney	\$ 25,000	\$ 25,000	\$ 16,892	\$ 8,108
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Annual Audit	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Dissemination Fees	\$ 3,500	\$ 3,500	\$ 3,500	\$ (0)
Trustee Fees	\$ 5,000	\$ 5,000	\$ 4,041	\$ 959
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 36,750	\$ 36,750	\$ 36,750	\$ -
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Administration	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Telephone	\$ 300	\$ 300	\$ -	\$ 300
Postage	\$ 700	\$ 700	\$ 131	\$ 569
Insurance	\$ 6,114	\$ 6,114	\$ 5,842	\$ 272
Printing & Binding	\$ 700	\$ 700	\$ 46	\$ 654
Legal Advertising	\$ 5,000	\$ 5,000	\$ 1,226	\$ 3,774
Other Current Charges	\$ 1,000	\$ 1,000	\$ 462	\$ 538
Office Supplies	\$ 400	\$ 400	\$ 2	\$ 398
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative Expenditures	\$ 123,007	\$ 123,007	\$ 90,606	\$ 32,401

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
<i><u>Field Expenditures</u></i>				
Field Management	\$ 15,000	\$ 15,000	\$ -	\$ 15,000
Gate Attendants	\$ 163,171	\$ 163,171	\$ 10,183	\$ 152,988
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	\$ 29,196	\$ 40,705
Landscape Contingency	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
Irrigation Repairs	\$ 3,000	\$ 3,000	\$ -	\$ 3,000
Lake Maintenance	\$ 12,035	\$ 12,035	\$ 5,335	\$ 6,700
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
<u>Total Field Expenditures</u>	\$ 379,359	\$ 379,359	\$ 44,714	\$ 334,645
Total Expenditures	\$ 502,366	\$ 502,366	\$ 135,320	\$ 367,046
Excess (Deficiency) of Revenues over Expenditures	\$ 0		\$ 136,856	
Fund Balance - Beginning	\$ -		\$ 9,640	
Fund Balance - Ending	\$ 0		\$ 146,495	

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, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues				
Assessment - Tax Roll	\$ -	\$ -	\$ 303,678	\$ 303,678
Assessment - Direct	\$ 382,541	\$ 382,541	\$ 87,925	\$ (294,615)
Interest	\$ -	\$ -	\$ 18,561	\$ 18,561
Total Revenues	\$ 382,541	\$ 382,541	\$ 410,164	\$ 27,624
Expenditures:				
Series 2021				
Interest - 11/1	\$ 122,375	\$ 122,375	\$ 122,375	\$ -
Principal - 5/1	\$ 135,000	\$ 135,000	\$ 135,000	\$ -
Interest - 5/1	\$ 122,375	\$ 122,375	\$ 122,375	\$ -
Total Expenditures	\$ 379,750	\$ 379,750	\$ 379,750	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (14,330)	\$ (14,330)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (14,330)	\$ (14,330)
Excess (Deficiency) of Revenues over Expenditures	\$ 2,791		\$ 16,084	
Fund Balance - Beginning	\$ 123,479		\$ 506,273	
Fund Balance - Ending	\$ 126,269		\$ 522,358	

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, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ 95,197	\$ 95,197
Total Revenues	\$ -	\$ -	\$ 95,197	\$ 95,197
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 3,132,328	\$ (3,132,328)
Total Expenditures	\$ -	\$ -	\$ 3,132,328	\$ (3,132,328)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 14,330	\$ 14,330
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 14,330	\$ 14,330
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (3,022,801)	
Fund Balance - Beginning	\$ -	\$ -	\$ 3,731,161	
Fund Balance - Ending	\$ -	\$ -	\$ 708,360	

Grande Pines
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ -	\$ 80	\$ -	\$ -	\$ 193,064	\$ -	\$ -	\$ 284	\$ -	\$ -	\$ 120	\$ 193,548
Assessments - Direct Bill	\$ 28,019	\$ -	\$ -	\$ 14,010	\$ 14,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,039
Developer Contributions	\$ 15,310	\$ 7,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,589
Total Revenues	\$ 43,329	\$ 7,279	\$ 80	\$ 14,010	\$ 14,010	\$ 193,064	\$ -	\$ -	\$ 284	\$ -	\$ -	\$ 120	\$ 272,176
Expenditures:													
<u>Administrative Expenditures</u>													
Supervisor Fees	\$ 2,000	\$ 800	\$ -	\$ 600	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ 600	\$ 6,400
FICA Expense	\$ 153	\$ 61	\$ -	\$ 46	\$ -	\$ 61	\$ -	\$ 61	\$ -	\$ 61	\$ -	\$ 46	\$ 490
Engineering	\$ 371	\$ 56	\$ 113	\$ 180	\$ -	\$ 60	\$ 120	\$ -	\$ 150	\$ -	\$ 150	\$ -	\$ 1,200
Attorney	\$ 2,189	\$ 3,031	\$ 2,084	\$ 1,217	\$ 180	\$ 3,401	\$ 1,509	\$ 16	\$ 2,401	\$ 865	\$ -	\$ -	\$ 16,892
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Dissemination Fees	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 3,500
Trustee Fees	\$ 2,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 36,750
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Administration	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 2	\$ 3	\$ 6	\$ 34	\$ 7	\$ 4	\$ 40	\$ 11	\$ 13	\$ 2	\$ 3	\$ 5	\$ 131
Insurance	\$ 5,842	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,842
Printing & Binding	\$ -	\$ -	\$ 2	\$ -	\$ -	\$ 6	\$ 17	\$ 20	\$ -	\$ -	\$ -	\$ 0	\$ 46
Legal Advertising	\$ 662	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 564	\$ -	\$ -	\$ -	\$ 1,226
Other Current Charges	\$ 38	\$ 39	\$ 38	\$ 39	\$ 38	\$ 38	\$ 38	\$ 39	\$ 39	\$ 38	\$ 38	\$ 39	\$ 462
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<u>Total Administrative Expenditure</u>	\$ 22,057	\$ 7,595	\$ 5,847	\$ 5,720	\$ 3,830	\$ 12,976	\$ 7,799	\$ 4,551	\$ 6,771	\$ 5,371	\$ 3,796	\$ 4,294	\$ 90,606

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,183	10,183
Gate Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Internet, Phone, Cable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Cameras	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,656	3,656	8,056	4,986	4,306	4,536	29,196
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,555	1,260	1,260	1,260	\$ -	5,335
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sign Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<u>Total Field Expenditures</u>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,656	5,211	9,316	6,246	5,566	14,719	44,714
Total Expenditures	\$ 22,057	\$ 7,595	\$ 5,847	\$ 5,720	\$ 3,830	\$ 12,976	\$ 11,455	\$ 9,762	\$ 16,087	\$ 11,617	\$ 9,361	\$ 19,014	\$ 135,320
Excess (Deficiency) of Revenues over Expenditures	\$ 21,272	\$ (315)	\$ (5,767)	\$ 8,290	\$ 10,180	\$ 180,089	\$ (11,455)	\$ (9,762)	\$ (15,803)	\$ (11,617)	\$ (9,361)	\$ (18,893)	\$ 136,856

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)
Less: Principal Payment - 5/1/23	(\$135,000)
Current Bonds Outstanding	\$6,490,000

Grand Pines CDD
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

Gross Assessments \$ 200,308.82 \$ 314,284.97 \$ 514,593.79
Net Assessments \$ 188,290.29 \$ 295,427.87 \$ 483,718.16

ON ROLL ASSESSMENTS

							38.93%	61.07%	100.00%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>General Fund</i>	<i>2021 Debt Service</i>	<i>Total</i>
12/14/22	11/18-11/21/22	\$0.00	\$0.00	\$0.00	\$206.08	\$206.08	\$80.22	\$125.86	\$206.08
03/16/23	12/7-12/15/23	\$514,593.79	(\$20,583.66)	(\$89.01)	\$2,061.05	\$495,982.17	\$193,064.13	\$302,918.04	\$495,982.17
06/15/23	02/1-03/15/23	\$0.00	\$0.00	\$0.00	\$728.59	\$728.59	\$283.60	\$444.98	\$728.58
09/15/23	05/1-05/31/23	\$0.00	\$0.00	\$0.00	\$309.54	\$309.54	\$120.49	\$189.05	\$309.54
TOTAL		\$ 514,593.79	\$ (20,583.66)	\$ (89.01)	\$ 3,305.26	\$ 497,226.38	\$ 193,548.44	\$ 303,677.93	\$ 497,226.37

103%	Net Percent Collected
0	Balance Remaining to Collect

Direct Bill Assessments

Park Square Grande Pines, LLC						
2023-01						
				\$143,963.82	\$56,038.66	\$87,925.16
<i>Date Received</i>	<i>Due Date</i>	<i>Check Number</i>	<i>Amount Received</i>	<i>Net Assessed</i>	<i>O&M</i>	<i>Series 2021 Debt Service</i>
11/4/22	11/1/22	66953	\$71,981.91	\$71,981.91	\$28,019.33	\$43,962.58
2/10/23	2/1/23	68481	\$35,990.96	\$35,990.96	\$14,009.67	\$21,981.29
3/3/23	5/1/23	69001	\$35,990.95	\$35,990.96	\$14,009.66	\$21,981.29
				\$ 143,963.82	\$ 143,963.82	\$ 87,925.16

SECTION D

Grande Pines CDD

Field Management Report



October 16th, 2023

Jarett Wright

Field Manager

GMS

Completed

Guardhouse Attendants

- Guardhouse attendant operations have begun without incident.
- Vendor provides daily report of all activities during their duty hours.



Completed

Landscaping Update

- ✚ New plantings were installed along the front entrance.
- ✚ United Land is currently maintaining all of Tract D-4, but the sod was damaged due to recent construction.
- ✚ Medians along the entrance roads were adjusted to accommodate new construction.



Completed

Pond Trash

- ✚ GMS staff removed trash and construction debris from all pond banks.
- ✚ This service will be conducted on as needed basis.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-750-3599, or by email at jwright@gmscfl.com. Thank you.

Respectfully,
Jarett Wright



Report #14787

First: Keyana

Last: Hicks

Date / Time: 9/28/23

Street Address: Paradiso Grande

Address Line 2: 6013 Paradiso Grande Blvd

City: Orlando

State / Region: FL

Postal / Zip code: 32821

Country: USA

Security Contractor Activities: S/O Hicks reporting for duty at Paradiso Grande Resort clocking in at 6pm

Marquis Gray Florida license G606544983270 tag plate B278PZ @6:20PM

Tristan Colon Florida license C450810982080 tag plate LDDS95 @6:49PM

Fournier Caua Florida license F65610006350 tag plate 66CCKG @7:08PM

Ivana Martinsdelima Florida license M635418768910 tag plate BG70WJ @7:21PM

JADA McLaughlin florida license M242425007230 tag plate 89BCWL @7:28PM

Giovanna Castro Brazil license 53979661 tag plate BM03QL @7:37PM

Alexis Taylor Florida license T46000992847 tag plate QLEQ52 @9:26PM

10:00-11:00PM at this time all areas are cleared

11:00-12:00AM there are no incidents to report

12:00-1:00AM Air BNB guests at 6092 High Seas Rd at quiet at this time there are 0 complaints filed

1:00-2:00AM all areas are secured

2:00-3:00AM there are 0 activities at this time moment, nothing to report

3:00-4:00AM premise is secured and quiet , 0 visitors has come by

4:00-5:00AM area has been cleaned for next officer on duty , premise is secured

6:00AM s/o Hicks is reporting off duty, all gate Arms are open to public

Activities Report Continuation:

Photos:

Video:

Video:

FREEMAN SECURITY SERVICES INC.

"We Are The Next Best Thing to Having The Police"



Security Contractor Signature:

[Handwritten signature]

SECTION I

SECTION 1



P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: **September 27, 2023**

Name **Grande Pines CDD**
c/o GMS
Address **219 E. Livingston St**
City **Orlando, FL 32801**
Phone **407-201-1514**

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and **Grande Pines CDD** hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of **12 months** in accordance with the terms and conditions of this Agreement in the following sites:

**Four (4) Stormwater Retention Ponds Associated with
Grande Pines CDD Located at
6013 Paradiso Grande Blvd
Orlando, FL 32821**

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- | | |
|------------------------------------|-----------------|
| 1. Submersed vegetation control | Included |
| 2. Emerged vegetation control | Included |
| 3. Floating vegetation control | Included |
| 4. Filamentous algae control | Included |
| 5. Shoreline grass & brush control | Included |

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

**The terms of this agreement shall be: 10/01/2023 thru 09/30/2024.
Agreement will automatically renew as per Term & Condition 14.**

Start-up Charge	NA	Due at the start of work
Maintenance Fee	\$1,002.00	Due monthly as billed x 12
Total Annual Cost	\$12,024.00	

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within **NA** days, weather permitting, from the date of execution or receipt of the proper permits.
- E. The Agreement shall have no force & is withdrawn unless executed and returned by Customer to AAM on or before **October 27, 2023**
- F. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: **Telly R. Smith**

Date: **9/27/2023**

Accepted

Date:

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

SECTION 2

ESTIMATE

**Aquatic Weed Management,
Inc.**

PO Box 1259
Haines City, FL 33845

WATERWEED1@AOL.COM
(863) 412-1919



Grande Pines CDD

Bill to

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

Estimate details

Estimate no.: 1259
Estimate date: 03/22/2023

Product or service	Amount
1. Scope of Work	\$675.00
Monthly pond herbicide maintenance on 4 ponds. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as \$/treatment.	
Total	\$675.00

Note to customer

Thank you for your business!

SECTION 3

SERVICES CONTRACT

CUSTOMER NAME: Grande Pines

SUBMITTED TO: Clayton Smith

CONTRACT EFFECTIVE DATE: April 1, 2023, through March 31, 2024

SUBMITTED BY: Stephen AmRhein

SERVICES: Aquatic Vegetation Maintenance

This agreement (the "Agreement") is made as of the date indicated above and is by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The Annual Contract Price is **\$8,400.00**. SOLitude shall invoice Customer **\$700.00 per month** for the Services to be provided under this Agreement. The term of this agreement is for a period of twelve (12) months, with payment invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. The customer is obligated to pay each monthly contract payment per the terms of this contract, without any obligation on the part of SOLitude to invoice or send any other sort of reminder or notice. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date.

The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude shall be reimbursed by the customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for an annual management program as described in the Schedule A attached. Any additional services will be provided only upon additional terms as agreed to by the parties in writing. Contract will automatically renew annually at the end of the contract effective date for subsequent one (1) year terms, with a four percent (4%) escalation in the Annual Contract Price each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. PRICING. The Company reserves the right to annually increase the amount charged for the services beyond the escalation percentage stated in the TERM AND EXPIRATION above, which shall be communicated by written notice to the Customer, which notice may be by invoice.

5. TERMINATION. If SOLitude terminates your service for nonpayment or other default before the end of the Services Contract, if the Customer terminates this Services Contract for any reason other than in accordance with the cancellation policy outlined above, or in the event this Contract does not automatically renew and the customer terminates it before the termination date, Customer agrees to pay SOLitude, in addition to all other amounts owed, an Early Termination Fee in the amount specified below ("Early Termination Fee"). The Customer's Early Termination Fee will be 50% of the remaining value of the Contracted Price. The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Services Contract on which the Customer's rate plan is based.

6. INSURANCE AND LIMITATION OF LIABILITY. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

7. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

8. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

9. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

10. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

11. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

12. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

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13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customers understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

15. NONPERFORMANCE. In the case of any default on the part of the Company with respect to any of the terms of this Agreement, the Customer shall give written notice thereof, and if said default is not made good within (30) Thirty Days, the Customer shall notify the Company in writing that there has been a breach of the Agreement. The Company in case of such breach shall be entitled to receive payment only for work completed prior to said breach, so long as the total paid hereunder does not exceed the Contract sum.

16. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Grande Pines

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

Customer's Address for Notice Purposes:

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SŌlitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SŌlitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



SCHEDULE A - SERVICES

Annual Weed and Algae Treatment

Visual Inspections:

1. A visual inspection of the lake(s) will be performed during each visit to the site. The inspections shall include the following:
 - Water levels
 - Water clarity or quality
 - Turbidity
 - Beneficial Aquatic Vegetation
 - Nuisance, Invasive, or Exotic Aquatic Vegetation
 - Algae
 - Physical components such as above ground pipes, inlet and outlet structures, trash racks, emergency spillways, and dams
 - Erosion
 - Issues with shoreline and bank stabilization measures such as rip rap stone, bulkheads, retaining walls, etc.
 - Forebays and inflowing or outflowing swales, ditches, and stream channels
 - Vegetated buffers
 - Sedimentation
 - Nuisance animal activity
 - Fish habitat
 - Mosquito breeding conditions and habitat
 - Trash and debris
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the Customer in writing as part of that month's service report.
3. Customers will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the lake(s) structures.
4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the lake(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the lake(s) underground, underwater, or inside any of the associated structures.

Aquatic Weed Control:

1. Lake(s) will be inspected on a **one time per month** basis.

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2. Any growth of undesirable aquatic weeds and vegetation found in the lake(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the lake(s) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected on a **one time per month** basis.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Lake Algae Control:

1. Lake(s) will be inspected on a **one (1) time per month** basis. Any algae found in the lake(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Lake Dye:

1. **Lake Dye** will be applied to the pond(s) on a **one (1) time per month** basis. A combination of blue and/or black dye will be used as required to maintain a dark natural water color.

Trash Removal:

1. Trash and light debris will be removed from the lake(s) with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the lake areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

1. Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

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Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
 - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and

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- determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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