

*Grande Pines
Community Development District*

Agenda

April 18, 2022

AGENDA

Grande Pines

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

April 11, 2022

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

Dear Board Members:

The regular meeting of the Board of Supervisors of **Grande Pines Community Development District** will be held **Monday, April 18, 2022 at 10:00 AM at the Offices of GMS-CF, LLC, 219 East Livingston Street, Orlando, Florida 32801**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individual to Fulfill Board Vacancy with Term Ending November 2024
 - B. Administration of Oath of Office to Newly Appointed Board Member
 - C. Consideration of Resolution 2022-02 Electing Officers
4. Approval of Minutes of the January 17, 2022 Meeting
5. Consideration of Resolution 2022-03 Approving the Proposed Fiscal Year 2023 Budget and Setting a Public Hearing
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Requests 27-28
 - iii. Designation of November 1, 2022 as Landowner's Meeting Date
7. Other Business
8. Supervisors Requests
9. Adjournment

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

The third order of business is organizational matters. Section A is appointment of individual to fulfill the Board vacancy with a term ending November 2024. Section B is administration of oath of office to newly appointed board member. Section C is consideration of resolution 2022-02 electing officers. A copy of the resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the January 17, 2022 meeting. A copy of the minutes are enclosed for your review.

The fifth order of business is the consideration of resolution 2022-03 approving the proposed fiscal year 2023 budget and setting a public hearing. A copy of the resolution is enclosed for your review.

The sixth order of business is staff reports. Section 1 of the District Manager's Report includes the balance sheet and income statement for your review. Sub-section 2 is the ratification of funding requests 27 and 28. The funding requests are enclosed for your review. Sub-section 3 is the designation of November 1, 2022 as the landowners' meeting date. The instructions, sample agenda and landowners' proxy is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please do not hesitate to contact me.

Sincerely,

George Flint

George S. Flint
District Manager

CC: Darrin Mossing, GMS

Enclosures

SECTION III

SECTION C

RESOLUTION 2022-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
ELECTING THE OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Grande Pines Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

Section 1. The following persons are elected to the offices shown:

Chairman	_____
Vice Chairman	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Treasurer	_____
Assistant Treasurer	_____

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 18th of April, 2022.

ATTEST:

**GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

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, **January 17, 2022** at 10:00 a.m. at the Offices of GMS-CF, LLC at 219 East Livingston Street, Orlando, Florida.

Present and constituting a quorum:

Amanda Whitney
Linda Kepfer
Jennifer McLendon
Daniel Arnette

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

George Flint
Kristen Trucco
Christy Baxter

District Manager, GMS
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We have no members of the public here to provide comment.

THIRD ORDER OF BUSINESS

Organizational Matters – ADDED

A. Acceptance of Resignation of Chuck Cavaretta

Mr. Flint: We received a resignation from Mr. Cavaretta. Is there a motion to accept his resignation?

On MOTION by Ms. Whitney, seconded by Ms. McLendon, with all in favor, Accepting the Resignation of Mr. Cavaretta, was approved.

B. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2024

Mr. Flint: Any time there is a vacancy during a term of office for a Board member, the remaining Board members appoint the replacement. The only requirement at this point is that they be a resident of the state of Florida and of the United States. This seat has a term ending November 2024. Are there any nominations to fill that vacancy?

Ms. Whitney: Not at this time.

Mr. Flint: Okay, we will defer filling that to the next meeting.

C. Administration of Oath of Office to Newly Appointed Supervisor

**This item was tabled to the next Board meeting.*

D. Consideration of Resolution 2022-01 Electing Officers

Mr. Flint: We have four remaining Board members and Mr. Cavaretta was the Chair, so you may want to consider election of officers in the interim. You can always change that once you fill the position. We've provided you with Resolution 2022-10, and right now, Linda is the Vice Chair, the other three Board members are Assistant Secretaries, I am the Secretary, and Jill Burns is the Treasurer. I would ask that Katie Costa be made Assistant Treasurer because she is the District Accountant. We could handle each seat individually or if someone wants to make a motion to elect a slate, we could handle it in one motion.

Mr. Arnette: I make a motion to appoint Amanda Whitney as Chairperson.

Mr. Flint: Do you want to leave the rest of the seats the same?

Mr. Arnette: Yes.

On MOTION by Mr. Arnette, seconded by Ms. McLendon, with all in favor, Resolution 2022-01 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 20, 2021 Meeting

Mr. Flint: Did the Board have any comments or corrections to the September 20, 2021 meeting minutes? Hearing no changes,

On MOTION by Ms. Whitney, seconded by Ms. Kepfer, with all in favor, the Minutes of the September 20, 2021 Meeting, were approved.
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FIFTH ORDER OF BUSINESS

Ratification of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2021

Mr. Flint: The District as a government entity is required to have an annual independent audit and you went through an RFQ process and selected Grau as your independent auditor. Because we have a timeframe we have to get the audit completed within, and your last meeting was in September, I executed the agreement and I am asking the Board to ratify that action. The fees associated in the agreement are consistent with the bid that they submitted when they bid the services, it's \$4,900 for Fiscal Year 2021.

On MOTION by Ms. Whitney, seconded by Ms. McLendon, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2021, was ratified.
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SIXTH ORDER OF BUSINESS

Approval of Addendum to the Amended and Restated Agreement Regarding the Acquisition of Certain Work Product and Infrastructure

Ms. Trucco: This is an addendum to the acquisition agreement which is related to the initial bond issuance of the District. It states that any real property tracts dedicated to the District in the plat that is recorded in the county shall be owned and maintained by the developer until conveyed to the District by separate instrument. This is just a protection for the District and to make sure that terms of the acquisition agreement are being followed.

On MOTION by Ms. Whitney, seconded by Ms. Kepfer, with all in favor, the Addendum to the Amended and Restated Agreement Regarding the Acquisition of Certain Work Product and Infrastructure, was approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney****i. Memo on Stormwater Management Needs Analysis**

Mr. Trucco: Included in your agenda packet is a memorandum regarding a new law that was effective January 31st requiring all municipalities and special Districts to prepare and submit a 20-year needs analysis report, which is a 20-year project report regarding stormwater and wastewater systems owned and maintained by the District. There is a memorandum in your agenda that includes some items that are necessary for the report. The report is not due to be submitted to the county until June 30th, but we are trying to get ahead of that deadline by presenting this new law to the Board, and they are working with the District engineer to try and get a cost estimate proposal prepared to bring back to the Board. We've spoken to several District engineers and they have indicated that they have some of these items already regarding stormwater and wastewater systems. Our recommendation is that Christy and I take a look at this memorandum and prepare these analysis reports for the Grande Pines CDD to bring back to the Board for approval.

Mr. Flint: Depending on the timing of the turnover of the stormwater system to the CDD, maybe we can get out of filing it this year.

Ms. Trucco: We can prepare the proposal for the CDD, and it would just be for stormwater, there would be no wastewater elements because those are fully maintained by Orange County Utilities once they're completed. We can prepare the proposal so that you have it for next year and then we can figure out when it will be needed.

B. Engineer

Mr. Flint: Christy, anything else?

Ms. Baxter: No I have nothing, except I did want to ask on the 20-year report that if the stormwater system isn't turned over to the CDD to start operation and maintenance, what date would we need or not need the report?

Mr. Flint: That is something that we have to figure out because it isn't clear.

Ms. Trucco: It's due with the county on June 30th, but it's going to be a 20-year projectory report. If the stormwater system was turned over to the District within those 20 years, we would probably need to indicate it in the report.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through November 30th. There is no action required, if you have questions, we can discuss those. Are there any questions on the financials? Hearing none,

ii. Ratification of FY21 Funding Request #21 – 26

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

On MOTION by Ms. Whitney, seconded by Ms. McLendon, with all in favor, the Fiscal Year 2021 Funding Requests #21 - #26, were ratified.
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EIGHTH ORDER OF BUSINESS

Other Business

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

NINTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Grande Pines Community Development District (“**District**”) prior to June 15, 2022, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 18, 2022

HOOR: 10:00 a.m.

LOCATION: Offices of GMS-CF, LLC
219 E. Livingston Street
Orlando, FL 32801

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Orange County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

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

ATTEST:

**GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By:_____
Its:_____

Exhibit A

Grande Pines
Community Development District

Proposed Budget
FY 2023



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Grande Pines

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2022	Actuals Thru 2/28/22	Projected Next 7 Months	Projected Thru 9/30/22	Proposed Budget FY2023
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Revenues

Developer Contributions/Assessments	\$	498,778	\$	22,005	\$	265,069	\$	287,074	\$	502,366
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Total Revenues	\$	498,778	\$	22,005	\$	265,069	\$	287,074	\$	502,366
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Expenditures

Administrative

Supervisor Fees	\$	12,000	\$	600	\$	7,000	\$	7,600	\$	12,000
FICA Expense	\$	918	\$	46	\$	536	\$	581	\$	918
Engineering	\$	12,000	\$	476	\$	7,000	\$	7,476	\$	12,000
Attorney	\$	25,000	\$	1,250	\$	14,583	\$	15,834	\$	25,000
Arbitrage	\$	450	\$	-	\$	450	\$	450	\$	450
Annual Audit	\$	5,000	\$	-	\$	4,900	\$	4,900	\$	5,000
Dissemination Fees	\$	3,500	\$	1,458	\$	2,042	\$	3,500	\$	3,500
Trustee Fees	\$	5,000	\$	-	\$	5,000	\$	5,000	\$	5,000
Assessment Administration	\$	5,000	\$	5,000	\$	-	\$	5,000	\$	5,000
Management Fees	\$	35,000	\$	14,583	\$	20,417	\$	35,000	\$	36,750
Information Technology	\$	1,000	\$	417	\$	583	\$	1,000	\$	1,800
Website Maintenance	\$	500	\$	208	\$	292	\$	500	\$	1,200
Telephone	\$	300	\$	-	\$	175	\$	175	\$	300
Postage	\$	700	\$	18	\$	408	\$	426	\$	700
Insurance	\$	5,776	\$	5,435	\$	-	\$	5,435	\$	6,114
Printing & Binding	\$	700	\$	4	\$	408	\$	413	\$	700
Legal Advertising	\$	5,000	\$	-	\$	2,917	\$	2,917	\$	5,000
Other Current Charges	\$	1,000	\$	181	\$	583	\$	764	\$	1,000
Office Supplies	\$	400	\$	15	\$	233	\$	249	\$	400
Dues, Licenses & Subscriptions	\$	175	\$	175	\$	-	\$	175	\$	175

Total Administrative	\$	119,419	\$	29,867	\$	67,527	\$	97,394	\$	123,007
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Grande Pines
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 2/28/22	Projected Next 7 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<i><u>Field Expenditures</u></i>					
Field Management	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Gate Attendants	\$ 163,171	\$ -	\$ 81,586	\$ 81,586	\$ 163,171
Gate Repairs	\$ 6,000	\$ -	\$ 3,000	\$ 3,000	\$ 6,000
Gate Internet, Phone, Cable	\$ 3,000	\$ -	\$ 1,500	\$ 1,500	\$ 3,000
Gate Cameras	\$ 1,200	\$ -	\$ 600	\$ 600	\$ 1,200
Gate Supplies	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 1,500
Property Insurance	\$ 2,465	\$ -	\$ 1,233	\$ 1,233	\$ 2,465
Electric	\$ 6,900	\$ -	\$ 3,450	\$ 3,450	\$ 6,900
Streetlights	\$ 60,648	\$ -	\$ 30,324	\$ 30,324	\$ 60,648
Water & Sewer	\$ 21,740	\$ -	\$ 10,870	\$ 10,870	\$ 21,740
Landscape Maintenance	\$ 69,900	\$ -	\$ 34,950	\$ 34,950	\$ 69,900
Landscape Contingency	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Irrigation Repairs	\$ 3,000	\$ -	\$ 1,500	\$ 1,500	\$ 3,000
Lake Maintenance	\$ 12,035	\$ -	\$ 6,018	\$ 6,018	\$ 12,035
Pressure Washing	\$ 6,000	\$ -	\$ 3,000	\$ 3,000	\$ 6,000
Sign Maintenance	\$ 1,800	\$ -	\$ 900	\$ 900	\$ 1,800
Repairs & Maintenance	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 1,500
Contingency	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Total Field Expenditures	\$ 379,359	\$ -	\$ 189,680	\$ 189,680	\$ 379,359
Total Expenditures	\$ 498,778	\$ 29,867	\$ 257,207	\$ 287,074	\$ 502,366
Excess Revenues/(Expenditures)	\$ -	\$ (7,862)	\$ 7,862	\$ 0	\$ -

Grande Pines Community Development District General Fund Budget

REVENUES:

Developer Contributions

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

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

Attorney

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

Arbitrage

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

Annual Audit

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

Dissemination Fees

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

Grande Pines Community Development District General Fund Budget

Trustee Fees

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

Assessment Administration

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

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

Insurance

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

Printing & Binding

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

Grande Pines Community Development District General Fund Budget

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Field Expenditures:

Field Management

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

Gate Attendants

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

Gate Repairs

The cost of repairing and maintain the gate.

Gate Internet, Phone, Cable

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

Gate Cameras

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

Gate Supplies

Supplies used for the gate

Property Insurance

The District's estimated property insurance coverages.

Grande Pines Community Development District General Fund Budget

Electric

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

Street Lights

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

Water & Sewer

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

Landscape Maintenance

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

Landscape Contingency

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

Irrigation Repairs

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

Lake Maintenance

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

Pressure Washing

Represents the cost of pressure washing for the District.

Sign Maintenance

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

Repairs & Maintenance

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

Contingency

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

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

Description	Adopted Budget FY2022	Actuals Thru 2/28/22	Projected Next 7 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments - Direct	\$ 382,500	\$ 286,875	\$ 95,625	\$ 382,500	\$ 382,500
Interest	\$ -	\$ 15	\$ 8	\$ 23	\$ -
Carry Forward Surplus ⁽¹⁾	\$ 124,065	\$ 124,066	\$ -	\$ 124,066	\$ 123,463
Total Revenues	\$ 506,565	\$ 410,956	\$ 95,633	\$ 506,589	\$ 505,963
Expenditures					
Interest - 11/1	\$ 124,063	\$ 124,063	\$ -	\$ 124,063	\$ 122,375
Principal - 5/1	\$ 135,000	\$ -	\$ 135,000	\$ 135,000	\$ 135,000
Interest - 5/1	\$ 124,063	\$ -	\$ 124,063	\$ 124,063	\$ 122,375
Total Expenditures	\$ 383,126	\$ 124,063	\$ 259,063	\$ 383,126	\$ 379,750
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues/(Expenditures)	\$ 123,439	\$ 286,893	\$ (163,430)	\$ 123,463	\$ 126,213

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

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

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 70'	28	\$ 83,555	\$2,984	\$3,175
Single Family - 50'	99	\$ 211,020	\$2,132	\$2,268
Townhouse	55	\$ 87,925	\$1,599	\$1,701
	182	\$ 382,500		

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

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

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

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

SECTION VI

SECTION C

SECTION 1

Grande Pines
Community Development District

Unaudited Financial Reporting
February 28, 2022



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Grande Pines
Community Development District
Combined Balance Sheet
February 28, 2022

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Total Governmental Funds</i>
Assets:				
Cash	\$ 5,664	\$ -	\$ -	\$ 5,664
Due From Developer	\$ 3,439	\$ -	\$ -	\$ 3,439
<u>Series 2021</u>				
Reserve	\$ -	\$ 382,500	\$ -	\$ 382,500
Revenue	\$ -	\$ 286,882	\$ -	\$ 286,882
Construction	\$ -	\$ -	\$ 5,865,729	\$ 5,865,729
Total Assets	\$ 9,104	\$ 669,382	\$ 5,865,729	\$ 6,544,214
Liabilities:				
Accounts Payable	\$ 11,507	\$ -	\$ -	\$ 11,507
Due to Developer	\$ -	\$ -	\$ 15,388	\$ 15,388
Total Liabilities	\$ 11,507	\$ -	\$ 15,388	\$ 26,895
Fund Balances:				
Unassigned	\$ (2,404)	\$ -	\$ -	\$ (2,404)
Assigned for Debt Service	\$ -	\$ 669,382	\$ -	\$ 669,382
Assigned for Capital Projects	\$ -	\$ -	\$ 5,850,341	\$ 5,850,341
Total Fund Balances	\$ (2,404)	\$ 669,382	\$ 5,850,341	\$ 6,517,320
Total Liabilities & Fund Equity	\$ 9,104	\$ 669,382	\$ 5,865,729	\$ 6,544,214

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
Revenues:				
Developer Contributions	\$ 498,778	\$ 22,005	\$ 22,005	\$ -
Total Revenues	\$ 498,778	\$ 22,005	\$ 22,005	\$ -
Expenditures:				
<u>Administrative Expenditures</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 600	\$ 4,400
FICA Expense	\$ 918	\$ 383	\$ 46	\$ 337
Engineering	\$ 12,000	\$ 5,000	\$ 476	\$ 4,524
Attorney	\$ 25,000	\$ 10,417	\$ 1,250	\$ 9,166
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Dissemination Fees	\$ 3,500	\$ 1,458	\$ 1,458	\$ -
Trustee Fees	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 35,000	\$ 14,583	\$ 14,583	\$ (0)
Information Technology	\$ 1,000	\$ 417	\$ 417	\$ 0
Website Administration	\$ 500	\$ 208	\$ 208	\$ (0)
Telephone	\$ 300	\$ 125	\$ -	\$ 125
Postage	\$ 700	\$ 292	\$ 18	\$ 274
Insurance	\$ 5,776	\$ 5,776	\$ 5,435	\$ 341
Printing & Binding	\$ 700	\$ 292	\$ 4	\$ 287
Legal Advertising	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Other Current Charges	\$ 1,000	\$ 417	\$ 181	\$ 236
Office Supplies	\$ 400	\$ 167	\$ 15	\$ 151
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<u>Total Administrative Expenditures</u>	\$ 119,419	\$ 51,792	\$ 29,867	\$ 21,925

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
<i><u>Field Expenditures</u></i>				
Field Management	\$ 15,000	\$ -	\$ -	\$ -
Gate Attendants	\$ 163,171	\$ -	\$ -	\$ -
Gate Repairs	\$ 6,000	\$ -	\$ -	\$ -
Gate Internet, Phone, Cable	\$ 3,000	\$ -	\$ -	\$ -
Gate Cameras	\$ 1,200	\$ -	\$ -	\$ -
Gate Supplies	\$ 1,500	\$ -	\$ -	\$ -
Property Insurance	\$ 2,465	\$ -	\$ -	\$ -
Electric	\$ 6,900	\$ -	\$ -	\$ -
Streetlights	\$ 60,648	\$ -	\$ -	\$ -
Water & Sewer	\$ 21,740	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 69,900	\$ -	\$ -	\$ -
Landscape Contingency	\$ 1,000	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 3,000	\$ -	\$ -	\$ -
Lake Maintenance	\$ 12,035	\$ -	\$ -	\$ -
Pressure Washing	\$ 6,000	\$ -	\$ -	\$ -
Sign Maintenance	\$ 1,800	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ 1,500	\$ -	\$ -	\$ -
Contingency	\$ 2,500	\$ -	\$ -	\$ -
<i><u>Total Field Expenditures</u></i>	<i><u>\$ 379,359</u></i>	<i><u>\$ -</u></i>	<i><u>\$ -</u></i>	<i><u>\$ -</u></i>
Total Expenditures	\$ 498,778	\$ 51,792	\$ 29,867	\$ 21,925
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (7,862)	
Fund Balance - Beginning	\$ -	\$ -	\$ 5,459	
Fund Balance - Ending	\$ -	\$ -	\$ (2,404)	

Grande Pines

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2022

	Adopted Budget	Prorated Budget Thru 02/28/22	Actual Thru 02/28/22	Variance
Revenues				
Assessment - Direct	\$ 382,500	\$ 286,875	\$ 286,875	\$ -
Interest	\$ -	\$ -	\$ 15	\$ 15
Total Revenues	\$ 382,500	\$ 286,875	\$ 286,890	\$ 15
Expenditures:				
Series 2021				
Interest - 05/1	\$ 124,063	\$ 124,063	\$ 124,063	\$ -
Principal - 5/1	\$ 135,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 124,063	\$ -	\$ -	\$ -
Total Expenditures	\$ 383,126	\$ 124,063	\$ 124,063	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (11)	\$ (11)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (11)	\$ (11)
Excess (Deficiency) of Revenues over Expenditures	\$ (626)		\$ 162,816	
Fund Balance - Beginning	\$ 124,065		\$ 506,566	
Fund Balance - Ending	\$ 123,440		\$ 669,382	

Grande Pines

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2022

	Adopted Budget	Prorated Budget Thru 02/28/22	Actual Thru 02/28/22	Variance
Revenues				
Interest	\$ -	\$ -	\$ 168	\$ 168
Total Revenues	\$ -	\$ -	\$ 168	\$ 168
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 11	\$ 11
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 11	\$ 11
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 179	
Fund Balance - Beginning	\$ -	\$ -	\$ 5,850,162	
Fund Balance - Ending	\$ -	\$ -	\$ 5,850,341	

Grande Pines
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions/Assessments	\$ 10,435	\$ 4,511	\$ 3,620	\$ 3,439	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,005
Total Revenues	\$ 10,435	\$ 4,511	\$ 3,620	\$ 3,439	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,005
Expenditures:													
<i><u>Administrative Expenditures</u></i>													
Supervisor Fees	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
FICA Expense	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	46
Engineering	\$ -	\$ 53	\$ 368	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	476
Attorney	\$ 234	\$ 51	\$ -	\$ 966	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,250
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination Fees	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,458
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,583
Information Technology	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	417
Website Administration	\$ 42	\$ 42	\$ 42	\$ 42	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	208
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 3	\$ 1	\$ 2	\$ 11	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18
Insurance	\$ 5,435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,435
Printing & Binding	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ 30	\$ 30	\$ 43	\$ 38	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	181
Office Supplies	\$ 15	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total Administrative Expenditure	\$ 14,230	\$ 4,114	\$ 3,747	\$ 4,404	\$ 3,373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	29,867

Grande Pines
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Field Expenditures</u>													
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Internet, Phone, Cable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Cameras	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sign Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<u>Total Field Expenditures</u>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 14,230	\$ 4,114	\$ 3,747	\$ 4,404	\$ 3,373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	29,867
Excess (Deficiency) of Revenues over Expenditures	\$ (3,795)	\$ 397	\$ (126)	\$ (965)	\$ (3,373)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(7,862)

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
Current Bonds Outstanding	\$6,760,000

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

Direct Bill Assessments

Park Square Grande Pines, LLC					
2022-01			\$382,500.00		
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2021 Debt Service
12/1/21	11/1/21	60563	\$191,250.00	\$191,250.00	\$191,250.00
	2/1/22	61986	\$95,625.00	\$95,625.00	\$95,625.00
	5/1/22		\$95,625.00		
			\$ 382,500.00	\$ 286,875.00	\$ 286,875.00

SECTION 2

**Grande Pines
Community Development District**

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

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

Please make check payable to:

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

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

Invoice

Invoice #: 31
Invoice Date: 1/1/22
Due Date: 1/1/22
Case:
P.O. Number:

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

RECEIVED
JAN 12 2022

1

Description	Hours/Qty	Rate	Amount
Management Fees - January 2022	31513-34	2,916.67	2,916.67
Website Administration - January 2022	352	41.67	41.67
Information Technology - January 2022	351	83.33	83.33
Dissemination Agent Services - January 2022	313	291.67	291.67
Office Supplies	51	0.03	0.03
Postage	42	10.85	10.85
Total			\$3,344.22
Payments/Credits			\$0.00
Balance Due			\$3,344.22

POULOS & BENNETT

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

RECEIVED
FEB 02 2022

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

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

Project 19-151 GRANDE PINES CDD

Professional services for the period ending: December 31, 2021

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Percent	Current Billed
.01 ENGINEER'S REPORT	15,000.00	99.92	14,987.50	14,987.50	0.08	0.00	0.00
.02 MISCELLANEOUS SERVICES	0.00	0.00	2,223.75	2,591.25	0.00		367.50
.03 2020 BOND ISSUANCE	0.00	0.00	7,038.75	8,351.25	0.00		1,312.50
.99 REIMBURSABLE EXPENSES	0.00	0.00	0.80	0.80	0.00		0.00
Total	15,000.00		24,250.80	25,930.80			1,680.00

Hourly Tasks:

.02 Miscellaneous Services

	Hours	Rate	Billed Amount
Practice Team Leader	1.75	210.00	367.50

.03 2020 Bond Issuance

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

GMS-CF

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

Invoice total 1,680.00

Aging Summary

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

**Grande Pines
Community Development District**

**Funding Request #28
February 17, 2022**

Payee		General Fund FY2022	
1	GMS-CF, LLC.		
	Inv# 32 - Management Fees - Feb 21	\$	3,344.22
		\$	3,344.22
		Total:	\$ 3,344.22

Please make check payable to:

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

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 32**Invoice Date:** 2/1/22**Due Date:** 2/1/22**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - February 2022		2,916.67	2,916.67
Website Administration - February 2022		41.67	41.67
Information Technology - February 2022		83.33	83.33
Dissemination Agent Services - February 2022		291.67	291.67
Office Supplies		0.06	0.06
Postage		1.22	1.22

Total \$3,334.62**Payments/Credits** \$0.00**Balance Due** \$3,334.62

RECEIVED FEB 08 2022

SECTION 3

LANDOWNER PROXY
LANDOWNERS MEETING – November 1, 2022
GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

NOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

Proxy Holder

for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Grande Pines Community Development District** to be held at the **Offices of GMS-CF, LLC, 219 East Livingston Street, Orlando, Florida 32801, on November 1, 2022 at 10:00 AM**, and at any continuances or adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Printed Name of Landowner
(or, if applicable, unauthorized representative of Landowner)

Signature of Landowner or Landowner Representative

Date

Parcel Description

Acreage

Authorized Votes*

[Legal Description on Following Pages]

Total Number of Authorized Votes:

*Pursuant to section 190.006(2)(b), Florida Statutes (2008), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

Please note that a particular real property is entitled to only one vote for each eligible acre of land or fraction thereof; two (2) or more persons who own real property in common that is one acre or less are together entitled to one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.) If more than one parcel, each must be listed or described.

INSTRUCTIONS

At the Board meeting, when the landowners' election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners' meeting, landowners shall organize by electing a Chair who shall conduct the meeting. The Chair may be any person present at the meeting. If the Chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

SAMPLE AGENDA

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of a Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions and Comments
8. Adjournment