

*Grande Pines
Community Development District*

Agenda

April 17, 2023

AGENDA

Grande Pines

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

**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 17, 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. Organizational Matters
 - A. Administration of Oaths of Office to Newly Elected Board Members
4. Approval of Minutes of the March 20, 2023 Meeting
5. Consideration of Resolution 2023-06 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing
6. Consideration of Proposals for Landscape Maintenance
 - A. Prince & Sons
 - B. Omegascapes
 - C. Juniper Landscaping
 - D. United Land Services
 - E. Benchmark
 - F. K-Bota
7. Consideration of Aquatic Maintenance Proposals
 - A. Applied Aquatic Management
 - B. SOLitude Lake Management
 - C. Aquatic Weed Management
8. Consideration of Fountain Maintenance Proposals
 - A. SOLitude – Quarterly
 - B. Robert’s Pools – Monthly
 - C. K-Bota – Quarterly
 - D. Cascades – Quarterly
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager’s Report

- i. Check Register
- ii. Balance Sheet and Income Statement

D. Field Manager's Report

10. Other Business

11. Supervisors Requests

12. Adjournment

Sincerely,

George Flint

George S. Flint
District Manager

CC: Darrin Mossing, GMS

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, March 20, 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 were:

Amanda Whitney	Chairperson
Linda Kepfer	Vice Chairperson
Achal Aggarwal	Assistant Secretary
Suhel Rojas	Assistant Secretary

Also present were:

George Flint	District Manager
Jay Lazarovich	District Counsel
Clayton Smith <i>by phone</i>	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. We do have four Board members here and we have a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is the public comment period and we don't have any members of the public other than Board and staff here.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Mr. Flint: I think everyone has taken the oath.

Ms. Whitney: I think the only one that has not is Randy.

Mr. Flint: Yes Randy, because he has not been here.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 21, 2022 Meeting

Mr. Flint: Approval of the minutes from your November 21, 2022 meeting. Does the Board have any comments or corrections to those?

On MOTION by Ms. Whitney, seconded by Mr. Aggarwal with all in favor, the Minutes of the November 21, 2022 Meeting, were approved as presented.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Draft Fiscal Year 2022 Audit Report

Mr. Flint: The CDD, as a government entity, is required to have an annual independent audit performed. You will see in your agenda the draft audit. If you refer to the last page of the audit that is the letter to management, and if there were any findings or recommendations or issues identified in the audit they would be indicated on that page. You can see that there are no current or prior year findings and that we have complied with all of the provisions of the auditor general that they are responsible for reviewing. It is a clean audit. Are there any comments on the audit?

On MOTION by Ms. Whitney, seconded by Ms. Rojas, with all in favor, Acceptance of Draft Fiscal Year 2022 Audit Report, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-04 Ratifying the Conveyance of Phase 2 Tracts

Mr. Flint: Jay, do you want to cover this?

Mr. Lazarovich: Yes, I will. Resolution 2023-04 is to ratify the conveyance of a roadway tract and stormwater ponds from Grande Pines Park Square to the CDD. As part of this resolution, you have a special warranty and a bill of sale transferring the real property and infrastructure improvements, owner's affidavit, an agreement regarding taxes, and also a Certificate of District Engineer. This has already been executed by the developers so we are just looking for a motion to ratify these documents.

On MOTION by Ms. Whitney, seconded by Ms. Rojas, with all in favor, Resolution 2023-04 Ratifying the Conveyance of Phase 2 Tracts, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-05
Ratifying Utility Conveyance to Orange
County**

Mr. Lazarovich: Resolution 2023-05 is ratifying the utility conveyance. So this is from the developer to the CDD and then the CDD to Orange County. There is no warranty deed. It is two bills of sale and an agreement regarding taxes, owner's affidavit, and Certificate of District Engineer. As well these have already been signed by the developer so we are just looking for a motion to ratify.

Mr. Aggarwal: We have to go through the CDD?

Mr. Lazarovich: Yes, there is going to be a requisition for the construction and we have to have it passed through the CDD just to keep it in the chain title.

Mr. Flint: Yeah, because we are paying for them and then ultimately the county, so we have to be in the chain.

Mr. Lazarovich: It is simultaneous.

Mr. Flint: Transfer to us then us to county versus straight to county.

On MOTION by Ms. Whitney, seconded by Ms. Rojas, with all in favor, Resolution 2023-05 Ratifying Utility Conveyance to Orange County, was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Requisitions 12 – 13

Mr. Flint: Requisitions 12 - 13 are to be ratified. 12 is for Poulos and Bennett for \$2,347.50 and 13 is for Poulos and Bennett for \$112.50.

On MOTION by Ms. Whitney, seconded by Ms. Rojas, with all in favor, Requisitions 12 - 13, were ratified.

NINTH ORDER OF BUSINESS

Consideration of Requisition 14

Mr. Flint: We added Requisition 14 which is payable to Park Square Grande Pines, LLC for \$1,954,436.69 and the entire requisition report is in your agenda and it is 104 pages. I have

handed out the four pages of the actual requisition itself and this is related to all of the conveyances that you just approved in the two prior resolutions.

On MOTION by Ms. Whitney, seconded by Ms. Rojas, with all in favor, Requisition 14, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Anything else Jay?

Mr. Lazarovich: I have nothing else to report unless the Board has any questions.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

i. Check Register

Mr. Flint: You have the check register from November 1, 2022 through March 9, 2023 for \$110,962.36. Any questions on the check register?

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

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financial statements through February 28, 2023. There is no action required. If the Board has any questions, we can discuss those.

ELEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Going forward, we will add a Field Manager section as well to the agenda. Clayton Smith is on the phone. He is our director of field management. Clayton, do you want to give the Board an overview of where you are at right now?

Mr. Smith: Yes, absolutely. It is good to be working on the site. We are just getting acclimated out there over the last few weeks. I do have a little update for you just for your information what we have been working on. I understand you are coordinating the cleanup with

Kubota. I have also been speaking with Gabe from Kubota and that was completed last weekend. We were on site. We reviewed and took pictures. It does look good. Additionally, we are in the process of gathering quotes for landscape maintenance and aquatic maintenance to keep the property maintained going forward. Additionally, I have been working with and speaking with QBB on their install timelines and additionally getting some plans and other information from them just so that we can make sure we have all of that information that they are continuing to install across the property in common areas. Right now, we are just waiting to get these maintenance contracts in place and keep the place maintained and looking good. We did create a bid packet that we sent out to five bidders for landscape maintenance and three bidders for pond maintenance. It has specs of our baseline on how to maintain for example the zoysia at the front entrance and some other things. I did speak with Mike with QBB and I understand that there may be at some point some additional plantings going in up at the front. Additionally, we are going to be doing a conveyance review which is from your angle making sure that you get what you paid for as far as install on the common property and also making sure that any material that went in that did not last or isn't looking good that the installer comes back and honors warranties and we are creating a report for that. Going forward, the intention would be to have just a brief highlight report, field manager report in the agenda for your review as well. That is all I have right now unless there are any questions.

Mr. Flint: Any questions for Clayton? Thank you.

Mr. Smith: Thank you.

TWELFTH ORDER OF BUSINESS

Supervisors Requests

Mr. Flint: Any other business or supervisors' requests? The main thing we wanted to get done today were these conveyances so we can process the requisitions. I appreciate you guys making time to be here. If there is nothing else, is there a motion to adjourn?

THIRTEENTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun adjourned the meeting.

On MOTION by Ms. Whitney, seconded by Ms. Rojas, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 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, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**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 2023/2024 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 17, 2023

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 17th DAY OF APRIL, 2023.

ATTEST:

**GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By:_____
Its:_____

Grande Pines
Community Development District

Proposed Budget
FY 2024



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Grande Pines
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
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Revenues

Assessments - Tax Roll	\$ 188,290	\$ 80	\$ 188,210	\$ 188,290	\$ 244,329
Assessments - Direct Bill	\$ 56,039	\$ 42,029	\$ 14,010	\$ 56,039	\$ -
Developer Contributions	\$ 258,037	\$ 22,589	\$ -	\$ 22,589	\$ 268,246

Total Revenues	\$ 502,366	\$ 64,698	\$ 202,220	\$ 266,918	\$ 512,575
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Expenditures

Administrative

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

Total Administrative	\$ 123,007	\$ 44,688	\$ 62,158	\$ 106,847	\$ 133,216
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Grande Pines

Community Development District

Proposed Budget

General Fund

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

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

Grande Pines Community Development District General Fund Budget

REVENUES:

Assessments

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

Developer Contributions

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

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

Attorney

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

Arbitrage

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

Annual Audit

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

Grande Pines Community Development District General Fund Budget

Dissemination Fees

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

Trustee Fees

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

Assessment Administration

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

Management Fees

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

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

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

Insurance

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

Printing & Binding

Represents the cost of printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Grande Pines Community Development District General Fund Budget

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Field Expenditures:

Field Management

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

Gate Attendants

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

Gate Repairs

The cost of repairing and maintain the gate.

Gate Internet, Phone, Cable

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

Gate Cameras

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

Gate Supplies

Supplies used for the gate

Property Insurance

The District's estimated property insurance coverages.

Grande Pines Community Development District General Fund Budget

Electric

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

Streetlights

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

Water & Sewer

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

Landscape Maintenance

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

Landscape Contingency

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

Irrigation Repairs

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

Lake Maintenance

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

Pressure Washing

Represents the cost of pressure washing for the District.

Sign Maintenance

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

Repairs & Maintenance

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

Contingency

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

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

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

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

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

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 50'	98	\$ 208,889	\$2,132	\$2,268
Single Family - 70'	29	\$ 86,539	\$2,984	\$3,175
Townhouse	55	\$ 87,925	\$1,599	\$1,701
	182	\$ 383,353		

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

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

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

Date	Balance	Prinicpal	Interest	Total
11/01/46	\$ 1,725,000.00	\$ -	\$ 34,500.00	\$ 380,100.00
05/01/47	\$ 1,725,000.00	\$ 315,000.00	\$ 34,500.00	\$ -
11/01/47	\$ 1,410,000.00	\$ -	\$ 28,200.00	\$ 377,700.00
05/01/48	\$ 1,410,000.00	\$ 330,000.00	\$ 28,200.00	\$ -
11/01/48	\$ 1,080,000.00	\$ -	\$ 21,600.00	\$ 379,800.00
05/01/49	\$ 1,080,000.00	\$ 345,000.00	\$ 21,600.00	\$ -
11/01/49	\$ 735,000.00	\$ -	\$ 14,700.00	\$ 381,300.00
05/01/50	\$ 735,000.00	\$ 360,000.00	\$ 14,700.00	\$ -
11/1/50	\$ 375,000.00	\$ -	\$ 7,500.00	\$ 382,200.00
5/1/51	\$ 375,000.00	\$ 375,000.00	\$ 7,500.00	\$ 382,500.00
		\$ 6,490,000.00	\$ 4,263,825.00	\$ 11,011,200.00

SECTION VI

Grande Pines CDD

LANDSCAPE SCOPE OF WORK

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into “elements” to define the elements involved and required in the maintenance of the property.

General Services- Component “A”

Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

Mowing

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

St. Augustine, Bahia turf shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas. Unirrigated pond areas and banks will be mowed 32 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5” and 4.5”. St Augustine will be cut between 4.5” and 5.5”. Mowing heights will be set at 2”–3” for Zoysia turf. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall be carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50” mower or larger discharging clippings away from the water. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum or as needed to maintain an intended look as per the discretion of CDD management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day.

Contractor will take special care to prevent damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

Edging

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

String Trimming

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

Blowing

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

Damage Prevention/Repair

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, the contractor will completely detail the entire property once every three weeks at least. The exception will be the entrances, clubhouse areas and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 42-52 times per year as needed to accomplish the full amount of detail rotations.

Pruning

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

Pruning of trees up to a height of 12 feet is included in the scope of the work. If pruning is required above the height of 12 feet, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:

Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8ft of clearance is required along all walkways and parking areas. Maintain clearance from shrubs in bed areas. Improve visibility in parking lots and around entries.

Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.

Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.

Structural pruning will be required for several varieties of plants bi-annually, annually or semi- annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

Weed Control

Bed areas are to be left in a weed free condition after each detail service. While pre and post- emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

Trash Removal

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

Policing

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with supplemental proposal.

As needed contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

Communication

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. Contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management contractor will provide a Monthly Service Calendar for the upcoming period. **A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly.** A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. *Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them.* Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meeting as needed or requested by CDD management.

Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

Component "B" – Turf Care Program

ST. AUGUSTINE

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule – St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control
- October: Heavy fall granular fertilization and broadleaf weed/disease control

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

BAHIA – Where Applicable (Irrigated areas only)

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

Zoysia

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Zoysia

- January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.
- March: Fertilization. Spot treat weeds and treat fungal and insect activity as necessary.
- April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- May: Fertilization
- June: Insect/weed/disease control as necessary. July: Insect/weed/disease control as necessary.
- August: spot treat weeds as necessary, inspect/treat fungal activity.
- September: Liquid Fertilization with emergent weed control, insect/disease control as necessary. October: Fertilization - Weed/insect/disease control as necessary.
- November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket potash - weeds as necessary, inspect/treat fungal activity.

Application Requirements: Fertilization

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

Insect/Disease Control

The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

Supplemental insecticide applications will be provided in addition to the normal preventive programs needed to provide control.

Weed Control

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining. The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Component "C" – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed December. Insect/disease control/fertilization as needed.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to “clump” fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Insect/Disease Control

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

Specialty Palms

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by contractor if it is reasonably decided to be from negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre-existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

Component “D” – Irrigation Maintenance

Frequency of Service

Contractor will perform the following itemized services under “Specifications” on a monthly basis completing 25% of the inspection each week. The irrigation inspection will should be performed during the same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

Specifications

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controller to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone. Qualifying Statements
- Repairs
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management’s discretion to allow contractor to proceed with repairs at an agreed threshold without prior approval.

Service Calls

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor’s crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect irrigation system weekly while performing routine maintenance.

Contractor will provide a 24 hour "Emergency" number for irrigation repairs.

Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

Component "E" – Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractor should and is expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

E. 1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

Schedule

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

Installation

Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

All beds should be covered with 1" layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

Maintenance

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly. Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty.

Exclusions to this warranty would be freeze, theft, or vandalism.

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

Mulching will be carried out twice per year. Once in the spring, once in the fall. The most desirable months are May and Early November. Mulch will be priced “per yard”. Application will be completed within a two-week time period.

Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1” to 2” deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2” thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2-inch depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 12’ will be trimmed up to two times per year in June and/or December as needed. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary.

All palms less than 15’ will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

Washingtonia palms in excess of 15’ will be trimmed up to two times per year in the months of February and August as needed.

All palms other than Washingtonia, in excess 15’ will be trimmed up to once per year in the month of August.

Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o’clock profile or nine and three o’clock at the discretion of management. “Hurricane” cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving “stubs”.

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.

Green - CDD Landscape Scope Areas



TRACT IDENTIFICATION TABLE			
TRACT	USE	PHASE	AREA (ACREAGE)
AE-1	ACCESS EASEMENT	1	0.43
D-1	STORMWATER	1	3.12
D-2	STORMWATER	1	4.06
D-3	STORMWATER	2	5.44
D-4	STORMWATER	2	7.24
D-5	STORMWATER	3	1.48
D-6	STORMWATER	3	6.19
D-8	STORMWATER	5	1.66
L1-S	LIFT-STATION	1	0.06
OS-1	OPEN SPACE	2	0.18
OS-2	OPEN SPACE	2	0.24
OS-3	OPEN SPACE	2	0.10
OS-4	OPEN SPACE	3	0.09
OS-6	OPEN SPACE	3	0.18
OS-7	OPEN SPACE	5	0.02
OS-8	OPEN SPACE	5	0.51
OS-9	OPEN SPACE	5	0.71
P-1	PARK	1	2.80
P-2	PARK	4	0.37
PT-1	PARKING	2	0.21
PT-2	PARKING	2	0.19
PT-3	PARKING	3	0.62
PT-4	PARKING	3	0.38
PT-5	PARKING	4	0.64
PT-6	PARKING	4	0.19
PT-7	PARKING	5	1.05
W-1	WETLAND	2	12.01

Grande Pines CDD Landscape Fee Summary

Contractor:

Address:

Phone:

Fax:

Contact:

Email:

Property: Grande Pines CDD

Address: 219 E. Livingston St.
Orlando,
Florida,
32801

Phone: 407-750-3599

Contact: Jarett Wright

Email: jwright@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-D (Component A) - Mowing/Detailing													\$0
TURF CARE (Component B) Bahia/St Augustine/Zoysia													\$0
TREE/SHRUB CARE (Component C) Tree/Shrub Fert													\$0
IRRIGATION MAINT. (Component D)													\$0
ANNUAL CHANGES - None at this time (Component E.1) <i>Per Annual Pricing:</i>	<i>Count:</i>			<i>Count:</i>			<i>Count:</i>			<i>Count:</i>			\$0
BED DRESSING - Estimate mulch yds (Component E.2) <i>Per Yard Pricing:</i>					<i>Mulch Yds</i>						<i>Mulch Yds</i>		\$0
PALM TRIMMING (Component E.3) <i>Per Palm Price:</i> <i>Palm counts:</i>													\$0
TOTAL FEE PER MONTH:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Flat Fee Schedule	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$0
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Extra Services Annual Changes, Palm Pruning, Mulch	\$0
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TOTAL	\$0.00
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SECTION A

Grande Pines CDD Landscape Fee Summary

Contractor: Prince & Sons, Inc.

Address: 9513 US 92 East

Tampa, FL 33610

Phone: (863) 422-5207

Fax:

Contact: Lucas Martin

Email: Lmartin@princeandsonsinc.com

Property: Grande Pines CDD

Address: 219 E. Livingston St.

Orlando,

Florida,

32801

Phone: 407-750-3599

Contact: Jarett Wright

Email: jwright@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-D (Component A) - Mowing/Detailing	2,592	2,592	3,888	5,184	6,480	5,184	6,480	5,184	5,184	6,480	2,592	2,592	\$54,432
TURF CARE (Component B) Bahia/St Augustine/Zoysia			162	162	162	162		162	162		162	162	\$1,296
TREE/SHRUB CARE (Component C) Tree/Shrub Fert			432				432		156		156		\$1,176
IRRIGATION MAINT. (Component D)	360	360	360	360	360	360	360	360	360	360	360	360	\$4,320
ANNUAL CHANGES - None at this time (Component E.1) <i>Per Annual Pricing: \$2</i>	<i>Count:</i>			<i>Count:</i>			<i>Count:</i>			<i>Count:</i>			\$0
BED DRESSING - Estimate mulch yds (Component E.2) <i>\$54 Per Yard Pricing:</i>					5,400 <i>100 Mulch Yds</i>						2,700 <i>50 Mulch Yds</i>		\$8,100
PALM TRIMMING (Component E.3) <i>Per Palm Price: \$45</i> <i>Palm counts:</i>		1,344 30						360 8					\$1,704
TOTAL FEE PER MONTH:	\$2,952	\$4,296	\$4,842	\$5,706	\$12,402	\$5,706	\$7,272	\$6,066	\$5,862	\$6,840	\$5,970	\$3,114	\$71,028
Flat Fee Schedule	\$5,919	\$5,919	\$5,919	\$5,919	\$5,919	\$5,919	\$5,919	\$5,919	\$5,919	\$5,919	\$5,919	\$5,919	\$71,028
Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$61,224												
Extra Services Annual Changes, Palm Pruning, Mulch	\$9,804												
TOTAL	\$71,028.00												

SECTION B

Exhibit “B”
Pricing Summary for
Grande Pines Community Development District Ph 1

Core Services:

Grounds Maintenance: (.6 days x 42 cycles)	\$ 38,160 per year	\$ 3,180 per month
Irrigation Maintenance: (.5 days inspection each month)	\$ 3,996 per year	\$ 333 per month
Fertilization & Pest: (6 shrub / 6 Zoysia apps)	\$ 7,332 per year	\$ 611 per month

Total	\$ 49,488 per year	\$ 4,124 per month
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Recommended Optional Services:

Pine Bark Mulch: (125 cubic yards 1X per year)	\$ 6,876 per year	\$ 573 per month
Palm Trimming: (5 Medjools 2X, 34 Sabals 1X)	\$ 3,168 per year	\$ 264 per month

Grand Total	\$ 59,532 per year	\$ 4,961 per month
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SECTION C

Grande Pines CDD Landscape Fee Summary

Contractor: Juniper Landscaping Of Florida

Address: 285 E Oak Ridge Road Orlando FL 32809

Phone: 407 592 7882

Fax:

Contact: Kenny O'Dell

Email: Kenny.o'dell@juniperlandscaping.com

Property: Grande Pines CDD

Address: 219 E. Livingston St.
Orlando,
Florida,
32801

Phone: 407-750-3599

Contact: Jarett Wright

Email: jwright@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-D (Component A) - Mowing/Detailing	2,906	2,906	2,906	2,906	2,906	2,906	2,906	2,906	2,906	2,906	2,906	2,906	\$34,872
TURF CARE (Component B) Bahia/St Augustine/Zoysia	333	333	333	333	333	333	333	333	333	333	333	333	\$3,996
TREE/SHRUB CARE (Component C) Tree/Shrub Fert	213	213	213	213	213	213	213	213	213	213	213	213	\$2,556
IRRIGATION MAINT. (Component D)	145	145	145	145	145	145	145	145	145	145	145	145	\$1,740
ANNUAL CHANGES - None at this time (Component E.1) <i>Per Annual Pricing: \$2.25</i>	<i>Count:</i>			<i>Count:</i>			<i>Count:</i>			<i>Count:</i>			\$0
BED DRESSING - Estimate mulch yds 84 Cu Yds (Component E.2) <i>Per Yard Pricing: \$52.00</i>					4,368						4,368		\$8,736
PALM TRIMMING (Component E.3) <i>Per Palm Price: \$60</i> <i>Palm counts: 5 over 15 ft/specialty</i>	300												\$300
TOTAL FEE PER MONTH:	\$3,897	\$3,597	\$3,597	\$3,597	\$7,965	\$3,597	\$3,597	\$3,597	\$3,597	\$3,597	\$7,965	\$3,597	\$52,200
Flat Fee Schedule	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350	\$4,350	\$52,200
Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$43,164												
Extra Services Annual Changes, Palm Pruning, Mulch	\$9,036												
TOTAL	\$52,200.00												

SECTION D

Grande Pines CDD Landscape Fee Summary

Contractor: United Land Services

Address: 6386 Beth Rd. Orlando, FL

Phone: 9047889199

Fax:

Contact: Tom Enright

Email: tenright@unitedlandservices.com

Property: Grande Pines CDD

Address: 219 E. Livingston St.
Orlando,
Florida,
32801

Phone: 407-750-3599

Contact: Jarett Wright

Email: jwright@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-D (Component A) - Mowing/Detailing	1,777	1,777	2,369	2,369	2,961	2,961	2,961	2,961	2,961	2,369	2,369	1,777	\$29,610
TURF CARE (Component B) Bahia/St Augustine/Zoysia	73	27	155	45	73	45	155	55	73	27	155	27	\$910
TREE/SHRUB CARE (Component C) Tree/Shrub Fert	77	348	116	135	155	116	174	174	116	348	77	97	\$1,933
IRRIGATION MAINT. (Component D)	163	163	163	163	163	163	163	163	163	163	163	163	\$1,951
ANNUAL CHANGES - <i>None at this time</i> (Component E.1) <i>Per Annual Pricing:</i>	0 <i>Count:</i>			0 <i>Count:</i>			0 <i>Count:</i>			0 <i>Count:</i>			\$0
BED DRESSING - Estimate mulch yds (Component E.2) <i>Per Yard Pricing:</i>					3,480 <i>60</i>						3,480 <i>60</i>		\$6,960
PALM TRIMMING (Component E.3) <i>Per Palm Price:</i> <i>Palm counts:</i>						575 <i>5</i>		1,360 <i>34</i>				575 <i>5</i>	\$2,510
TOTAL FEE PER MONTH:	\$2,089	\$2,314	\$2,802	\$2,712	\$6,831	\$3,860	\$3,452	\$4,712	\$3,312	\$2,907	\$6,243	\$2,638	\$43,873

Flat Fee Schedule	\$3,656	\$3,656	\$3,656	\$3,656	\$3,656	\$3,656	\$3,656	\$3,656	\$3,656	\$3,656	\$3,656	\$3,656	\$43,873
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$34,403
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Extra Services Annual Changes, Palm Pruning, Mulch	\$9,470
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TOTAL	\$43,873.23
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SECTION E



ANNUAL PROPOSAL

Below is our annual itemized proposal for your property

Item	Included	Item Description	Visits	Year 1	Year 2	Year 3
General Maintenance	Y	Per Scope	-42	\$0.00	\$0.00	\$0.00
Irrigation Inspections	Y	-Monthly Inspections	-12	\$0.00	\$0.00	\$0.00
Turf & Ornamental	Y	-6/4 Program	-	\$0.00	\$0.00	\$0.00
Flower Changeouts	N	-	-	\$0.00	\$0.00	\$0.00
Mulch	N	-	-	\$0.00	\$0.00	\$0.00
Palm Tree Pruning	N	-	-	\$0.00	\$0.00	\$0.00
Tree Pruning	N	-	-	\$0.00	\$0.00	\$0.00
Porter Service	N	-	-	\$0.00	\$0.00	\$0.00
Pressure Washing	N	-	-	\$0.00	\$0.00	\$0.00
Other	N	-	-	\$0.00	\$0.00	\$0.00
			Annual	\$69,900.00	\$72,696.00	\$74,876.88
			Monthly	\$5,825.00	\$0.00	\$0.00

SECTION F

ESTIMATE

K-Bota Services, LLC.
5181 Burgess Avenue
Cocoa, FL 32927

kbotaservicesllc@gmail.com
+1 3219178023
(407)430-9057



Grande Pines CDD

Bill to

Jarett Wright
GMS - Central Florida
219 E. Livingston St.
Orlando, Florida 32801
United States

Estimate details

Estimate no.: 2023-306
Estimate date: 03/29/2023

Product or service		Amount
1. Services	1 unit × \$150,398.00	\$150,398.00
Grande Pines CDD - Landscape Maintenance Fee Summary		
Total		\$150,398.00

Note to customer

Thank you for giving us the opportunity to serve you!

SECTION VII

Grande Pines CDD
Aquatic Maintenance Scope of Services

This Scope is for the defined services of Aquatic Maintenance of the stormwater ponds. The work of Aquatic maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary to maintain the stormwater ponds according to the scope of services defined below. Therefore, the contractor agrees to do the following:

I. Algae, shoreline weeds/grasses and Aquatic Vegetation Maintenance

- a. Provide algae and aquatic vegetation management/Maintenance for CDD stormwater ponds.
- b. The contractor will perform One monthly inspection leading to treatments carried out as frequently as needed to control nuisance/exotic vegetation, algae, shorelines grasses, or aquatic weeds.
- c. Check Dissolved oxygen levels as needed and deemed necessary by contractor prior to treatments to ensure safe treatment without potential fish kills.
- d. Treat any surface filamentous algae blooms and planktonic algae blooms that may arise as well as performing treatment for submerged algae and floating or submerged nuisance vegetations as needed.
 - i. Algae blooms will be treated as often as possible until the bloom has subsided, and the algae coverage is less than 5%.
- e. Treat nuisance shoreline grasses and nuisance shoreline vegetation regardless of water level.
 - i. During the dry season these grasses will be treated on the exposed bank.
 - ii. At no time are invasive aquatic weeds or grasses or non-beneficials to cover more than 5% of any contracted pond.
- f. Pond dye will be used as needed to manage any algae blooms or aquatic weeds.
 - i. Blue or black dye can be used at contractors' discretion.
- g. The contractor will spray/treat any invasive, exotics or other nuisance vegetation from littoral shelf areas.
- h. Any beneficials that grow in naturally will be allowed to grow in and reported to management.

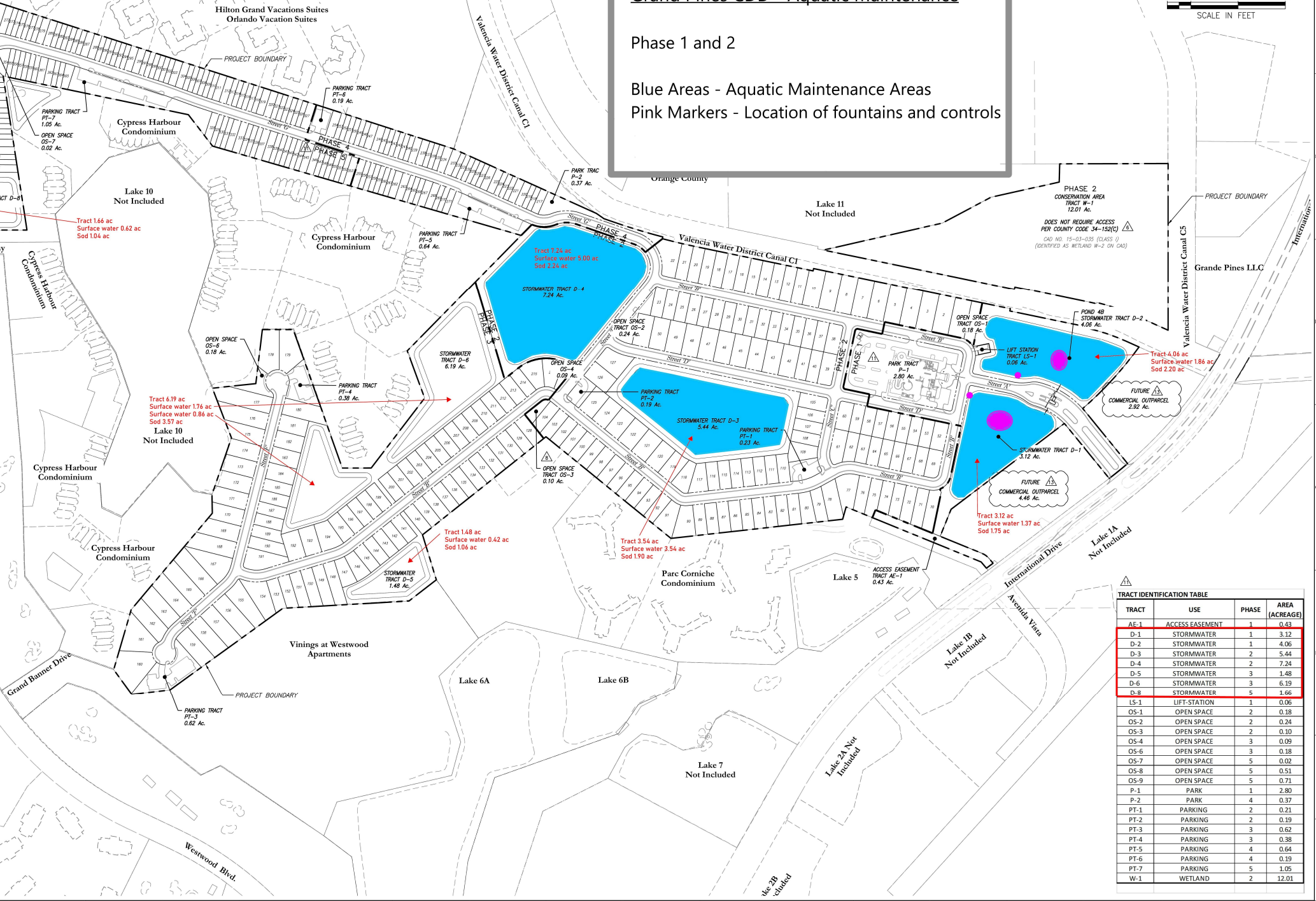
II. Communication

- a. Contractor is to be available for regular phone and email communication to facilitate complaints or other issues identified by management
- b. Contractor shall be available for any site visits or site inspections when requested.
- c. Provide at minimum an observation checklist stating what has been observed at each pond and any treatments carried out itemized by pond. A checklist/spreadsheet is sufficient. Contractor is welcome to provide additional details in the report.
- d. Communicate with management on any major algae blooms, or other issues such as erosion problems or other pond bank issues that the contractor may notice.

III. Trash Removal

- a. The contractor will remove any trash and debris from ponds and pond edges once per month.
- b. This trash removal is specific to contracted pond areas only and does not include removal from dry land areas.
- c. Contractor will document trash removal in their monthly report.
- d. Trash removal will include removal of regular trash and debris. The contractor will inform management and submit a proposal for any large debris not reasonably removable during the inspection period

Blue Areas - Aquatic Maintenance Areas
Pink Markers - Location of fountains and controls



TRACT IDENTIFICATION TABLE			
TRACT	USE	PHASE	AREA (ACREAGE)
AE-1	ACCESS EASEMENT	1	0.43
D-1	STORMWATER	1	3.12
D-2	STORMWATER	1	4.06
D-3	STORMWATER	2	5.44
D-4	STORMWATER	2	7.24
D-5	STORMWATER	3	1.48
D-6	STORMWATER	3	6.19
D-8	STORMWATER	5	1.66
LS-1	LIFT STATION	1	0.06
OS-1	OPEN SPACE	2	0.18
OS-2	OPEN SPACE	2	0.24
OS-3	OPEN SPACE	2	0.10
OS-4	OPEN SPACE	3	0.09
OS-5	OPEN SPACE	3	0.18
OS-7	OPEN SPACE	5	0.02
OS-8	OPEN SPACE	5	0.51
OS-9	OPEN SPACE	5	0.71
P-1	PARK	1	2.80
P-2	PARK	4	0.37
PT-1	PARKING	2	0.21
PT-2	PARKING	2	0.19
PT-3	PARKING	3	0.62
PT-4	PARKING	3	0.38
PT-5	PARKING	4	0.64
PT-6	PARKING	4	0.19
PT-7	PARKING	5	1.05
W-1	WETLAND	2	12.01

SECTION A



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

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: March 17, 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 **signee** hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of **6 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. Emersed 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: 04/01/2023 thru 09/30/2023.

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work
Maintenance Fee	\$1,260.00	Due monthly as billed x 6.
Total Annual Cost	\$7,560.00	

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 **April 17, 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: **3/17/2023**

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 B

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.

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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**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

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

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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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SECTION C

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 VIII

Grande Pines CDD
Fountain Maintenance Scope of Services

This Scope is for the defined services of Fountain Maintenance. The work of Fountain maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary to maintain the fountains according to the scope of services defined below. Therefore, the contractor agrees to do the following:

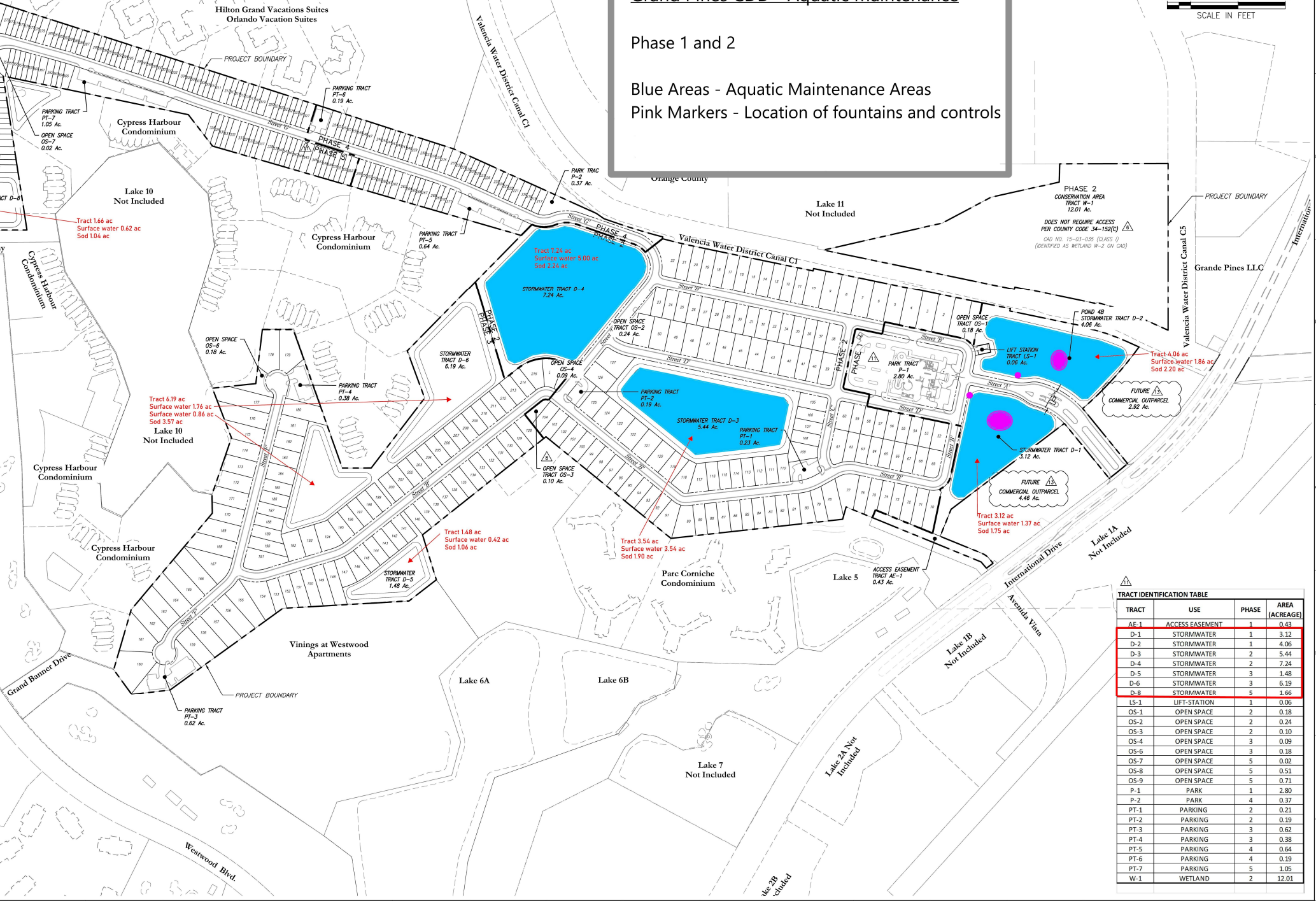
I. Maintenance Schedule

- a. Perform quarterly routine maintenance for two fountains.
- b. The contractor will perform quarterly inspections, and cleaning of the filters, filters screens and/or pumps as needed. The contractor will also verify all breakers and electrical wiring are performing as intended.

II. Communication

- a. Contractor is to be available for regular phone and email communication to facilitate complaints or other issues identified by management
- b. Contractor shall be available for any site visits or site inspections when requested.
- c. Provide at minimum an observation checklist stating what has been observed at each fountain, and any recommendations for repairs.

Blue Areas - Aquatic Maintenance Areas
Pink Markers - Location of fountains and controls



TRACT IDENTIFICATION TABLE			
TRACT	USE	PHASE	AREA (ACREAGE)
AE-1	ACCESS EASEMENT	1	0.43
D-1	STORMWATER	1	3.12
D-2	STORMWATER	1	4.06
D-3	STORMWATER	2	5.44
D-4	STORMWATER	2	7.24
D-5	STORMWATER	3	1.48
D-6	STORMWATER	3	6.19
D-8	STORMWATER	5	1.66
LS-1	LIFT-STATION	1	0.06
OS-1	OPEN SPACE	2	0.18
OS-2	OPEN SPACE	2	0.24
OS-3	OPEN SPACE	2	0.10
OS-4	OPEN SPACE	3	0.09
OS-6	OPEN SPACE	3	0.18
OS-7	OPEN SPACE	5	0.02
OS-8	OPEN SPACE	5	0.51
OS-9	OPEN SPACE	5	0.71
P-1	PARK	1	2.80
P-2	PARK	4	0.37
PT-1	PARKING	2	0.21
PT-2	PARKING	2	0.19
PT-3	PARKING	3	0.62
PT-4	PARKING	3	0.38
PT-5	PARKING	4	0.64
PT-6	PARKING	4	0.19
PT-7	PARKING	5	1.05
W-1	WETLAND	2	12.01

SECTION A

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: Annual Fountain 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 **\$1,200.00**. SOLitude shall invoice Customer **\$300.00 per quarter** 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 **quarter**, 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.**

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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.
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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**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
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SCHEDULE A - SERVICES

Fountain Maintenance Service:

1. Company will service each of the **2 fountains four (4) times per year** on a once per quarter basis as follows:
 - Perform Amp test on the motor to verify appropriate amp load.
 - Check incoming and outgoing Voltage.
 - Test Motor GFCI Protection Breaker.
 - Test Contactor (starter).
 - Test motor overload protection to make sure it is set and functioning properly.
 - Check fuses.
 - Make sure all wires, breakers, and other electronic parts are securely attached
 - Check timer and set as needed.
 - Test Lighting GFCI breaker in the control panel to make sure it is operating properly.
 - Check lighting timer and set as needed.
2. If the fountain or lights are not visibly operating properly, or malfunctioning in any way as determined by the diagnostic checks specified above, the Company will further perform the following:
 - Perform ohm test to cable to test for any shorts or resistance in the power cable between the control panel and the motor.
 - Inspect motor shaft to make sure it is not bent and that it is turning smoothly and quietly.
 - Inspect propeller or impeller (*depending on what type unit*) and diffuser plate (*if present*) to make sure they are tightly attached and not bent or damaged in any way.
 - Clean fountain's debris screen nozzle, shaft, and pump chamber ensure proper water flow.
 - Clean all lighting lens covers.
 - Check each light and replace lamps that have burnt out.
 - Replace any seals on light housing which are leaking.
3. All replacement parts required for proper maintenance of the fountains and the additional labor required to replace these parts as needed will be billed as an additional charge.
4. All lights, seals, other replacement parts, and labor required for light replacements will be billed as an additional charge.
5. All necessary repairs (parts & labor) covered by warranty will be performed at no additional charge to the Customer.
6. Any significant problems or malfunctions that are discovered during the maintenance service that are not able to be repaired during that service, which are no longer under warranty, and that will require significant additional labor and/or parts, will be written up and submitted to the Customer for his / her approval prior to proceeding with the work.
7. All fountain work will be performed by factory certified service and repair technicians.

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Service Reporting:

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

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.

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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 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.

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.

SECTION B

QUOTE

March 28, 2023
5884327

*Quote is Good untill
April 28,2023*

[illegible]

Patricia C. Buchanan

Serving Central Florida's Pool Care Needs Since 1977

SECTION C

ESTIMATE

K-Bota Services, LLC.
5181 Burgess Avenue
Cocoa, FL 32927

kbotaservicesllc@gmail.com
+1 3219178023
(407)430-9057



Grande Pines CDD

Bill to
GMS - Central Florida
219 E. Livingston St.
Orlando, Florida 32801
United States

Estimate details
Estimate no.: 2023-305
Estimate date: 03/29/2023

Product or service	Amount
1. Fountain Maintenance	\$4,800.00
Perform quarterly routine maintenance for two fountains: Clean filters, filters screens and/or pumps, ensure all outfall structures and grates are free of obstructions and that orifices are flowing properly and that the skimmers are all clear of debris and/or any foreign objects. During inspection, we will verify that all breakers and electrical wiring components are performing as intended. Should an issue arise outside of the scope of the maintenance listed above, the owner will be notified and given an estimate to review, before work proceeds.	
<hr/>	
<div>Total\$4,800.00</div>	

Note to customer

Thank you for giving us the opportunity to serve you!

SECTION D

**CASCADE FOUNTAINS DIV.
FOUNTAIN DESIGN GROUP, INC.**

7628 N.W 6th AVENUE BOCA RATON, FL. 33487
SERVICE CENTERS : ORLANDO AND TAMPA
PHONE: (800) 446-1537 FAX (561) 994-3944

PROPOSAL # 3297

Date: April. 03, 2023

To: Grande Pines CDD
c/o GMS - Central Florida
219 E. Livingston Street
Orlando, Fl. 32801
Attn: Jarett Wright
Phone: 407-841-5524
Cell: 407-750-3599
Email: jwright@gmscfl.com

Ship To: Grande Pines CDD
6013 Paradiso Grande Blvd.
Orlando, Fl. 32821

FOUNTAIN MAINTENANCE PROPOSAL

Scope of Work:

Fountain Design Group will perform the following quarterly cleaning, on the (2) two Floating Fountains per the check list below:

- 1) Check control panel components and amperage draw on pump and motors, including timers on fountain
- 2) Clean junction intake screen on lake fountain
- 3) Clean and adjust water feature jets on lake fountain
- 4) Clean lenses on lighting system for lake fountain
- 5) Check for power surges and reset GFCI breakers
- 6) Visually check all accessible piping systems for damage and water leaks

This is a cleaning contract and any other services required besides those listed above will be billed separately, upon completion after receiving the appropriate approval.

*If additional service is required, our standard labor rate of \$105.00 for the first half-hour and \$85.00 each hour thereafter, plus parts.

Either party may cancel this agreement with a 30-Day Notice.

COST : \$295.00 per Quarterly Cleaning

Payable upon receipt of invoice to Fountain Design Group, Inc.

**Respectfully Submitted,
FOUNTAIN DESIGN GROUP**

Acceptance of Proposal: The above price, specifications, and conditions are satisfactory and are hereby accepted.
Fountain Design Group, Inc. is authorized to complete the work as specified.

Signature:

Date of Acceptance:

CONDITIONS

All work is to be completed in a workmanlike manner . Any alteration from specifications involving extra costs will be executed only upon written approval from the client, and will become an additional charge from the approved proposal amount

SECTION IX

SECTION C

SECTION 1

Grande Pines Community Development District

Summary of Check Register

November 1, 2022 through March 9, 2023

Fund	Date	Check No.'s	Amount
General Fund	11/21/22	96	\$ 554.10
	11/23/22	97-103	\$ 30,525.11
	12/2/22	104	\$ 43,962.58
	1/20/23	105-108	\$ 12,056.92
	2/16/23	109	\$ 540.00
	2/23/23	110	\$ 22,107.15
	3/6/23	111	\$ 1,216.50
Total Amount			\$ 110,962.36

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/21/22	00010	11/21/22 MM112120	202211 310-51300-11000		*	184.70	
		SUP FEE-REISSUE CK#50015					
11/21/22		11/21/22 MM112120	202211 310-51300-11000		*	184.70	
		SUP FEE-REISSUE CK#50018					
11/21/22		11/21/22 MM112120	202211 310-51300-11000		*	184.70	
		SUP FEE-REISSUE CK#50020					
MICHAEL M MCQUARRIE							554.10 000096
11/23/22	00003	10/03/22 87388	202210 310-51300-54000		*	175.00	
		FY23 SPECIAL DISTRICT FEE					
DEPARTMENT OF ECONOMIC OPPORTUNITY							175.00 000097
11/23/22	00005	8/26/22 16457	202210 310-51300-45000		*	5,842.00	
		FY23 INSURANCE POLICY					
EGIS INSURANCE ADVISORS, LLC							5,842.00 000098
11/23/22	99999	11/23/22 VOID	202211 000-00000-00000		C	.00	
		VOID CHECK					
*****INVALID VENDOR NUMBER*****							.00 000099
11/23/22	00001	9/01/22 39	202209 310-51300-34000		*	2,916.67	
		MANAGEMENT FEES - SEP 22					
		9/01/22 39	202209 310-51300-35200		*	41.67	
		WEBSITE ADMIN - SEP 22					
		9/01/22 39	202209 310-51300-35100		*	83.33	
		INFO TECHNOLOGY - SEP22					
		9/01/22 39	202209 310-51300-31300		*	291.67	
		DISSEMINATION - SEP 22					
		9/01/22 39	202209 310-51300-51000		*	.09	
		OFFICE SUPPLIES					
		9/01/22 39	202209 310-51300-42000		*	1.71	
		POSTAGE					
		9/01/22 39	202209 310-51300-42500		*	38.25	
		COPIES					
		9/15/22 40	202210 310-51300-31700		*	5,000.00	
		FY23 ASSESSMENT ROLL CERT					
10/01/22		41	202210 310-51300-34000		*	3,062.50	
		MANAGEMENT FEES - OCT 22					
10/01/22		41	202210 310-51300-35200		*	100.00	
		WEBSITE ADMIN - OCT 22					
10/01/22		41	202210 310-51300-35100		*	150.00	
		INFO TECHNOLOGY - OCT 22					
10/01/22		41	202210 310-51300-31300		*	291.67	
		DISSEMINATION - OCT 22					
10/01/22		41	202210 310-51300-51000		*	.12	
		OFFICE SUPPLIES					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		10/01/22 41	202210 310-51300-42000		*	2.28	
		POSTAGE					
				GOVERNMENTAL MANAGEMENT SERVICES			11,979.96 000100
11/23/22 00002		8/24/22 105434	202207 310-51300-31500		*	2,458.50	
		GENERAL COUNSEL-JUL22					
		9/13/22 105734	202208 310-51300-31500		*	3,303.60	
		GENERAL COUNSEL - AUG 22					
		10/13/22 106526	202209 310-51300-31500		*	4,780.13	
		GENERAL COUNSEL - SEPT 22					
				LATHAM, LUNA, EDEN & BEAUDINE			10,542.23 000101
11/23/22 00004		9/30/22 06092384	202209 310-51300-48000		*	263.68	
		MEETING DATES MTG-SEPT 22					
				ORLANDO SENTINEL			263.68 000102
11/23/22 00006		9/28/22 19-151(2	202208 310-51300-31100		*	1,722.24	
		ENGINEER SERVICES - AUG22					
				POULOS & BENNETT			1,722.24 000103
12/02/22 00013		12/02/22 12022022	202212 300-20700-10000		*	43,962.58	
		DEBT SERVICE TRNF S2021					
				US BANK AS TRUSTEE FOR GRANDE PINES			43,962.58 000104
1/20/23 00001		11/01/22 42	202211 310-51300-34000		*	3,062.50	
		MANAGEMENT FEES - NOV 22					
		11/01/22 42	202211 310-51300-35200		*	100.00	
		WEBSITE MANAGEMENT-NOV 22					
		11/01/22 42	202211 310-51300-35100		*	150.00	
		INFORMATION TECH - NOV 22					
		11/01/22 42	202211 310-51300-31300		*	291.67	
		DISSEMINATION SVCS-NOV 22					
		11/01/22 42	202211 310-51300-51000		*	.15	
		OFFICE SUPPLIES					
		11/01/22 42	202211 310-51300-42000		*	2.97	
		POSTAGE					
				GOVERNMENTAL MANAGEMENT SERVICES			3,607.29 000105
1/20/23 00002		11/08/22 106628	202210 310-51300-31500		*	2,189.20	
		GENERAL COUNSEL - OCT 22					
		12/12/22 107351	202211 310-51300-31500		*	3,030.82	
		GENERAL COUNSEL - NOV 22					
		1/13/23 107725	202212 310-51300-31500		*	2,084.00	
		GENERAL COUNSEL - DEC 22					
				LATHAM, LUNA, EDEN & BEAUDINE			7,304.02 000106
				GPCD GRANDE PINES CWRIGHT			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/20/23	00004	10/31/22 06272085	202210 310-51300-48000	NOT LANDOWNER MEET/ELECT	*	661.86	
				ORLANDO SENTINEL			661.86 000107
1/20/23	00006	10/28/22 19-151(2	202209 310-51300-31100	ENGINEER SERVICES-SEPT 22	*	483.75	
				POULOS & BENNETT			483.75 000108
2/16/23	00006	8/25/22 19-151(2	202210 310-51300-31100	ENGINEER SERVICES-JUL 22	*	371.25	
		12/28/22 19-151(3	202211 310-51300-31100	ENGINEER SERVICES-NOV 22	*	56.25	
		1/30/23 19-151(3	202212 310-51300-31100	ENGINEER SERVICES-DEC 22	*	112.50	
				POULOS & BENNETT			540.00 000109
2/23/23	00013	2/20/23 02202023	202302 300-20700-10000	DEBT SERVICE TRNF S2021	*	22,107.15	
				US BANK AS TRUSTEE FOR GRANDE PINES			22,107.15 000110
3/06/23	00002	2/03/23 109365	202301 310-51300-31500	GENERAL COUNSEL - JAN 23	*	1,216.50	
				LATHAM, LUNA, EDEN & BEAUDINE			1,216.50 000111
TOTAL FOR BANK A						110,962.36	
TOTAL FOR REGISTER						110,962.36	

SECTION 2

Grande Pines
Community Development District

Unaudited Financial Reporting
February 28, 2023



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1	<u>Balance Sheet</u>
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4	<u>Debt Service Fund - Series 2021</u>
5	<u>Capital Projects Fund - Series 2021</u>
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8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule</u>

Grande Pines
Community Development District
Combined Balance Sheet
February 28, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Total Governmental Funds</i>
Assets:				
Cash	\$ 41,728	\$ -	\$ -	\$ 41,728
<u>Series 2021</u>				
Reserve	\$ -	\$ 382,500	\$ -	\$ 382,500
Revenue	\$ -	\$ 68,166	\$ -	\$ 68,166
Construction	\$ -	\$ -	\$ 3,778,953	\$ 3,778,953
Total Assets	\$ 41,728	\$ 450,666	\$ 3,778,953	\$ 4,271,347
Liabilities:				
Accounts Payable	\$ 12,079	\$ -	\$ -	\$ 12,079
Total Liabilities	\$ 12,079	\$ -	\$ -	\$ 12,079
Fund Balances:				
Unassigned	\$ 29,650	\$ -	\$ -	\$ 29,650
Assigned for Debt Service	\$ -	\$ 450,666	\$ -	\$ 450,666
Assigned for Capital Projects	\$ -	\$ -	\$ 3,778,953	\$ 3,778,953
Total Fund Balances	\$ 29,650	\$ 450,666	\$ 3,778,953	\$ 4,259,269
Total Liabilities & Fund Equity	\$ 41,728	\$ 450,666	\$ 3,778,953	\$ 4,271,347

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 188,290	\$ 80	\$ 80	\$ -
Assessments - Direct Bill	\$ 56,039	\$ 42,029	\$ 42,029	\$ -
Developer Contributions	\$ 258,037	\$ 22,589	\$ 22,589	\$ -
Total Revenues	\$ 502,366	\$ 22,589	\$ 64,698	\$ -
Expenditures:				
<u>Administrative Expenditures</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,400	\$ 1,600
FICA Expense	\$ 918	\$ 383	\$ 260	\$ 122
Engineering	\$ 12,000	\$ 5,000	\$ 540	\$ 4,460
Attorney	\$ 25,000	\$ 10,417	\$ 8,521	\$ 1,896
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Dissemination Fees	\$ 3,500	\$ 1,458	\$ 1,458	\$ (0)
Trustee Fees	\$ 5,000	\$ 5,000	\$ 2,020	\$ 2,980
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 36,750	\$ 15,313	\$ 15,313	\$ -
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Administration	\$ 1,200	\$ 500	\$ 500	\$ -
Telephone	\$ 300	\$ 125	\$ -	\$ 125
Postage	\$ 700	\$ 292	\$ 52	\$ 240
Insurance	\$ 6,114	\$ 6,114	\$ 5,842	\$ 272
Printing & Binding	\$ 700	\$ 292	\$ 2	\$ 290
Legal Advertising	\$ 5,000	\$ 2,083	\$ 662	\$ 1,421
Other Current Charges	\$ 1,000	\$ 417	\$ 193	\$ 224
Office Supplies	\$ 400	\$ 167	\$ 1	\$ 166
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<u>Total Administrative Expenditures</u>	\$ 123,007	\$ 58,484	\$ 44,688	\$ 13,796

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
<i><u>Field Expenditures</u></i>				
Field Management	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Gate Attendants	\$ 163,171	\$ 67,988	\$ -	\$ 67,988
Gate Repairs	\$ 6,000	\$ 2,500	\$ -	\$ 2,500
Gate Internet, Phone, Cable	\$ 3,000	\$ 1,250	\$ -	\$ 1,250
Gate Cameras	\$ 1,200	\$ 500	\$ -	\$ 500
Gate Supplies	\$ 1,500	\$ 625	\$ -	\$ 625
Property Insurance	\$ 2,465	\$ 2,465	\$ -	\$ 2,465
Electric	\$ 6,900	\$ 2,875	\$ -	\$ 2,875
Streetlights	\$ 60,648	\$ 25,270	\$ -	\$ 25,270
Water & Sewer	\$ 21,740	\$ 9,058	\$ -	\$ 9,058
Landscape Maintenance	\$ 69,900	\$ 29,125	\$ -	\$ 29,125
Landscape Contingency	\$ 1,000	\$ 417	\$ -	\$ 417
Irrigation Repairs	\$ 3,000	\$ 1,250	\$ -	\$ 1,250
Lake Maintenance	\$ 12,035	\$ 5,015	\$ -	\$ 5,015
Pressure Washing	\$ 6,000	\$ 2,500	\$ -	\$ 2,500
Sign Maintenance	\$ 1,800	\$ 750	\$ -	\$ 750
Repairs & Maintenance	\$ 1,500	\$ 625	\$ -	\$ 625
Contingency	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
<u>Total Field Expenditures</u>	\$ 379,359	\$ 159,504	\$ -	\$ 159,504
Total Expenditures	\$ 502,366	\$ 217,988	\$ 44,688	\$ 173,300
Excess (Deficiency) of Revenues over Expenditures	\$ 0	\$ 20,010		
Fund Balance - Beginning	\$ -	\$ 9,640		
Fund Balance - Ending	\$ 0	\$ 29,650		

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, 2023

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
Revenues				
Assessment - Tax Roll	\$ -	\$ -	\$ 126	\$ 126
Assessment - Direct	\$ 382,541	\$ 65,944	\$ 65,944	\$ -
Interest	\$ -	\$ -	\$ 5,339	\$ 5,339
Total Revenues	\$ 382,541	\$ 65,944	\$ 71,408	\$ 5,464
Expenditures:				
Series 2021				
Interest - 11/1	\$ 122,375	\$ 122,375	\$ 122,375	\$ -
Principal - 5/1	\$ 135,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 122,375	\$ -	\$ -	\$ -
Total Expenditures	\$ 379,750	\$ 122,375	\$ 122,375	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (4,641)	\$ (4,641)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (4,641)	\$ (4,641)
Excess (Deficiency) of Revenues over Expenditures	\$ 2,791		\$ (55,607)	
Fund Balance - Beginning	\$ 123,479		\$ 506,273	
Fund Balance - Ending	\$ 126,269		\$ 450,666	

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, 2023

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ 45,612	\$ 45,612
Total Revenues	\$ -	\$ -	\$ 45,612	\$ 45,612
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 2,460	\$ (2,460)
Total Expenditures	\$ -	\$ -	\$ 2,460	\$ (2,460)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 4,641	\$ 4,641
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 4,641	\$ 4,641
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 47,792	
Fund Balance - Beginning	\$ -	\$ -	\$ 3,731,161	
Fund Balance - Ending	\$ -	\$ -	\$ 3,778,953	

Grande Pines
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ -	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	80
Assessments - Direct Bill	\$ 28,019	\$ -	\$ -	\$ 14,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42,029
Developer Contributions	\$ 15,310	\$ 7,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,589
Total Revenues	\$ 15,310	\$ 7,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	64,698
Expenditures:													
<u>Administrative Expenditures</u>													
Supervisor Fees	\$ 2,000	\$ 800	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,400
FICA Expense	\$ 153	\$ 61	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	260
Engineering	\$ 371	\$ 56	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	540
Attorney	\$ 2,189	\$ 3,031	\$ 2,084	\$ 1,217	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,521
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination Fees	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,458
Trustee Fees	\$ 2,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,020
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Management Fees	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,313
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	750
Website Administration	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 2	\$ 3	\$ 6	\$ 34	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	52
Insurance	\$ 5,842	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,842
Printing & Binding	\$ -	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2
Legal Advertising	\$ 662	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	662
Other Current Charges	\$ 38	\$ 39	\$ 38	\$ 39	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	193
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<u>Total Administrative Expenditure</u>	\$ 22,057	\$ 7,595	\$ 5,847	\$ 5,540	\$ 3,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	44,688

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	\$ 22,057	\$ 7,595	\$ 5,847	\$ 5,540	\$ 3,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	44,688
Excess (Deficiency) of Revenues over Expenditures	\$ (6,748)	\$ (315)	\$ (5,847)	\$ (5,540)	\$ (3,650)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,010

Grande Pines
Community Development District
Long Term Debt Report

Series 2021, Special Assessment Bonds

Interest Rates:	2.50%, 3.20%, 3.75%, 4.00%
Maturity Date:	5/1/2051
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$382,500
Reserve Fund Balance	\$382,500
Bonds Outstanding - 11/1/21	\$6,760,000
Less: Principal Payment - 5/1/22	(\$135,000)
Current Bonds Outstanding	\$6,625,000

Grand Pines CDD
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 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
TOTAL		\$ -	\$ -	\$ -	\$ 206.08	\$ 206.08	\$ 80.22	\$ 125.86	\$ 206.08

0%	Net Percent Collected
\$ 483,512.08	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
	5/1/23			\$35,990.96		
\$ 107,972.87				\$ 143,963.82	\$ 42,029.00	\$ 65,943.87

SECTION D

Grande Pines CDD

Field Management Report



April 17th, 2023

Clayton Smith

Field Manager

GMS

InProgress

Contracted Services

- ✚ Gathered contract proposals for landscaping, aquatics, and fountain maintenance.
- ✚ Regularly scheduled maintenance will begin in the next 30 days.



Completed

Landscape Clean-up

- ✚ Kkota performed one-time mowing and detailing of the landscaping to prepare for maintenance turnover.
- ✚ Will continue one-time maintenance as needed until contracted services go into effect.
- ✚ Irrigation was tested and calibrated on 4/10/2023.



Site Items

Pond Bank Sod

- ✚ The pond banks were damaged during the removal of the plants around the perimeter.
- ✚ Will work with the new vendor to replace the sod to avoid any potential erosion issues.



Upcoming

Phase 4 Maintenance

- ✚ Sod was added to the open areas at Phase 4.
- ✚ We will continue to monitor progress of the area and add it to the maintenance contract after completion of conveyance review.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at csmith@gmscfl.com. Thank you.

Respectfully,
Clayton Smith