Grande Pines
Community Development District

Agenda

August 19, 2024

AGENDA

Grande Pines
Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

August 12, 2024

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, August 19, 2024 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. Acceptance of Resignation of Suhiel Rojas, Seat #3
    B. Appointment of Individual to Fulfill Board Vacancy in Seat #3 with a Term Ending November 2024
    C. Administration of Oath of Office to Newly Appointed Board Member
    D. Consideration of Resolution 2024-09 Electing Officers
4. Approval of Minutes of the May 29, 2024 Meeting
5. Public Hearing
    A. Consideration of Resolution 2024-10 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations
    B. Consideration of Resolution 2024-11 Imposing Special Assessments and Certifying an Assessment Roll
6. Review and Acceptance of Fiscal Year 2023 Audit Report
7. Staff Reports
    A. Attorney
        i. Memorandum Regarding Recently Enacted Legislation
    B. Engineer
    C. District Manager's Report
        i. Adoption of District Goals and Objectives
        ii. Check Register
        iii. Balance Sheet and Income Statement
        iv. Ratification of Series 2021 Requisitions #27-29
        v. Ratification of Series 2024 Requisitions #5-7
        vi. Approval of Fiscal Year 2025 Meeting Dates
    D. Field Manager's Report
8. Other Business

9. Supervisors Requests
10. Adjournment

Sincerely,

George Flint

George S. Flint
District Manager

SECTION 3

SECTION A

From: **George Flint** gflint@gmscfl.com
Subject: Fwd: CDD Resignation
Date: July 30, 2024 at 10:30 AM
To: Syanne Hall shall@gmscfl.com

Begin forwarded message:

From: Suhiel Rojas <srojas@parksquarehomes.com>
Subject: CDD Resignation
Date: July 30, 2024 at 10:28:48 AM EDT
To: "gflint@gmscfl.com" <gflint@gmscfl.com>
Cc: Jonel Dawkins <JDawkins@parksquarehomes.com>, Achal Aggarwal <aaggarwal@parksquarehomes.com>, Amanda Whitney <awhitney@parksquarehomes.com>

Good afternoon, George,

I need to resign from the CDD board effective immediately. Please let me know what additional information if any, if required of me. Thank you for the assistance with this request.

Kind regards,
Sue

SUHIEL ROJAS
Instructional Designer and Trainer

5200 Vineland Road, Suite 200 | Orlando, FL 32811
407.529.3093 **Direct| Mobile**
parksquarehomes.com

SECTION D

RESOLUTION 2024-09

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

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

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

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

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

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

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

PASSED AND ADOPTED this 19th of August, 2024.

ATTEST:

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairman/Vice Chairman

SECTION 4

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, **May 29, 2024** at 10:00 a.m. at the Offices of GMS-CF, LLC at 219 East Livingston Street, Orlando, Florida.

Present and constituting a quorum:

Amanda Whitney	Chairperson
Linda Kepfer	Vice Chairperson
Achal Aggarwal	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Jay Lazarovich	District Counsel
Mohammad Eisa *by phone*	District Engineer
Jarett Wright	Field Manager, GMS

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Flint: There are no members of the public here to provide comment.

THIRD ORDER OF BUSINESS **Approval of Minutes of the March 20, 2024 Meeting**

Mr. Flint: The next item is approval of the March 20, 2024 minutes. Did the Board have any comments or corrections?

Ms. Whitney: No. I'll make a motion to approve.

On MOTION by Ms. Whitney, seconded by Mr. Aggarwal, with all in favor, the Minutes of the March 20, 2024, Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2024-07 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing**

Mr. Flint: Item four is Resolution 2024-07 approving a proposed budget and setting the date, place and time of the public hearing. Each year you are required to approve a proposed budget by June 15th and set the date of the public hearing. The proposed budget is not binding. It's really a preliminary version and we are recommending August 19th at 10:00 a.m. in this location for the actual hearing to consider its adoption. Attached to the resolution is the proposed budget. As you can see, we're anticipating that all the lots will be assessed. There will be some cost share revenue from the commercial property at the front related to stormwater runoff and the maintenance of that pond. You'll see the administrative and field expenses. This is a buildout budget at this point. We have increased the gate attendant costs. When we originally budgeted, we assumed 365 days a year, 24 hours at a certain rate and the rate is higher per our contract than what we had estimated a number of years ago, so you will see an increase there. Our electric has gone up. Those are the main field changes. On the admin side, we are asking for an increase in management fee. You are not approving that today. If you do approve it as part of the budget adoption in August, then it would get approved, but it's recommended at this point. We are showing the per unit assessments there. We are having to recommend about a 14% increase in the per unit assessments, which would result in a mailed notice to all the properties within the District advising them of the public hearing in August. So, you're not approving that increase at this point, but we do have a proposed increase to be able to balance this budget. Any questions on the proposed budget.

Ms. Whitney: Does the increase in the gate attendant include a roaming security?

Mr. Flint: No.

Ms. Whitney: We need to build that in.

Mr. Flint: Okay.

Mr. Wright: I would need to know how many days you are looking for. I have the pricing ready to go for that, but it's just about how many days, how many hours.

Ms. Whitney: I think we are looking at seven days a week or at least through the weekend to start. What is happening is we are having a lot of construction theft back there, so they are

wanting to get somebody roaming. I spoke with Antonella about the pricing of the guard and their golf cart option alone, like a rental, was like $130 a week, so I said to Antonella, "Let's just buy a golf cart. Let's look into getting a golf cart because the manager can use it during the day and the security by evening." So, I think that is the route we are hoping to go, and I think we should build into those expenditures too to the budget.

Mr. Wright: Okay. Are you looking for the entire day or nighttime?

Ms. Whitney: Just nighttime. I would think 10:00 p.m. to 5:00 a.m. or something like that or 11:00 p.m. to 5:00 a.m.

Mr. Wright: Okay. I think they are doing 8-hour shifts right now, so 10:00 p.m. to 6:00 a.m. is probably that window.

Ms. Whitney: Okay.

Mr. Flint: Friday and Saturday night or Friday, Saturday and Sunday night?

Ms. Whitney: Let me get back with the team. We are getting more from homeowners it seems throughout weekends, but even during the week too were having people who are walking along behind homes and things like that. So, not just in the construction area. I don't know if it's something they are going to want to do. Let me ask our part of that team and see what they want to do, but at least you have an idea. I don't know that it is temporary. I think it will be something they'll wish for it to stay.

Mr. Flint: Okay. Maybe to give the Board flexibility then. It's going to be a big number. What is the hourly rate?

Mr. Wright: The hourly rate is $21.25.

Mr. Flint: It's going to be 365 times eight times $21.25.

Ms. Whitney: Maybe if we just started Thursday to Sunday or something. I believe that would be good because I think it's busiest during the weekend.

Mr. Flint: So, a Thursday, a Friday, and a Saturday night. That will be three nights. It's 24 hours times 52 times $21.25. It's like $26,520. Do we want to increase the budget by $30,000 and go with that?

Ms. Whitney: Are we able to do that as far as our increase and the percentage right now?

Mr. Flint: Well, I would have to have the Board approve it subject to incorporation of the additional expense and whatever the increase is it is for purposes of mailed notice rather than trying

to calculate it on the fly. While you're here, I would just ask you to approve it with the gate and then we increase that $190,000 to whatever we need to increase it to.

Ms. Whitney: So, we are just going to increase the current budget by an additional $30,000?

Mr. Flint: Well, the proposed. Do we need to do it now? Well, we will have to deal with the current year separate, but we are talking of starting on October 1.

Ms. Whitney: Correct.

Mr. Wright: I think if you put it at $240,000 for that line item, that would give you enough.

Mr. Flint: That is $50,000.

Mr. Wright: Yes. That will give you enough flexibility for if you want four days, do you want to maybe add an extra day or a couple of shifts here and there.

Ms. Whitney: So, you're suggesting $50,000?

Mr. Wright: I would suggest $50,000.

Ms. Whitney: Okay.

Mr. Flint: And then at the hearing in August, we can bring it back down.

Ms. Whitney: That gives me time.

Mr. Flint: But if you set it at $220,000 now, we do mailed notice in August, and you can't increase it.

Ms. Whitney: Got it.

Mr. Flint: So, if you want to give yourself a little flexibility, increase it by $50,000 and then we can bring it down in August if we need to bring it down.

Ms. Whitney: Okay. Thank you.

Mr. Flint: So, $240,000. Any other discussion on the proposed budget?

Mr. Aggarwal: I have a question. It's just a general CDD question. Is there a cap of how much you can increase the budget by year over year.

Mr. Flint: There is no cap. We have a statutory process and a public hearing process we have to go through and a mailed notice we have to perform, but there is no cap on that increase.

Mr. Aggarwal: Okay.

Ms. Whitney: I think the security, to be clear, is an easy sell to homeowners because they are the ones making the complaints to us. So, I think we always just maintained it. Of course, you want more roaming security.

Mr. Flint: Yes. It's hard to argue against that.

Ms. Whitney: Right.

Mr. Flint: And if they don't want more, we will reduce it. But I think you're only going to get one or two people complaining and they're probably not representing the majority of the owners in there. Alright, if there is no other discussion, is there a motion to approve Resolution 2024-07 with the Exhibit A as amended increasing security to $240,000?

Ms. Whitney: I motion to approve.

Mr. Aggarwal: Second.

> On MOTION by Ms. Whitney, seconded by Mr. Aggarwal, with all in favor, Resolution 2024-07 the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing, was approved as amended.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-08 Designating a Date, Time and Location for a Landowners' Election and Meeting**

Mr. Flint: Resolution 2024-08 designates the date, time and location for a landowner election. Initially, the five members of the Board are elected through a landowner election process, which is one vote per acre or part of an acre. So, if you own one house one lot and it's less than an acre, you have one vote. If you own five acres, you have five votes. There are three seats up every two years, until you reach 250 registered voters and the District has been in existence six years. We may never hit 250 in this community just because of the nature of the community, so the Board may continue to be landowner elected versus general election or through the Supervisor of Elections. The election has to occur at some point in November. We are recommending you hold the landowner meeting on November 18th at 10:00 a.m. in this location. You can see the three seats that are up are Linda's, Achal's, and Suhiel's seats. Anybody who owns property within the District can participate in the election. There is a sample notice that will get advertised in the newspaper. There are instructions for the election. There is a landowner proxy. The landowner can either show up themselves or they can designate a proxyholder to vote on their behalf. Then, there is the ballet, you see there. We'll send out the proxy and the ballet to you all a couple weeks ahead of this meeting to remind you about it and make sure you're participating. As far as the other owners, we rely on the legal notice. There is really no other notice that goes out. Any questions on the resolution? If not, is there a motion to approve it?

Ms. Whitney: I will motion to approve.

Mr. Aggarwal: Second.

> On MOTION by Ms. Whitney, seconded by Mr. Aggarwal, with all in favor, Resolution 2024-08 Designating a Date, Time and Location for a Landowners' Election and Meeting, was approved.

SIXTH ORDER OF BUSINESS Consideration of Series 2021 Requisition #25

Mr. Flint: Next is Series 2021 Requisition #25. This is for $725,001.78. This will pay out all but $10,000 that is remaining in the Series 2021 construction account. The District engineer worked with the developer to prepare this requisition. You can see it's been signed by the District engineer and by myself on behalf of the CDD. The back that is attached is supporting the amounts that are being requisitioned. This was submitted to the trustee last week. You should have already received the funding or Park Square should have received the funding. If there is any questions, we can discuss those. If not, I'd ask for a motion to ratify the requisition.

Ms. Whitney: I will motion to ratify.

> On MOTION by Ms. Whitney, seconded by Mr. Aggarwal, with all in favor, the Series 2021 Requisition #25, was ratified.

SEVENTH ORDER OF BUSINESS Ratification of Series 2021 Requisition #26

Mr. Flint: We have a small Requisition #26 for $60 for Poulos & Bennett from the Series 2021 bonds. Is there a motion to ratify that?

Ms. Whitney: I will motion to ratify.

> On MOTION by Ms. Whitney, seconded by Mr. Aggarwal, with all in favor, the Series 2021 Requisition #26, was ratified.

EIGHTH ORDER OF BUSINESS Ratification of Series 2024 Requisitions #1-4

Mr. Flint: Requisitions #1-4 for the Series 2024 bonds are included for ratification in your agenda. If there is any questions, we can discuss those. If not, is there a motion to ratify Requisitions #1-4?

Ms. Whitney: I will motion to ratify.

Mr. Aggarwal: Second.

> On MOTION by Ms. Whitney, seconded by Mr. Aggarwal, with all in favor, the Series 2024 Requisitions #1-4, was ratified.

NINTH ORDER OF BUSINESS **Review and Acceptance of Revised Draft Fiscal Year 2023 Audit Report**

Mr. Flint: At the last meeting we presented a draft of the annual audit. There was a current year finding in that draft related to filing of the public depositor's report. It took me off guard because it shouldn't have been in there. Subsequent to the meeting I followed up on it and actually that comment has been removed. That public depositor report was filed timely. In your agenda is a revised draft of the audit and there are no current or prior year findings or recommendations, so it's a clean audit with no findings. I just wanted to get it back on the agenda for the record, so we get the clean version of that audit in the record. Is there a motion to accept the revised draft and authorize it to be transmitted to the State of Florida?

Ms. Whitney: I motion to approve.

Mr. Aggarwal: Second.

> On MOTION by Ms. Whitney, seconded by Mr. Aggarwal, with all in favor, Accepting the Revised Draft Fiscal Year 2023 Audit Report and Authorizing it to be Transmitted to the State of Florida, was approved.

TENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

i. Memorandum Regarding Annual Reminder on Florida Laws for Public Officials

Mr. Flint: Attorney, Jay?

Mr. Lazarovich: Yes. In the agenda is our firm's memos. It's just an annual reminder we like to send to all the Boards. It covers quorum requirements, voting conflicts and other records just for your review. If you have any questions, reach out to me or George. I have no other updates for the Board.

B. Engineer

Mr. Flint: Alright Engineer, Mohammad. Anything?

Mr. Eisa: I don't have any report for the Board.

C. District Manager's Report

i. Check Register

Mr. Flint: District Manager's report, you have the check register from April 1 through April 30 totaling $53,495.71. The detailed register is behind the summary. If you have any questions, we can discuss those. If not, I'd ask for a motion to approve it.

Ms. Whitney: I will motion to approve.

Mr. Aggarwal: Second.

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

ii. Balance Sheet and Income Statement

Mr. Flint: Next are unaudited financials through March 31. There is no action required by the Board. If you have any questions, we can discuss those.

Ms. Whitney: I motion to approve.

Mr. Aggarwal: Second.

> On MOTION by Ms. Whitney, seconded by Mr. Aggarwal, with all in favor, the Balance Sheet and Income Statement, was approved.

iii. Presentation of Series 2021 Arbitrage Rebate Calculation Report

Mr. Flint: Next is an arbitrage rebate calculation report. IRS requires that we do a calculation demonstrating that were not earning more interest than we're paying. That's required to be reported every five years. We do it annually and the cost is the same that way if you have an arbitrage issue you'll know sooner. Typically, it's not been a problem. Now that interest rates are a little bit higher on investments, it could potentially be an issue. You can see for the Series 2021 bonds; the arbitrage rebate calculation report is in your agenda. There is a negative rebatable arbitrage of $388,000, so there is no arbitrage issues. Are there any questions on the report? If not, is there a motion to accept it?

Ms. Whitney: I will motion to accept.

Mr. Aggarwal: Second.

On MOTION by Ms. Whitney, seconded by Mr. Aggarwal, with all in favor, the Series 2021 Arbitrage Rebate Calculation Report, was approved.

iv. Presentation of Number of Registered Voters- 0

Mr. Flint: Each year we are required to announce the number of registered voters as of April 15. You can see there are currently zero registered voters within the District. No action required on that. It's just something we need to announce.

D. Field Manager's Report

i. Consideration of Proposal for Accent Lighting with Total Sprinkler & Lighting, LLC

Mr. Flint: Field Manager's report. Jarrett.

Mr. Wright: Good morning, everyone. Pretty slow on the field side for this month. Our focus was pretty much on getting all the transitioning for the gate duties over with the HOA and working with them as well as getting the budget handled. Plant enhancements that were approved were installed. The dead palm tree was removed, and the new one was replaced. We also added a few plants in there. We will just keep monitoring them and have the warranty replacement if they're needed, but they seem to be doing fine for the moment. For the guardhouse, there was a couple of small items there. The AC copper lines had a leak and needed to be replaced. They have been fixed. It's working now. LED strips were ordered. We had to set up a new account with Guardian Access to get all those items. But now that we have that, anytime we need maintenance, we just contact them. Those have been installed. They also just dropped off a big supply of the nylon nuts just in case anyone ever bumps it off and they normally have wear and tear from going up and down. We'll replace those pretty much monthly unless they need to be replaced sooner than that. We are also working with them on a proposal that was approved for the guards basically having a remote-control access so that they don't have to go to the second lane, talk to the person, then run back into the guardhouse to open the gate for them and keep cars in traffic like that. They can stand in the middle when there is multiple lanes of traffic going and just have the controller to open the gates after they've already engaged with the person. It makes it safer for them and makes

it quicker for the residents and everything. Then, once they get their full system in place, that will make a smooth transition as well. So, that's in place. I am just waiting for them to drop those off for us and have those good to go. The only other item that we had was the request for landscape lighting. I met with five different vendors out there and only one provided a proposal. I think this estimate, honestly, is pretty high for what you would be looking at here. And because of the changes to the medians, they would have to core drill new lines for running electric to certain places and I just don't think that is needed, especially for the cost. Their proposal is for two transformers and 22 lights for $15,930. My recommendation here would just be to have us. We have used low-voltage landscape lighting off of Amazon. It's very cheap, but it's also highly effective for what it is. You can have more smaller lights that give a better effect, and they can be hot swapped on demand for very cheap. Every 12 lights is $100. We can replace 12 lights at a time for $100 and it basically connects into the electric line, and it just pops right out. If one is broken, we'll replace it. I would recommend doing that. We could do the whole thing for under $3,000.

Mr. Aggarwal: Under $3,000?

Mr. Wright: Under $3,000. Probably right around $2,500.

Ms. Kepfer: It's much better than $16,000.

Mr. Aggarwal: I guess have a proposal.

Mr. Wright: Yes. I can get you a proposal.

Mr. Aggarwal: Yes.

Mr. Wright: After going through all this, I said this is just not worth the cost for what it's going to be.

Ms. Whitney: Well, I am surprised there is not already sleeves there too because I believe our plans had sleeves in them. So, I question that too. I'll have to look at those plans.

Mr. Wright: I know we checked out there and didn't see anything. And in those specific meetings, there is not any type of lighting or anything. I am not sure what happened, but at the moment that would be the requirements. Instead of doing that, I would say let us.

Mr. Flint: If you've got plans that show where they are supposed to be. A lot of times there will be C on the concrete on curb where the conduit is, if they ran it.

Ms. Whitney: Okay.

Mr. Wright: I think we can do it much more cost effective. If you want it at the next meeting, I can have those and give you the exact plan layout of everything.

Ms. Whitney: Just get us a proposal and a plan for it.

Mr. Wright: Okay. Other than that, that is all I have unless there is any questions.

Ms. Kepfer: I have a question about the air conditioner.

Mr. Wright: Yes.

Ms. Kepfer: That would be under warranty. So, did we pay and repair that?

Mr. Wright: We did, and we can follow up just because it was kind of an emergency repair.

Ms. Kepfer: Right.

Mr. Wright: Because they had no air conditioning, so we just wanted to take care of them. We can pull up the warranty information and see if we can file a claim on it. Ok, we had to do this as an emergency, but we want to be reimbursed for those costs.

Ms. Kepfer: I don't know that it will work that way. I think you have to use their vendor that installed it. But in the future, I don't know when we turned over that gatehouse. I know it's probably in the system at the clubhouse.

Mr. Wright: I want to say the turnover for that was last year.

Ms. Kepfer: October?

Mr. Wright: Yes. I think around then.

Ms. Kepfer: Just for future. If anything goes wrong in there, I want to hold them accountable. Please.

Mr. Wright: Okay.

Ms. Kepfer: Thank you.

Mr. Flint: There should probably be a year warranty. Okay. Alright. Anything else? Any questions on Field Managers Report?

ELEVENTH ORDER OF BUSINESS Other Business

Mr. Flint: Any other business or supervisor requests?

Mr. Aggarwal: Yes. So, these pickleball courts.

Mr. Flint: Oh yes.

Ms. Whitney: Oh, that's right. They are dying for us to sign that agreement. Yes. He needs that.

Mr. Aggarwal: I mean, the intention is for these pickleball courts to be in the POA or the HOA.

Ms. Whitney: The HOA.

Mr. Aggarwal: What actions do we need to take to have that transferred over?

Mr. Flint: Well, Jay can advise on it.

Mr. Lazarovich: I already prepared a deed that would be from the CDD to the HOA getting rid of any interest that was needed in the plat. However, the developer actually has to transfer to the HOA.

Mr. Aggarwal: Okay.

Mr. Lazarovich: So, a CDD, I believe, the property appraiser lists it based on the plat.

Mr. Aggarwal: Yes.

Mr. Lazarovich: It needs to come from the developer first.

Mr. Aggarwal: Okay.

Mr. Flint: A deed from the developer to the HOA and then a quitclaim deed from the CDD giving up any interest we have.

Ms. Whitney: Let me ask you this. Can we sign that so that our team can move forward prior to the meeting and the ratify it?

Mr. Flint: Yes.

Ms. Whitney: Okay.

Mr. Flint: Can the Board take an action to delegate authority to the Chair and Vice Chair?

Mr. Lazarovich: Yes. We can do that.

Mr. Flint: Rather than waiting.

Mr. Aggarwal: Yes. Let's do that.

Mr. Flint: Because we may not need to meet next month. So, if you want to frame the motion, Jay.

Mr. Lazarovich: Yes. If you want to do a motion. Do you have a next resolution number?

Mr. Flint: It would be 09.

Mr. Lazarovich: So, Resolution 2024-09 Accepting the conveyance of Tract OS9 from the CDD to the POA to go over that interest.

Ms. Whitney: I'll ratify.

Mr. Aggarwal: Move.

Mr. Flint: The resolution will approve the quitclaim deed to be executed and it will authorize the Chair or Vice Chair to take any action necessary.

Ms. Whitney: Yes.

Mr. Flint: Alright. We have motion by Amanda. Second by?

Mr. Aggarwal: Second.

> On MOTION by Ms. Whitney, seconded by Mr. Aggarwal, with all in favor, Resolution 2024-09 the Quitclaim Deed to be Executed and Authorizing the Chairman or Vice Chairman to Take Any Action Necessary, was approved.

Mr. Flint: And that execution of that quitclaim deed would have to happen after the developer conveys the interest to the HOA.

Mr. Aggarwal: Got it.

Mr. Flint: Alright. Thanks for reminding us of that issue.

Mr. Aggarwal: Yes. I had several calls about that.

Mr. Flint: Yes. We don't want the ownership of the amenity split. It would be very confusing.

Mr. Aggarwal: Yes.

Mr. Flint: Alright. Especially with a negotiation of shared access with other outside the community and all that.

TWELFTH ORDER OF BUSINESS Supervisors Requests

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Adjournment

Mr. Flint: If there is nothing else, is there a motion to adjourn?

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION 5

SECTION A

RESOLUTION 2024-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors ("**Board**") of the Grande Pines Community Development District (**"District"**) proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Grande Pines Community Development District for the Fiscal Year Ending September 30, 2025."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sum of $_____to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$_____
DEBT SERVICE FUND(S)	$_____
TOTAL ALL FUNDS	$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19th DAY OF AUGUST, 2024.

ATTEST:

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A

Grande Pines

Community Development District

Proposed Budget

FY 2025

Table of Contents

Grande Pines

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	$ 244,329	$ 245,109	$ -	$ 245,109	$ 618,635
Cost Share Revenue	$ 6,242	$ -	$ 6,242	$ 6,242	$ 6,242
Developer Contributions	$ 262,004	$ -	$ 183,458	$ 183,458	$ -
Total Revenues	**$ 512,575**	**$ 245,109**	**$ 189,700**	**$ 434,809**	**$ 624,877**
Expenditures					
Administrative					
Supervisor Fees	$ 12,000	$ 2,800	$ 1,600	$ 4,400	$ 12,000
FICA Expense	$ 918	$ 214	$ 230	$ 444	$ 918
Engineering	$ 12,000	$ 250	$ 1,000	$ 1,250	$ 12,000
Attorney	$ 25,000	$ 19,041	$ 5,959	$ 25,000	$ 25,000
Arbitrage	$ 900	$ 450	$ 450	$ 900	$ 900
Annual Audit	$ 6,000	$ 5,100	$ -	$ 5,100	$ 6,000
Dissemination Fees	$ 7,000	$ 3,208	$ 875	$ 4,083	$ 7,000
Trustee Fees	$ 8,200	$ 4,041	$ 4,159	$ 8,200	$ 8,200
Assessment Administration	$ 5,300	$ 5,300	$ -	$ 5,300	$ 5,562
Management Fees	$ 38,955	$ 29,216	$ 9,738	$ 38,954	$ 42,500
Information Technology	$ 1,800	$ 1,350	$ 450	$ 1,800	$ 1,890
Website Maintenance	$ 1,200	$ 900	$ 300	$ 1,200	$ 1,260
Telephone	$ 300	$ -	$ 50	$ 50	$ 300
Postage	$ 200	$ 262	$ 50	$ 312	$ 200
Insurance	$ 6,718	$ 6,076	$ -	$ 6,076	$ 6,684
Printing & Binding	$ 350	$ 6	$ 18	$ 24	$ 350
Legal Advertising	$ 5,000	$ 4,374	$ 2,500	$ 6,874	$ 5,000
Other Current Charges	$ 1,000	$ 819	$ 150	$ 969	$ 1,000
Office Supplies	$ 200	$ 277	$ 100	$ 377	$ 200
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Administrative	**$ 133,216**	**$ 83,860**	**$ 27,629**	**$ 111,489**	**$ 137,139**

Grande Pines

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Field Expenditures					
Field Management	$ 15,000	$ 11,250	$ 3,750	$ 15,000	$ 15,750
Security	$ 163,171	$ 133,943	$ 46,410	$ 180,353	$ 240,000
Gate Repairs	$ 6,000	$ 2,306	$ 1,500	$ 3,806	$ 6,000
Gate Internet, Phone, Cable	$ 3,000	$ -	$ 750	$ 750	$ 3,000
Gate Cameras	$ 1,200	$ -	$ 300	$ 300	$ 1,200
Gate Supplies	$ 1,500	$ -	$ 375	$ 375	$ 1,500
Property Insurance	$ 2,465	$ -	$ -	$ -	$ 2,465
Electric	$ 6,900	$ 12,238	$ 4,200	$ 16,438	$ 27,000
Streetlights	$ 60,648	$ -	$ 15,162	$ 15,162	$ 60,648
Water & Sewer	$ 21,740	$ -	$ 5,435	$ 5,435	$ 21,740
Landscape Maintenance	$ 69,900	$ 40,338	$ 12,600	$ 52,938	$ 69,900
Landscape Contingency	$ 1,000	$ -	$ 250	$ 250	$ 5,000
Irrigation Repairs	$ 3,000	$ 3,008	$ 750	$ 3,758	$ 3,000
Lake Maintenance	$ 12,035	$ 6,955	$ 2,025	$ 8,980	$ 12,035
Pressure Washing	$ 6,000	$ -	$ 1,500	$ 1,500	$ 6,000
Sign Maintenance	$ 1,800	$ -	$ 900	$ 900	$ -
Repairs & Maintenance	$ 1,500	$ 2,458	$ 2,000	$ 4,458	$ 10,000
Contingency	$ 2,500	$ 8,610	$ 4,305	$ 12,915	$ 2,500
Total Field Expenditures	**$ 379,359**	**$ 221,107**	**$ 102,212**	**$ 323,319**	**$ 487,738**
Total Expenditures	**$ 512,575**	**$ 304,967**	**$ 129,841**	**$ 434,809**	**$ 624,877**
Excess Revenues/(Expenditures)	$ -	$ (59,859)	$ 59,859	$ -	$ -

Product Type	Assessable Units	ERU Value	Total ERU	%	Net Assessments	Gross Assessments
Single Family - 50'	154	1.00	154	42%	$ 259,202.17	$ 275,746.99
Single Family - 70'	62	1.40	87	24%	$ 146,095.77	$ 155,421.03
Townhouse	169	0.75	127	34%	$ 213,336.85	$ 226,954.10
	385	**3**	**368**	**100%**	**$ 618,634.80**	

Gross Assessments- Per Unit FY 25	Gross Assessments- Per Unit FY 24	Increase (Decrease) Per Unit	% Increase (Decrease)
$ 1,790.56	$ 1,445.23	$ 345.34	24%
$ 2,506.79	$ 2,023.32	$ 483.47	24%
$ 1,342.92	$ 1,083.92	$ 259.00	24%

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.

Cost Share Revenue

The district will earn 23% in revenue from PAC Fair Share.

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.

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.

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.

Security

Represents the day-to-day staffing and operations management of the gate. It also includes gate attendants and roaming patrol.

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.

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.

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 FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	$ 383,353	$ 384,576	$ -	$ 384,576	$ 383,353
Interest	$ -	$ 15,821	$ 3,955	$ 19,776	$ 7,000
Carry Forward Surplus [1]	$ 139,717	$ 139,858	$ -	$ 139,858	$ 149,549
Total Revenues	**$ 523,070**	**$ 540,255**	**$ 3,955**	**$ 544,211**	**$ 539,902**
Expenditures					
Interest - 11/1	$ 120,688	$ 120,688	$ -	$ 120,688	$ 118,938
Principal - 5/1	$ 140,000	$ 140,000	$ -	$ 140,000	$ 145,000
Interest - 5/1	$ 120,688	$ 120,688	$ -	$ 120,688	$ 118,938
Total Expenditures	**$ 381,375**	**$ 381,375**	**$ -**	**$ 381,375**	**$ 382,876**
Other Financing Sources/(Uses)					
Transfer In/Out	**$ -**	$ (13,287)	$ -	$ (13,287)	**$ -**
Total Other Financing Sources/(Uses)	**$ -**	**$ (13,287)**	**$ -**	**$ (13,287)**	**$ -**
Excess Revenues/(Expenditures)	$ 141,695	$ 145,593	$ 3,955	$ 149,549	$ 157,026
				Interest - 11/1/2025	$ 117,125

[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	$ 208,888.55	$ 2,131.52	$ 2,267.57
Single Family - 70'	29	$ 86,539.32	$ 2,984.11	$ 3,174.59
Townhouse	55	$ 87,925.16	$ 1,598.64	$ 1,700.68
	182	$ 383,353		

Grande Pines

Community Development District

Series 2021 Special Assessment Bonds A1

Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
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
		$ 6,350,000.00	**$ 4,022,450.00**	**$ 10,633,137.50**

Grande Pines

Community Development District

Proposed Budget

Debt Service Fund Series 2024

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	$ -	$ 5,369	$ -	$ 5,369	$ 399,845
Carry Forward Surplus	$ -	$ -	$ -	$ -	$ 163,630
Total Revenues	**$ -**	**$ 5,369**	**$ -**	**$ 5,369**	**$ 563,475**
Expenditures					
Interest - 11/1	$ -	$ -	$ -	$ -	$ 192,551
Principal - 5/1	$ -	$ -	$ -	$ -	$ 85,000
Interest - 5/1	$ -	$ 34,290	$ -	$ 34,290	$ 158,261
Total Expenditures	**$ -**	**$ 34,290**	**$ -**	**$ 34,290**	**$ 435,812**
Other Financing Sources/(Uses)					
Bond Proceeds	**$ -**	$ 592,396	$ -	$ 592,396	**$ -**
Total Other Financing Sources/(Uses)	**$ -**	**$ 592,396**	**$ -**	**$ 592,396**	**$ -**
Excess Revenues/(Expenditures)	$ -	$ 563,475	$ -	$ 563,475	$ 127,663

Interest - 11/1/2025 $ 156,285

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 50'	56	$ 119,293.13	$ 2,130.23	$ 2,266.21
Single Family - 70'	33	$ 98,416.83	$ 2,982.33	$ 3,172.69
Townhouse	114	$ 182,135.04	$ 1,597.68	$ 1,699.66
	203	$ 399,845		

Grande Pines

Community Development District

Series 2024 Special Assessment Bonds

Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
11/01/24	$ 5,765,000.00	$ -	$ 158,261.25	$ 192,551.19
05/01/25	$ 5,765,000.00	$ 85,000.00	$ 158,261.25	
11/01/25	$ 5,680,000.00	$ -	$ 156,285.00	$ 399,546.25
05/01/26	$ 5,680,000.00	$ 85,000.00	$ 156,285.00	
11/01/26	$ 5,595,000.00	$ -	$ 154,308.75	$ 395,593.75
05/01/27	$ 5,595,000.00	$ 90,000.00	$ 154,308.75	
11/01/27	$ 5,505,000.00	$ -	$ 152,216.25	$ 396,525.00
05/01/28	$ 5,505,000.00	$ 95,000.00	$ 152,216.25	
11/01/28	$ 5,410,000.00	$ -	$ 150,007.50	$ 397,223.75
05/01/29	$ 5,410,000.00	$ 100,000.00	$ 150,007.50	
11/01/29	$ 5,310,000.00	$ -	$ 147,682.50	$ 397,690.00
05/01/30	$ 5,310,000.00	$ 105,000.00	$ 147,682.50	
11/01/30	$ 5,205,000.00	$ -	$ 145,241.25	$ 397,923.75
05/01/31	$ 5,205,000.00	$ 110,000.00	$ 145,241.25	
11/01/31	$ 4,735,000.00	$ -	$ 142,683.75	$ 397,925.00
05/01/32	$ 4,735,000.00	$ 115,000.00	$ 142,683.75	
11/01/32	$ 4,735,000.00	$ -	$ 140,010.00	$ 397,693.75
05/01/33	$ 4,735,000.00	$ 120,000.00	$ 140,010.00	
11/01/33	$ 4,735,000.00	$ -	$ 137,220.00	$ 397,230.00
05/01/34	$ 4,735,000.00	$ 125,000.00	$ 137,220.00	
11/01/34	$ 4,735,000.00	$ -	$ 134,313.75	$ 396,533.75
05/01/35	$ 4,735,000.00	$ 130,000.00	$ 134,313.75	
11/01/35	$ 4,605,000.00	$ -	$ 130,771.25	$ 395,085.00
05/01/36	$ 4,605,000.00	$ 140,000.00	$ 130,771.25	
11/01/36	$ 4,465,000.00	$ -	$ 126,956.25	$ 397,727.50
05/01/37	$ 4,465,000.00	$ 150,000.00	$ 126,956.25	
11/01/37	$ 4,315,000.00	$ -	$ 122,868.75	$ 399,825.00
05/01/38	$ 4,315,000.00	$ 155,000.00	$ 122,868.75	
11/01/38	$ 4,160,000.00	$ -	$ 118,645.00	$ 396,513.75
05/01/39	$ 4,160,000.00	$ 165,000.00	$ 118,645.00	
11/01/39	$ 3,995,000.00	$ -	$ 114,148.75	$ 397,793.75
05/01/40	$ 3,995,000.00	$ 175,000.00	$ 114,148.75	
11/01/40	$ 3,820,000.00	$ -	$ 109,380.00	$ 398,528.75
05/01/41	$ 3,820,000.00	$ 185,000.00	$ 109,380.00	
11/01/41	$ 3,440,000.00	$ -	$ 104,338.75	$ 398,718.75
05/01/42	$ 3,020,000.00	$ 195,000.00	$ 104,338.75	
11/01/42	$ 3,020,000.00	$ -	$ 99,025.00	$ 398,363.75
05/01/43	$ 3,020,000.00	$ 205,000.00	$ 99,025.00	
11/01/43	$ 3,020,000.00	$ -	$ 93,438.75	$ 397,463.75
05/01/44	$ 3,020,000.00	$ 215,000.00	$ 93,438.75	
11/01/44	$ 3,020,000.00	$ -	$ 87,580.00	$ 396,018.75
05/01/45	$ 3,020,000.00	$ 230,000.00	$ 87,580.00	
11/01/45	$ 2,790,000.00	$ -	$ 80,910.00	$ 398,490.00
05/01/46	$ 2,790,000.00	$ 245,000.00	$ 80,910.00	
11/01/46	$ 2,545,000.00	$ -	$ 73,805.00	$ 399,715.00
05/01/47	$ 2,545,000.00	$ 255,000.00	$ 73,805.00	

Grande Pines

Community Development District

Series 2024 Special Assessment Bonds

Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
11/01/47	$ 2,290,000.00	$ -	$ 66,410.00	$ 395,215.00
05/01/48	$ 2,290,000.00	$ 275,000.00	$ 66,410.00	
11/01/48	$ 2,015,000.00	$ -	$ 58,435.00	$ 399,845.00
05/01/49	$ 2,015,000.00	$ 290,000.00	$ 58,435.00	
11/01/49	$ 1,725,000.00	$ -	$ 50,025.00	$ 398,460.00
05/01/50	$ 1,725,000.00	$ 305,000.00	$ 50,025.00	$ -
11/01/50	$ 1,420,000.00	$ -	$ 41,180.00	$ 396,205.00
05/01/51	$ 1,420,000.00	$ 325,000.00	$ 41,180.00	$ -
11/01/51	$ 1,095,000.00	$ -	$ 31,755.00	$ 397,935.00
05/01/52	$ 1,095,000.00	$ 345,000.00	$ 31,755.00	$ -
11/01/52	$ 750,000.00	$ -	$ 21,750.00	$ 398,505.00
05/01/53	$ 750,000.00	$ 365,000.00	$ 21,750.00	$ -
11/01/53	$ 385,000.00	$ -	$ 11,165.00	$ 397,915.00
05/01/54	$ 385,000.00	$ 385,000.00	$ 11,165.00	$ 396,165.00
		$ 5,765,000.00	**$ 6,355,924.94**	**$ 12,120,924.94**

Grande Pines

Community Development District

Summary Assessment Chart

Product Type	Assessable Units	O&M Gross Assessments- Per Unit	Series 2021 Debt - Gross Assessments- Per Unit	Total Gross Annual Assessment Per Unit
Townhouse	55	$1,234.38	$1,700.68	$2,935.06
Single Family - 50'	98	$1,645.85	$2,267.57	$3,913.42
Single Family - 70'	29	$2,304.18	$3,174.59	$5,478.77
	182			

Product Type	Assessable Units	O&M Gross Assessments- Per Unit	Series 2024 Debt - Gross Assessments- Per Unit	Total Gross Annual Assessment Per Unit
Townhouse	114	$1,234.38	$1,699.66	$2,934.04
Single Family - 50'	56	$1,645.85	$2,266.21	$3,912.05
Single Family - 70'	33	$2,304.18	$3,172.69	$5,476.87
	203			

SECTION B

RESOLUTION 2024-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Grande Pines Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Orange County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (**"Fiscal Year 2024/2025"**), attached hereto as **Exhibit "A**;" and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2024/2025; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B**," and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B;"** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2024, 25% due no later than February 1, 2025 and 25% due no later than May 1, 2025. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2024/2025, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 19th day of August, 2024.

ATTEST:

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget
Exhibit B: Assessment Roll

Exhibit B

Grande Pines CDD
FY 25 Assessment Roll

PID (STR)	Units	Type	FY 25 O&M	2021 Debt	2024 Debt	Total
132428664100010	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664100020	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664100030	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664100040	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664100050	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664100060	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664100070	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664100080	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664100090	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664100100	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664100110	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100120	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100130	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100140	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100150	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100160	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100170	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100180	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100190	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100200	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100210	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100220	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100230	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100240	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100250	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100260	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100270	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100280	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100290	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100300	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100310	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100320	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100330	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100340	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100350	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100360	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100370	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100380	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100390	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100400	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100410	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100420	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664100430	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664100440	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664100450	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664100460	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664100470	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664100480	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664100490	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664100500	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664100510	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664100520	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100530	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100540	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100550	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100560	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100570	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100580	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100590	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100600	1	50'	$1,790.56	$2,267.57		$4,058.13

PID (STR)	Units	Type	FY 25 O&M	2021 Debt	2024 Debt	Total
132428664100610	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100620	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100630	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100640	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100650	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100660	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100670	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100680	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100690	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100700	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100710	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100720	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100730	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100740	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100750	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100760	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100770	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100780	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100790	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100800	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100810	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100820	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100830	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100840	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100850	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100860	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100870	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100880	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100890	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100900	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100910	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100920	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100930	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100940	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100950	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100960	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100970	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100980	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664100990	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664101000	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664101010	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664101020	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664101030	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664101040	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664101050	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664101060	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664101070	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664101080	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664101090	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664101100	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664101110	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664101120	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664101130	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664101140	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664101150	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664101160	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664101170	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664101180	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664101190	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664101200	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664101210	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664101220	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664101230	1	70'	$2,506.79	$3,174.59		$5,681.38

PID (STR)	Units	Type	FY 25 O&M	2021 Debt	2024 Debt	Total
132428664101240	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664101250	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664101260	1	70'	$2,506.79	$3,174.59		$5,681.38
132428664101270	1	50'	$1,790.56	$2,267.57		$4,058.13
132428664201280	1	50'	$1,790.56		2266.21	$4,056.77
132428664201290	1	50'	$1,790.56		2266.21	$4,056.77
132428664201300	1	50'	$1,790.56		2266.21	$4,056.77
132428664201310	1	50'	$1,790.56		2266.21	$4,056.77
132428664201320	1	50'	$1,790.56		2266.21	$4,056.77
132428664201330	1	50'	$1,790.56		2266.21	$4,056.77
132428664201340	1	50'	$1,790.56		2266.21	$4,056.77
132428664201350	1	50'	$1,790.56		2266.21	$4,056.77
132428664201360	1	50'	$1,790.56		2266.21	$4,056.77
132428664201370	1	50'	$1,790.56		2266.21	$4,056.77
132428664201380	1	50'	$1,790.56		2266.21	$4,056.77
132428664201390	1	50'	$1,790.56		2266.21	$4,056.77
132428664201400	1	50'	$1,790.56		2266.21	$4,056.77
132428664201410	1	50'	$1,790.56		2266.21	$4,056.77
132428664201420	1	50'	$1,790.56		2266.21	$4,056.77
132428664201430	1	50'	$1,790.56		2266.21	$4,056.77
132428664201440	1	50'	$1,790.56		2266.21	$4,056.77
132428664201450	1	50'	$1,790.56		2266.21	$4,056.77
132428664201460	1	50'	$1,790.56		2266.21	$4,056.77
132428664201470	1	50'	$1,790.56		2266.21	$4,056.77
132428664201480	1	50'	$1,790.56		2266.21	$4,056.77
132428664201490	1	50'	$1,790.56		2266.21	$4,056.77
132428664201500	1	50'	$1,790.56		2266.21	$4,056.77
132428664201510	1	50'	$1,790.56		2266.21	$4,056.77
132428664201520	1	50'	$1,790.56		2266.21	$4,056.77
132428664201530	1	50'	$1,790.56		2266.21	$4,056.77
132428664201540	1	50'	$1,790.56		2266.21	$4,056.77
132428664201550	1	70'	$2,506.79		3172.69	$5,679.48
132428664201560	1	70'	$2,506.79		3172.69	$5,679.48
132428664201570	1	70'	$2,506.79		3172.69	$5,679.48
132428664201580	1	70'	$2,506.79		3172.69	$5,679.48
132428664201590	1	70'	$2,506.79		3172.69	$5,679.48
132428664201600	1	70'	$2,506.79		3172.69	$5,679.48
132428664201610	1	70'	$2,506.79		3172.69	$5,679.48
132428664201620	1	70'	$2,506.79		3172.69	$5,679.48
132428664201630	1	70'	$2,506.79		3172.69	$5,679.48
132428664201640	1	70'	$2,506.79		3172.69	$5,679.48
132428664201650	1	70'	$2,506.79		3172.69	$5,679.48
132428664201660	1	70'	$2,506.79		3172.69	$5,679.48
132428664201670	1	70'	$2,506.79		3172.69	$5,679.48
132428664201680	1	70'	$2,506.79		3172.69	$5,679.48
132428664201690	1	70'	$2,506.79		3172.69	$5,679.48
132428664201700	1	70'	$2,506.79		3172.69	$5,679.48
132428664201710	1	70'	$2,506.79		3172.69	$5,679.48
132428664201720	1	70'	$2,506.79		3172.69	$5,679.48
132428664201730	1	70'	$2,506.79		3172.69	$5,679.48
132428664201740	1	70'	$2,506.79		3172.69	$5,679.48
132428664201750	1	70'	$2,506.79		3172.69	$5,679.48
132428664201760	1	70'	$2,506.79		3172.69	$5,679.48
132428664201770	1	70'	$2,506.79		3172.69	$5,679.48
132428664201780	1	70'	$2,506.79		3172.69	$5,679.48
132428664201790	1	70'	$2,506.79		3172.69	$5,679.48
132428664201800	1	70'	$2,506.79		3172.69	$5,679.48
132428664201810	1	70'	$2,506.79		3172.69	$5,679.48
132428664201820	1	70'	$2,506.79		3172.69	$5,679.48
132428664201830	1	70'	$2,506.79		3172.69	$5,679.48
132428664201840	1	70'	$2,506.79		3172.69	$5,679.48
132428664201850	1	50'	$1,790.56		2266.21	$4,056.77
132428664201860	1	50'	$1,790.56		2266.21	$4,056.77

PID (STR)	Units	Type	FY 25 O&M	2021 Debt	2024 Debt	Total
132428664201870	1	50'	$1,790.56		2266.21	$4,056.77
132428664201880	1	50'	$1,790.56		2266.21	$4,056.77
132428664201890	1	50'	$1,790.56		2266.21	$4,056.77
132428664201900	1	50'	$1,790.56		2266.21	$4,056.77
132428664201910	1	50'	$1,790.56		2266.21	$4,056.77
132428664201920	1	70'	$2,506.79		3172.69	$5,679.48
132428664201930	1	70'	$2,506.79		3172.69	$5,679.48
132428664201940	1	70'	$2,506.79		3172.69	$5,679.48
132428664201950	1	50'	$1,790.56		2266.21	$4,056.77
132428664201960	1	50'	$1,790.56		2266.21	$4,056.77
132428664201970	1	50'	$1,790.56		2266.21	$4,056.77
132428664201980	1	50'	$1,790.56		2266.21	$4,056.77
132428664201990	1	50'	$1,790.56		2266.21	$4,056.77
132428664202000	1	50'	$1,790.56		2266.21	$4,056.77
132428664202010	1	50'	$1,790.56		2266.21	$4,056.77
132428664202020	1	50'	$1,790.56		2266.21	$4,056.77
132428664202030	1	50'	$1,790.56		2266.21	$4,056.77
132428664202040	1	50'	$1,790.56		2266.21	$4,056.77
132428664202050	1	50'	$1,790.56		2266.21	$4,056.77
132428664202060	1	50'	$1,790.56		2266.21	$4,056.77
132428664202070	1	50'	$1,790.56		2266.21	$4,056.77
132428664202080	1	50'	$1,790.56		2266.21	$4,056.77
132428664202090	1	50'	$1,790.56		2266.21	$4,056.77
132428664202100	1	50'	$1,790.56		2266.21	$4,056.77
132428664202110	1	50'	$1,790.56		2266.21	$4,056.77
132428664202120	1	50'	$1,790.56		2266.21	$4,056.77
132428664202130	1	50'	$1,790.56		2266.21	$4,056.77
132428664202140	1	50'	$1,790.56		2266.21	$4,056.77
132428664202150	1	50'	$1,790.56		2266.21	$4,056.77
132428664202160	1	50'	$1,790.56		2266.21	$4,056.77
132428664302170	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302180	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302190	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302200	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302210	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302220	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302230	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302240	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302250	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302260	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302270	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302280	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302290	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302300	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302310	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302320	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302330	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302340	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302350	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302360	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302370	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302380	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302390	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302400	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302410	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302420	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302430	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302440	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302450	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302460	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302470	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302480	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302490	1	TH	$1,342.92	$1,700.68		$3,043.60

PID (STR)	Units	Type	FY 25 O&M	2021 Debt	2024 Debt	Total
132428664302500	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302510	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302520	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302530	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302540	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302550	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302560	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302570	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302580	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302590	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302600	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302610	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302620	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302630	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302640	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302650	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302660	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302670	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302680	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302690	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302700	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664302710	1	TH	$1,342.92	$1,700.68		$3,043.60
132428664402720	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402730	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402740	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402750	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402760	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402770	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402780	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402790	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402800	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402810	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402820	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402830	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402840	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402850	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402860	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402870	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402880	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402890	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402900	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402910	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402920	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402930	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402940	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402950	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402960	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402970	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402980	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664402990	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403000	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403010	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403020	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403030	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403040	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403050	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403060	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403070	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403080	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403090	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403100	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403110	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403120	1	TH	$1,342.92		$1,699.66	$3,042.58

PID (STR)	Units	Type	FY 25 O&M	2021 Debt	2024 Debt	Total
132428664403130	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403140	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403150	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403160	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403170	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403180	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403190	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403200	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403210	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403220	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403230	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403240	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403250	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403260	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403270	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403280	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403290	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403300	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403310	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403320	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403330	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403340	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403350	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403360	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403370	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403380	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403390	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403400	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403410	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403420	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403430	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403440	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403450	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403460	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403470	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403480	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403490	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403500	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403510	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403520	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403530	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403540	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403550	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403560	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403570	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403580	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403590	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403600	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403610	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403620	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403630	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403640	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403650	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403660	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403670	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403680	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403690	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403700	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403710	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403720	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403730	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403740	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403750	1	TH	$1,342.92		$1,699.66	$3,042.58

PID (STR)	Units	Type	FY 25 O&M	2021 Debt	2024 Debt	Total
132428664403760	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403770	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403780	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403790	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403800	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403810	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403820	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403830	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403840	1	TH	$1,342.92		$1,699.66	$3,042.58
132428664403850	1	TH	$1,342.92		$1,699.66	$3,042.58
Total Gross Assessments	385		$657,404.47	$406,915.35	$425,367.77	$1,489,687.59

Total Net Assessments			$617,960.20	$382,500.43	$399,845.70	$1,400,306.33

SECTION 6

GRANDE PINES
COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Grande Pines Community Development District
Orange County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Grande Pines Community Development District, Orange County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year ended September 30, 2023 then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 4, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 4, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Grande Pines Community Development District, Orange County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $63,570.

- The change in the District's total net position in comparison with the prior fiscal year was $393,280, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2023, the District's governmental funds reported combined ending fund balance of $1,371,619, a decrease of ($2,875,454) in comparison with the prior fiscal year. The fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2023	2022
Current and other assets	$ 1,379,132	$ 4,278,902
Capital assets, net of depreciation	5,282,524	2,150,196
Total assets	6,661,656	6,429,098
Current liabilities	108,086	133,808
Long-term liabilities	6,490,000	6,625,000
Total liabilities	6,598,086	6,758,808
Net position		
Net investment in capital assets	(499,116)	(743,643)
Restricted	421,784	404,294
Unrestricted	140,902	9,639
Total net position	$ 63,570	$ (329,710)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30,

	2023	2022
Revenues:		
Program revenues		
Charges for services	$ 641,190	$ 382,500
Operating grants and contributions	41,150	83,895
Capital grants and contributions	95,197	14,767
Total revenues	777,537	481,162
Expenses:		
General government	93,869	76,543
Maintenance and operations	47,044	-
Interest	243,344	246,718
Total expenses	384,257	323,261
Change in net position	393,280	157,901
Net position - beginning	(329,710)	(487,611)
Net position - ending	$ 63,570	$ (329,710)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was $384,257. The costs of the District's activities were partially funded by program revenues which were comprised of Developer contributions, assessments, and investment earnings. The majority of the change in expenses resulted from the increased maintenance costs of the District as operations expand.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had $5,282,524 invested in capital assets. In the government-wide financial statements no depreciation has been taken as the infrastructure is under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Debt Administration

At September 30, 2023, the District had $6,490,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

Subsequent to fiscal year end, the District issued $5,765,000 in Special Assessment Revenue Bonds for the purpose of financing certain infrastructure improvements within "Assessment Area Two", consisting of multiple term bonds with varying interest rates and due dates. The Bonds will be issued to finance the acquisition and construction of certain improvements for the benefit of the District.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Grande Pines Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida, 32801.

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023

	Governmental Activities
ASSETS	
Cash and cash equivalents	$ 140,508
Prepaid items	8,096
Restricted assets:	
Investments	1,230,528
Capital assets:	
Nondepreciable	5,282,524
Total assets	6,661,656
LIABILITIES	
Accounts payable	7,513
Accrued interest payable	100,573
Non-current liabilities:	
Due within one year	140,000
Due in more than one year	6,350,000
Total liabilities	6,598,086
NET POSITION	
Net investment in capital assets	(499,116)
Restricted for debt service	421,784
Unrestricted	140,902
Total net position	$ 63,570

See notes to the financial statements

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Primary government:					
Governmental activities:					
General government	$ 93,869	$ -	$ 22,589	$ -	$ (71,280)
Maintenance and operations	47,044	249,587	-	-	202,543
Interest on long-term debt	243,344	391,603	18,561	95,197	262,017
Total governmental activities	384,257	641,190	41,150	95,197	393,280
	Change in net position				393,280
	Net position - beginning				(329,710)
	Net position - ending				$ 63,570

See notes to the financial statements

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash and cash equivalents	$ 140,508	$ -	$ -	$ 140,508
Investments	-	522,168	708,360	1,230,528
Due from other funds	-	189	-	189
Prepaid items	8,096	-	-	8,096
Total assets	$ 148,604	$ 522,357	$ 708,360	$ 1,379,321
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	$ 7,513	$ -	$ -	$ 7,513
Due to other funds	189	-	-	189
Total liabilities	7,702	-	-	7,702
Fund balances:				
Nonspendable:				
Prepaid items	8,096	-	-	8,096
Restricted for:				
Debt service	-	522,357	-	522,357
Capital projects	-	-	708,360	708,360
Unassigned	132,806	-	-	132,806
Total fund balances	140,902	522,357	708,360	1,371,619
Total liabilities and fund balances	$ 148,604	$ 522,357	$ 708,360	$ 1,379,321

See notes to the financial statements

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023

Fund balance - governmental funds		$ 1,371,619
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.		
Cost of capital assets	5,282,524	
Accumulated depreciation	-	5,282,524
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(100,573)	
Bonds payable	(6,490,000)	(6,590,573)
Net position of governmental activities		$ 63,570

See notes to the financial statements

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	$ 249,587	$ 391,603	$ -	$ 641,190
Developer contributions	22,589	-	-	22,589
Interest earnings	-	18,561	95,197	113,758
Total revenues	272,176	410,164	95,197	777,537
EXPENDITURES				
Current:				
General government	93,869	-	-	93,869
Maintenance and operations	47,044	-	-	47,044
Debt service:				
Principal	-	135,000	-	135,000
Interest	-	244,750	-	244,750
Capital outlay	-	-	3,132,328	3,132,328
Total expenditures	140,913	379,750	3,132,328	3,652,991
Excess (deficiency) of revenues over (under) expenditures	131,263	30,414	(3,037,131)	(2,875,454)
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	-	(14,330)	14,330	-
Total other financing sources (uses)	-	(14,330)	14,330	-
Net change in fund balances	131,263	16,084	(3,022,801)	(2,875,454)
Fund balances - beginning	9,639	506,273	3,731,161	4,247,073
Fund balances - ending	$ 140,902	$ 522,357	$ 708,360	$ 1,371,619

See notes to the financial statements

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

Net change in fund balances - total governmental funds	$ (2,875,454)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.	3,132,328
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	135,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	1,406
Change in net position of governmental activities	$ 393,280

See notes to the financial statements

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Grande Pines Community Development District (the "District") was established by the Board of County Commissioners of Orange County's approval of Ordinance No. 2019-17 effective on October 31, 2019 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2023, all of the Board members are affiliated with Park Square Enterprises, LLC ("Developer").

The Board has the responsibility for:
1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets
These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments
The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report non spendable and restricted fund balance for
In the fund financial statements, governmental funds report non spendable and restricted fund balance for
amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)
Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits
The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2023:

	Amortized Cost	Credit Risk	Maturities
First American Government Obligation Fd Cl D	$ 1,230,528	S&P AAAm	Weighted average of the fund portfolio: 24 days
	$ 1,230,528		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates. The District has adopted by Resolution 2020-08, the alternative investment guidelines proscribed by Section 218.415, Florida.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2023 were as follows:

Fund	Transfer in	Transfer out
Debt service	$ -	$ 14,330
Capital projects	14,330	-
Total	$ 14,330	$ 14,330

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Infrastructure under construction	$ 2,150,196	$ 3,132,328	$ -	$ 5,282,524
Total capital assets, not being depreciated	2,150,196	3,132,328	-	5,282,524
Governmental activities capital assets, net	$ 2,150,196	$ 3,132,328	$ -	$ 5,282,524

The infrastructure intended to serve the District has been estimated at a total cost of approximately $17,495,000. The infrastructure will include stormwater management systems, sanitary sewer, potable water and reclaimed water mains, roadways, landscaping and irrigation. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer or by the issuance of additional bonds. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities. The District acquired improvements from the Developer at a total cost of $3,132,328 during the current year.

NOTE 7 – LONG-TERM LIABILITIES

Series 2021

On March 17, 2021, the District issued $6,760,000 of Special Assessment Revenue Bonds, Series 2021 due on May 1, 2051 with fixed interest rates ranging from 2.5% to 4.0%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2051.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2021 Bonds are not subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Series 2021	$ 6,625,000	$ -	$ (135,000)	$ 6,490,000	$ 140,000
Total	$ 6,625,000	$ -	$ (135,000)	$ 6,490,000	$ 140,000

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2024	$ 140,000	$ 241,375	$ 381,375
2025	145,000	237,875	382,875
2026	150,000	234,250	384,250
2027	150,000	230,500	380,500
2028	155,000	225,700	380,700
2029-2033	860,000	1,049,750	1,909,750
2034-2038	1,035,000	884,625	1,919,625
2039-2043	1,250,000	671,350	1,921,350
2044-2048	1,525,000	403,800	1,928,800
2049-2051	1,080,000	87,600	1,167,600
	$ 6,490,000	$ 4,266,825	$ 10,756,825

NOTE 8 - DEVELOPER TRANSACTIONS AND CONCENTRATIONS

The Developer has agreed to fund a portion of the general operations of the District. In connection with that agreement, Developer contributions to the general fund were $22,589 as of September 30, 2023. In addition, for the current fiscal year, Developer assessment revenues in the general and debt service funds were $56,039 and $87,925, respectively.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

NOTE 11 – SUBSEQUENT EVENTS

Payments from the Orange County Tax Collector were not transferred to the District on a timely basis. To meet the May 1, 2024 debt service payment, the District used funds from the debt service reserve account and subsequently replenished the funds on May 29, 2024.

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	$ 244,329	$ 249,587	$ 5,258
Developer contributions	258,037	22,589	(235,448)
Total revenues	502,366	272,176	(230,190)
EXPENDITURES			
Current:			
General government	123,007	93,869	29,138
Maintenance and operations	379,359	47,044	332,315
Total expenditures	502,366	140,913	361,453
Excess (deficiency) of revenues over (under) expenditures	$ -	131,263	$ 131,263
Fund balance - beginning		9,639	
Fund balance - ending		$ 140,902	

See notes to required supplementary information

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FLORIDA STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	3
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	4
Employee compensation	$6,400
Independent contractor compensation	$3,265,890
Construction projects to begin on or after October 1; ($65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - $1,445.23 - $2,023.32 Debt service - $2,267.57 - $3,174.59
Special assessments collected	$641,190
Outstanding Bonds:	see Note 7 for details

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Grande Pines Community Development District
Orange County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Grande Pines Community Development District, Orange County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 4, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 4, 2024

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Grande Pines Community Development District
Orange County, Florida

We have examined Grande Pines Community Development District, Orange County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Grande Pines Community Development District, Orange County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 4, 2024

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Grande Pines Community Development District
Orange County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Grande Pines Community Development District, Orange County, Florida ("District") as of and for the fiscal year ended September 30, 2023 and have issued our report thereon dated June 4, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in G*overnment Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 4, 2024, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Grande Pines Community Development District, Orange County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Grande Pines Community Development District, Orange County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 4, 2024

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None.

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2023. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

SECTION 7

SECTION A

SECTION I

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To: CDD Board of Supervisors

From: District Counsel (Jan Albanese Carpenter, Esq., Jay E. Lazarovich, Esq. and Kristen E. Trucco, Esq.)

Re: Recently Enacted Legislation (2024)

Date: May 31, 2024

We are providing you with information about new legislation which affects special districts in the State of Florida. House Bill ("HB") 7013 was recently signed into law and will go into effect July 1, 2024.

HB 7013 creates a requirement for special districts, including community development districts ("CDDs"), to prepare and publish a report of goals/objectives, performance measurement standards for such goals/objectives and the results of such goals/objectives. Specifically, **by October 1, 2024**, or by the end of the first full fiscal year after the establishment of a special district, whichever is later, "each special district **must** establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved." **By December 1 of each year thereafter** (beginning December 1, 2025), an annual report must be prepared and published on the district's website describing the goals and objectives achieved or failed to be achieved, as well as the performance measures and standards used by the district to make that determination. *District Managers should prepare draft goals/objectives and performance measures and standards for review and adoption by CDD boards at or before the CDD's September board meeting. Boards may ultimately decide to tailor those goals and objectives, as well as the measurement standards for each goal, to their specific CDD.*

HB 7013 also repealed Section 190.047, *Florida Statutes*, which, among other things, required CDDs to hold a referendum at a general election on the question of whether to incorporate after certain requirements were met by the CDD. Effective July 1, 2024, CDDs will no longer be required to conduct such a referendum.

HB 7013 added a number of other provisions that are applicable to special districts. However, CDDs were specifically excluded from those provisions in the text of the new legislation. More detail on the new provisions that do not apply to CDDs is available upon request. Please feel free to contact the District Manager or our office should you have any questions on this new legislation or any other CDD requirements.

Thank you.

SECTION C

SECTION I

Memorandum

To: Board of Supervisors

From: District Management

Date: August 19, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives and Annual Reporting Form

Grande Pines Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____ Date:_____
Print Name:_____
Grande Pines Community Development District

District Manager:_____ Date:_____
Print Name:_____
Grande Pines Community Development District

SECTION II

Grande Pines
Community Development District

Summary of Check Register

July 1, 2024 to July 31, 2024

Fund	Date	Check No.'s		Amount
General Fund				
	7/2/24	231-234	$	23,088.79
	7/16/24	235-237	$	6,888.96
	7/29/24	238-240	$	851.12
		Total Amount	**$**	**30,828.87**

*** CHECK DATES 07/01/2024 - 07/31/2024 *** GRANDE PINES - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
7/02/24	00018	6/26/24	33587A	202406	320-53800-47000		*	295.00		
			QTLY FOUNTAIN CLEANING							
						FOUNTAIN DESIGN GROUP, INC			295.00	000231
7/02/24	00019	7/01/24	15023	202407	320-53800-34700		*	15,470.00		
			GATE ATTENDANT-JUL24							
						ROUND TABLE FINANCIAL, INC			15,470.00	000232
7/02/24	00017	6/20/24	91428	202406	320-53800-46200		*	3,665.68		
			LANDSCAPE MAINTENANCE-JUN							
						UNITED LAND SERVICES			3,665.68	000233
7/02/24	00013	7/01/24	07012024	202407	300-20700-10000		*	3,658.11		
			ASSESS TRANSFERS-S2021							
						US BANK AS TRUSTEE FOR GRANDE PINES			3,658.11	000234
7/16/24	00024	6/28/24	17910	202406	320-53800-47000		*	675.00		
			POND HERBICIDE MAINT-JUN							
						AQUATIC WEED MANAGEMENT, INC			675.00	000235
7/16/24	00001	7/01/24	73	202407	310-51300-34000		*	3,246.25		
			MANAGEMENT FEES-JUL24							
		7/01/24	73	202407	310-51300-35200		*	100.00		
			WEBSITE MANAGEMENT-JUL24							
		7/01/24	73	202407	310-51300-35100		*	150.00		
			INFORMATION TECH-JUL24							
		7/01/24	73	202407	310-51300-31300		*	583.33		
			DISSEMINATION SVCSJUL24							
		7/01/24	73	202407	310-51300-51000		*	.27		
			OFFICE SUPPLIES							
		7/01/24	73	202407	310-51300-42000		*	95.73		
			POSTAGE							
		7/01/24	74	202407	320-53800-34000		*	1,250.00		
			FIELD MANAGEMENT-JUL24							
		7/01/24	74	202407	320-53800-47000		*	590.00		
			QTRLY LAKE MAINTENANCE							
						GOVERNMENTAL MANAGEMENT SERVICES			6,015.58	000236
7/16/24	00002	7/15/24	129869	202406	310-51300-31500		*	198.38		
			ATTORNEY SVCS-JUN24							
						LATHAM, LUNA, EDEN & BEAUDINE			198.38	000237
7/29/24	00022	7/24/24	S116104	202407	320-53800-34800		*	245.00		
			GATE REPAIRS							
						ACCESS CONTROL SOLUTIONS			245.00	000238

*** CHECK DATES 07/01/2024 - 07/31/2024 ***
GRANDE PINES - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
7/29/24	00025	7/25/24	9076668	202407	310-51300-42000			*	374.87		
			POSTAGE SERVICES								
							ACTION MAIL SERVICES			374.87	000239
7/29/24	00006	7/15/24	19-151(5	202406	310-51300-31100			*	231.25		
			ENGINEERING SVCS-JUN24								
							POULOS & BENNETT			231.25	000240

TOTAL FOR BANK A 30,828.87

TOTAL FOR REGISTER 30,828.87

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

Invoice

Date	Invoice #
6/26/2024	33587A

.470

Bill To	Ship To
GRANDE PINES CDD c/o GMS-CENTRAL FLORIDA 219 E. LIVINGSTONE STREET ORLANDO, FL. 32801	GRANDE PINES CDD 6013 PARADISO GRANDE BLVD. ORLANDO, FL 32821

P.O. No.	Terms	Rep	Ship Date	Ship Via	FOB	Project
	Due on receipt	SC	6/26/2024		MR	

Qty	Description	Rate	Amount
	QUARTERLY FOUNTAIN CLEANING SERVICE	295.00	295.00
	SALES TAX	7.00%	0.00

RECEIVED
JUN 26
CK# 2
By

Balance Due $295.00

Freeman Security Services Inc. #19

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

347

Invoice

Invoice No:	15023
Date:	07/01/2024
Terms:	NET 30
Due Date:	07/31/2024

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

RECEIVED
CC 232
JUL 02 2024
By

Code	Description	Quantity	Rate	Amount
Guard	Guard/Patrol Services 07-01-2024 through 07-31-2024 "Thank you for your Business"	1	$15,470.00	$15,470.00*

*Indicates non-taxable item

Subtotal	$15,470.00
Total	$15,470.00
Paid	$0.00
Balance Due	**$15,470.00**

Comments

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

UNITED Land Services #17

320 · 538-462

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 91428

Date	PO#
06/20/24	
Due Date	**Terms**
7/20/24	Net 30

BILL TO
Grande Pines CDD
Governmental Management Service 219 E Livingston St Orlando, FL 32801

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

Item	Amount
Job #96305 - Grande Pines CDD Landscape Maintenance June 2024	**$3,665.68**

RECEIVED
JUN 20 2024
By

H 233

Thank you for your business.

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

Subtotal	$3,665.68
Sales Tax	$0.00
Total	**$3,665.68**
Credits/Payments	($0.00)
Balance Due	**$3,665.68**

p | f REU
www.unitedlandservices.com

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Grande Pines DATE: 7/1/24

PAYABLE TO: Grande Pines c/o US Bank V#13

AMOUNT REQUESTED: $3,658.11

REQUESTED BY: CAROL WRIGHT

ACCOUNT # 001.300.207.100

DESCRIPTION OF NEED: Assessments transfer - S2021

RECEIVED
Ck 234
JUN 26 2024
By

Grand Pines CDD

COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

Gross Assessments	$ 259,924.42	$ 407,822.37	$ 667,746.79
Net Assessments	$ 244,328.95	$ 383,353.03	$ 627,681.98

ON ROLL ASSESSMENTS

							38.93%	61.07%	100.00%
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Net Receipts*	*General Fund*	*2021 Debt Service*	*Total*
12/7/23	11/08-11/15/23	$11,138.40	($445.53)	$0.00	$0.00	$10,692.87	$4,162.26	$6,530.61	$10,692.87
12/14/23	11/16-11/19/23	$3,712.80	($148.51)	$0.00	$0.00	$3,564.29	$1,387.42	$2,176.87	$3,564.29
12/21/23	11/20-11/22/23	$16,336.31	($252.99)	$0.00	$0.00	$16,083.32	$6,260.53	$9,822.79	$16,083.32
01/12/24	11/23-11/28/23	$18,564.00	($742.55)	$0.00	$0.00	$17,821.45	$6,937.11	$10,884.34	$17,821.45
02/16/24	12/2/24	$73,513.42	($2,940.51)	($144.62)	$0.00	$70,428.29	$27,414.63	$43,013.66	$70,428.29
03/15/24	11/28-12/03/23	$16,336.31	($653.45)	$0.00	$0.00	$15,682.86	$6,104.65	$9,578.21	$15,682.86
03/15/24	11/28-12/03/23	$0.00	$0.00	$0.00	$4,061.33	$4,061.33	$1,580.90	$2,480.43	$4,061.33
04/11/24	12/04/23-12/08/23	$28,959.82	($1,158.39)	$0.00	$0.00	$27,801.43	$10,821.87	$16,979.56	$27,801.43
05/15/24	12/9/23-12/31/23	$471,711.02	($14,151.28)	$0.00	$0.00	$457,559.74	$178,107.86	$279,451.88	$457,559.74
06/12/24	1/1/2024-02/15/24	$3,712.80	($74.26)	$0.00	$2,351.06	$5,989.60	$2,331.49	$3,658.11	$5,989.60
	TOTAL	**$ 640,272.08**	**$ (20,493.21)**	**$ (144.62)**	**$ 4,061.33**	**$ 623,695.58**	**$ 245,108.71**	**$ 384,576.47**	**$ 1,014,261.65**

99%	**Net Percent Collected**
$ 3,986.40	**Balance Remaining to Collect**

	Net Amount Assessed	Assessments Collected	Assessments Transferred	Amount To be Trans.
On Roll Assessments - General Fund	$244,328.95	$ 245,108.71	$ (245,108.71)	$ -
On Roll Assessments - Series 2021	$383,353.03	$ 384,576.47	$ 380,918.36	$ 3,658.11
Total	$627,681.98	$ 629,685.18	$ 135,809.65	$3,658.11

INVOICE #24

Aquatic Weed Management, Inc.
PO Box 1259
Haines City, FL 33845
470

WATERWEED1@AOL.COM
+1 (863) 412-1919

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

Invoice details
Invoice no.: 17910
Terms: Net 30
Invoice date: 06/28/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Grande Pines**	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.	1	$675.00	$675.00

Total **$675.00**

Note to customer

The month on the date of the invoice should correspond with the month treatments were made. Thank you for your business!

RECEIVED
H ck 235
JUL 02 2024
By

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

Invoice

Invoice #: 73
Invoice Date: 7/1/24
Due Date: 7/1/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - July 2024 - 340		3,246.25	3,246.25
Website Administration - July 2024 - 352		100.00	100.00
Information Technology - July 2024 - 351		150.00	150.00
Dissemination Agent Services - July 2024 - 313		583.33	583.33
Office Supplies - 510		0.27	0.27
Postage - 420		95.73	95.73

RECEIVED
JUL 10 2024
By

Total	$4,175.58
Payments/Credits	$0.00
Balance Due	$4,175.58

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

Invoice

Invoice #: 74
Invoice Date: 7/1/24
Due Date: 7/1/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Field Management - July 2024 - 320 - 538 - 340		1,250.00	1,250.00
Fountain Design Group - Quarterly Fountain Maintenance		590.00	590.00
320 - 538 - 470			

RECEIVED
JUL 10 2024
By

Total	$1,840.00
Payments/Credits	$0.00
Balance Due	$1,840.00

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW
315
201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

July 15, 2024

Invoice #: 129869
Federal ID #:59-3366512

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

Matter ID: 4168-001 General

For Professional Services Rendered:

6/3/2024	JAC	Work on response to NOC; reviewed research	0.40	$154.00
6/27/2024	JEL	Review Chapters 218 and 713, Florida Statutes regarding Notices to Owner, applicability to CDDs and responses and work on form response to same	0.10	$27.00
Total Professional Services:			**0.50**	**$181.00**

For Disbursements Incurred:

5/31/2024	May 2024 Postage	$17.38
Total Disbursements Incurred:		**$17.38**

Total	$198.38
Previous Balance	$0.00

Payments & Credits

Date	Type	Notes		Amount
			Payments & Credits	$0.00
			Total Due	**$198.38**

RECEIVED
Check 237.
JUL 16 2024
By

22

GUARDIAN ACCESS SOLUTIONS™
An Access Control Systems, LLC Company
320 - 348.

Remit To: Access Control Systems, LLC.
P.O. Box 550190
Orlando, FL 32855-0190
407-422-8850

INVOICE # S116104

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

SITE Grande Pines CDD
6013 Paradiso Grande Blvd
Orlando, FL 32821

ACCOUNT NO	INVOICE DATE	TERMS	DUE DATE		Ordered By	PAGE
ACT3021	7/24/2024	Net 30	8/23/2024		Antonella Montagner	1

ORDER 116104, PO

DESCRIPTION 7/19/24 LH
A vehicle ran through the barrier arms. Provide a quote for repairs.

RESOLUTION Main - LH Res Entrance Barrier Gate

Found: 7/22/24 JS: Customer states barrier gate arm was hit. Technician found left hand entrance barrier gate arm stuck in the open position. IRD sensor triggered. CL

Resolution: 7/22/24 JS: Technician reset operator and barrier gate resumed normal operation. Tested operation afterwards. Tested well. Observed several residents go through with no issues. CL

ITEM NO	QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED
FTRAVEL	1	HOUR(S) TRAVEL TIME	50.00	50.00
FLABOR	1	LABOR	195.00	195.00

TOTAL AMOUNT 245.00

RECEIVED
Ck 238
JUL 24 2024

Thank You For Your Business

www. guardianaccess.com

Action Mail Services
2441 Orlando Central Parkway
Orlando, FL 32809
+1 4078559277
accounting@actionmailservices.com
http://www.actionmailservices.com

INVOICE

BILL TO
Grande Pines CDD

513.420

INVOICE	9076668
DATE	07/25/2024
TERMS	Net 30
DUE DATE	08/24/2024

DESCRIPTION	QTY	AMOUNT
Grande Pines CDD		
Data Conversion From Client's Files, Address Updating, Duplicate Analysis, Zip+4 Correcting, CASS Certification	1	225.00
Inkjet addresses, prepare, sort, tray, tag and deliver to post office	0	0.00
Automated Folding and inserting	0	0.00
Black and White Printing - 1/1 - Mail Merge	117	33.93
#10 Envelopes, Return Addressing	117	19.31
U.S. Postage, Handling and Postal Delivery -	111	81.03
U.S. Postage, Handling and Postal Delivery - Foreign	6	15.60

Payment Terms: Net 15 days

BALANCE DUE **$374.87**

1) 10% finance fee may be added for invoices open past 30 days.
2) If any unpaid balance must be collected by an attorney, the customer agrees to pay all attorneys' fees and court costs in such collection efforts.
2) If paying with a credit card, a 3% convenience fee will be applied.

Get $10 Off Of Your Next Service By Leaving us a Google Review!!

RECEIVED
CL# 231
JUL 25 2024
By

POULOS & BENNETT

Poulos & Bennett, LLC 6
2602 E. Livingston St.
Orlando, FL 32803
407-487-2594
311

RECEIVED
CW# 240
JUL 24 2024
By

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

Invoice number 19-151(52)
Date 07/15/2024

Project **19-151 GRANDE PINES CDD**

Professional services for the period ending: June 28, 2024 X

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Percent	Current Billed
.01 ENGINEER'S REPORT	15,000.00	99.92	14,987.50	14,987.50	0.08	0.00	0.00
.02 MISCELLANEOUS SERVICES	0.00	0.00	6,548.75	6,780.00	0.00		231.25
.03 2020 BOND ISSUANCE	0.00	0.00	25,590.00	25,652.50	0.00		62.50
.99 REIMBURSABLE EXPENSES	0.00	0.00	65.65	65.65	0.00		0.00
Total	15,000.00		47,191.90	47,485.65			293.75

Hourly Tasks:

.02 Miscellaneous Services

	Hours	Rate	Billed Amount
Senior Project Engineer	1.25	185.00	231.25

.03 2020 Bond Issuance

	Hours	Rate	Billed Amount
Executive Team Leader	0.25	250.00	62.50

.02 Miscellaneous Services - June board meeting

.03 2020 Bond Issuance - Sign requisition

Invoice total **293.75**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(49)	05/13/2024	63.86			63.86		
19-151(51)	06/11/2024	2,540.00		2,540.00			
	Total	2,603.86	0.00	2,540.00	63.86	0.00	0.00

SECTION III

Grande Pines

Community Development District

Unaudited Financial Reporting

June 30, 2024

Table Of Contents

Grande Pines

Community Development District

Combined Balance Sheet

June 30, 2024

	General Fund	*Debt Service Fund*	*Capital Project Fund*	*Total Governmental Funds*
Assets:				
Cash	$ 93,373	$ -	$ -	$ 93,373
Due From Developer	$ -	$ -	$ -	$ -
Due From General Fund	$ -	$ 3,658	$ -	$ 3,658
Prepaid Expenses	$ 2,020	$ -	$ -	$ 2,020
Series 2021				
Reserve	$ -	$ 382,500	$ -	$ 382,500
Revenue	$ -	$ 141,935	$ -	$ 141,935
Construction	$ -	$ -	$ 14,616	$ 14,616
Series 2024				
Reserve	$ -	$ 403,563	$ -	$ 403,563
Revenue	$ -	$ 1,651	$ -	$ 1,651
Interest	$ -	$ 158,261	$ -	$ 158,261
Construction	$ -	$ -	$ 4,887,153	$ 4,887,153
Cost of Issuance	$ -	$ -	$ 7,926	$ 7,926
Total Assets	**$ 95,393**	**$ 1,091,569**	**$ 4,909,696**	**$ 6,096,657**
Liabilities:				
Accounts Payable	$ 5,691	$ -	$ -	$ 5,691
Deposits	$ 5,000	$ -	$ -	$ 5,000
Due To Debt Service	$ 3,658	$ -	$ -	$ 3,658
Total Liabilites	**$ 14,349**	**$ -**	**$ -**	**$ 14,349**
Fund Balances:				
Unassigned	$ 81,044	$ -	$ -	$ 81,044
Assigned for:				
Debt Service - Series 2021	$ -	$ 528,093	$ -	$ 528,093
Debt Service - Series 2024	$ -	$ 563,475	$ -	$ 563,475
Capital Projects - Series 2021	$ -	$ -	$ 14,616	$ 14,616
Capital Projects - Series 2024	$ -	$ -	$ 4,895,080	$ 4,895,080
Total Fund Balances	**$ 81,044**	**$ 1,091,569**	**$ 4,909,696**	**$ 6,082,308**
Total Liabilities & Fund Equity	$ 95,393	$ 1,091,569	$ 4,909,696	$ 6,096,657

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues:				
Assessments - Tax Roll	$ 244,329	$ 244,329	$ 245,109	$ 780
Cost Share Revenue	$ 6,242	$ -	$ -	$ -
Developer Contributions	$ 262,004	$ -	$ -	$ -
Total Revenues	**$ 512,575**	**$ 244,329**	**$ 245,109**	**$ 780**
Expenditures:				
Administrative Expenditures				
Supervisor Fees	$ 12,000	$ 9,000	$ 2,800	$ 6,200
FICA Expense	$ 918	$ 689	$ 214	$ 474
Engineering	$ 12,000	$ 9,000	$ 250	$ 8,750
Attorney	$ 25,000	$ 19,041	$ 19,041	$ -
Arbitrage	$ 900	$ 900	$ 450	$ 450
Annual Audit	$ 6,000	$ 6,000	$ 5,100	$ 900
Dissemination Fees	$ 7,000	$ 7,000	$ 3,208	$ 3,792
Trustee Fees	$ 8,200	$ 8,200	$ 4,041	$ 4,159
Assessment Administration	$ 5,300	$ 5,300	$ 5,300	$ -
Management Fees	$ 38,955	$ 29,216	$ 29,216	$ -
Information Technology	$ 1,800	$ 1,350	$ 1,350	$ -
Website Administration	$ 1,200	$ 900	$ 900	$ -
Telephone	$ 300	$ 225	$ -	$ 225
Postage	$ 200	$ 150	$ 262	$ (112)
Insurance	$ 6,718	$ 6,718	$ 6,076	$ 642
Printing & Binding	$ 350	$ 263	$ 6	$ 256
Legal Advertising	$ 5,000	$ 3,750	$ 4,374	$ (624)
Other Current Charges	$ 1,000	$ 819	$ 819	$ -
Office Supplies	$ 200	$ 200	$ 277	$ (77)
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total Administrative Expenditures	**$ 133,216**	**$ 108,895**	**$ 83,860**	**$ 25,035**

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Field Expenditures				
Field Management	$ 15,000	$ 11,250	$ 11,250	$ -
Gate Attendants	$ 163,171	$ 133,943	$ 133,943	$ -
Gate Repairs	$ 6,000	$ 4,500	$ 2,306	$ 2,194
Gate Internet, Phone, Cable	$ 3,000	$ 2,250	$ -	$ 2,250
Gate Cameras	$ 1,200	$ 900	$ -	$ 900
Gate Supplies	$ 1,500	$ 1,125	$ -	$ 1,125
Property Insurance	$ 2,465	$ -	$ -	$ -
Electric	$ 6,900	$ 6,900	$ 12,238	$ (5,338)
Streetlights	$ 60,648	$ 45,486	$ -	$ 45,486
Water & Sewer	$ 21,740	$ 16,305	$ -	$ 16,305
Landscape Maintenance	$ 69,900	$ 52,425	$ 40,338	$ 12,087
Landscape Contingency	$ 1,000	$ 750	$ -	$ 750
Irrigation Repairs	$ 3,000	$ 2,250	$ 3,008	$ (758)
Lake Maintenance	$ 12,035	$ 9,026	$ 6,955	$ 2,071
Pressure Washing	$ 6,000	$ 4,500	$ -	$ 4,500
Sign Maintenance	$ 1,800	$ 1,350	$ -	$ 1,350
Repairs & Maintenance	$ 1,500	$ 1,500	$ 2,458	$ (958)
Contingency	$ 2,500	$ 2,500	$ 8,610	$ (6,110)
Total Field Expenditures	**$ 379,359**	**$ 296,961**	**$ 221,107**	**$ 75,854**
Total Expenditures	**$ 512,575**	**$ 405,856**	**$ 304,967**	**$ 100,889**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (59,859)	
Fund Balance - Beginning	$ -		$ 140,903	
Fund Balance - Ending	$ -		$ 81,044	

Grande Pines

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues				
Assessment - Tax Roll	$ 383,353	$ 383,353	$ 384,576	$ 1,223
Interest	$ -	$ -	$ 15,821	$ 15,821
Total Revenues	**$ 383,353**	**$ 383,353**	**$ 400,397**	**$ 17,044**
Expenditures:				
Series 2021				
Interest - 11/1	$ 120,688	$ 120,688	$ 120,688	$ -
Principal - 5/1	$ 140,000	$ 140,000	$ 140,000	$ -
Interest - 5/1	$ 120,688	$ 120,688	$ 120,688	$ -
Total Expenditures	**$ 381,375**	**$ 381,375**	**$ 381,375**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (13,287)	$ (13,287)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (13,287)**	**$ (13,287)**
Excess (Deficiency) of Revenues over Expenditures	$ 1,978		$ 5,735	
Fund Balance - Beginning	$ 139,717		$ 522,358	
Fund Balance - Ending	$ 141,695		$ 528,093	

Grande Pines

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues				
Interest	$ -	$ -	$ 5,369	$ 5,369
Total Revenues	**$ -**	**$ -**	**$ 5,369**	**$ 5,369**
Expenditures:				
Series 2024				
Interest - 5/1	$ -	$ 34,290	$ 34,290	$ -
Total Expenditures	**$ -**	**$ 34,290**	**$ 34,290**	**$ -**
Other Financing Sources/(Uses)				
Bond Proceeds	$ -	$ -	$ 592,396	$ 592,396
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 592,396**	**$ 592,396**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 563,475	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 563,475	

Grande Pines

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues				
Interest	$ -	$ -	$ 25,513	$ 25,513
Total Revenues	**$ -**	**$ -**	**$ 25,513**	**$ 25,513**
Expenditures:				
Capital Outlay	$ -	$ -	$ 732,545	$ (732,545)
Total Expenditures	**$ -**	**$ -**	**$ 732,545**	**$ (732,545)**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 13,287	$ 13,287
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 13,287**	**$ 13,287**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (693,744)	
Fund Balance - Beginning	$ -		$ 708,360	
Fund Balance - Ending	$ -		$ 14,616	

Grande Pines

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues				
Interest	$ -	$ -	$ 45,114	$ 45,114
Total Revenues	**$ -**	**$ -**	**$ 45,114**	**$ 45,114**
Expenditures:				
Capital Outlay	$ -	$ -	$ 1,764	$ (1,764)
Cost Of Issuance	$ -	$ -	$ 320,875	$ (320,875)
Total Expenditures	**$ -**	**$ -**	**$ 322,639**	**$ (322,639)**
Other Financing Sources/(Uses)				
Bond Proceeds	$ -	$ -	$ 5,172,604	$ 5,172,604
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 5,172,604**	**$ 5,172,604**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 4,895,080	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 4,895,080	

Grande Pines

Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	$ -	$ -	$ 11,810	$ 6,937	$ 27,415	$ 7,686	$ -	$ 188,930	$ 2,331	$ -	$ -	$ -	$ 245,109
Developer Contributions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ 11,810**	**$ 6,937**	**$ 27,415**	**$ 7,686**	**$ -**	**$ 188,930**	**$ 2,331**	**$ -**	**$ -**	**$ -**	**$ 245,109**
Expenditures:													
Administrative Expenditures													
Supervisor Fees	$ 800	$ -	$ -	$ -	$ 800	$ 600	$ -	$ 600	$ -	$ -	$ -	$ -	$ 2,800
FICA Expense	$ 61	$ -	$ -	$ -	$ 61	$ 46	$ -	$ 46	$ -	$ -	$ -	$ -	$ 214
Engineering	$ -	$ -	$ -	$ -	$ 125	$ -	$ -	$ 125	$ -	$ -	$ -	$ -	$ 250
Attorney	$ 3,840	$ 433	$ -	$ 863	$ 1,705	$ 6,721	$ 4,098	$ 1,184	$ 198	$ -	$ -	$ -	$ 19,041
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ 450	$ -	$ -	$ -	$ -	$ -	$ 450
Annual Audit	$ -	$ -	$ -	$ -	$ 3,500	$ 1,600	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,100
Dissemination Fees	$ 292	$ 292	$ 292	$ 292	$ 292	$ 292	$ 292	$ 583	$ 583	$ -	$ -	$ -	$ 3,208
Trustee Fees	$ 2,020	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,020	$ -	$ -	$ -	$ -	$ 4,041
Assessment Administration	$ 5,300	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,300
Management Fees	$ 3,246	$ 3,246	$ 3,246	$ 3,246	$ 3,246	$ 3,246	$ 3,246	$ 3,246	$ 3,246	$ -	$ -	$ -	$ 29,216
Information Technology	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ -	$ -	$ -	$ 1,350
Website Administration	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ -	$ -	$ -	$ 900
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 5	$ 9	$ 14	$ -	$ 15	$ 56	$ 101	$ 57	$ 5	$ -	$ -	$ -	$ 262
Insurance	$ 6,076	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,076
Printing & Binding	$ -	$ -	$ -	$ -	$ -	$ 6	$ -	$ -	$ -	$ -	$ -	$ -	$ 6
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,166	$ 208	$ -	$ -	$ -	$ -	$ 4,374
Other Current Charges	$ 429	$ 39	$ 39	$ 38	$ 49	$ 41	$ 41	$ 103	$ 41	$ -	$ -	$ -	$ 819
Office Supplies	$ 249	$ 0	$ 26	$ -	$ 0	$ 1	$ 0	$ 0	$ 0	$ -	$ -	$ -	$ 277
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total Administrative Expenditure	**$ 22,743**	**$ 4,269**	**$ 3,867**	**$ 4,689**	**$ 10,044**	**$ 12,858**	**$ 12,643**	**$ 8,423**	**$ 4,324**	**$ -**	**$ -**	**$ -**	**$ 83,860**

Grande Pines

Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Field Expenditures													
Field Management	$ -	$ -	$ -	$ -	$ -	$ 7,500	$ 1,250	$ 1,250	$ 1,250	$ -	$ -	$ -	$ 11,250
Gate Attendants	$ 10,183	$ 15,470	$ 15,470	$ 15,470	$ 15,470	$ 15,470	$ 15,470	$ 15,470	$ 15,470	$ -	$ -	$ -	$ 133,943
Gate Repairs	$ -	$ -	$ -	$ 256	$ -	$ 168	$ 787	$ 1,095	$ -	$ -	$ -	$ -	$ 2,306
Gate Internet, Phone, Cable	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gate Cameras	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gate Supplies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property Insurance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Electric	$ 1,993	$ 1,610	$ 1,610	$ 1,311	$ -	$ 1,343	$ 2,655	$ 192	$ 1,524	$ -	$ -	$ -	$ 12,238
Streetlights	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Water & Sewer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape Maintenance	$ 3,656	$ 3,656	$ 3,656	$ 4,167	$ 3,656	$ 5,141	$ 6,974	$ 5,766	$ 3,666	$ -	$ -	$ -	$ 40,338
Landscape Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ 3,008	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,008
Lake Maintenance	$ 1,260	$ 675	$ 675	$ 675	$ 675	$ 675	$ 675	$ 675	$ 970	$ -	$ -	$ -	$ 6,955
Pressure Washing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sign Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Repairs & Maintenance	$ -	$ 257	$ 65	$ -	$ 1,851	$ 285	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,458
Contingency	$ -	$ 4,038	$ 1,335	$ 850	$ -	$ -	$ -	$ -	$ 2,387	$ -	$ -	$ -	$ 8,610
Total Field Expenditures	**$ 17,092**	**$ 25,706**	**$ 22,811**	**$ 22,728**	**$ 21,652**	**$ 33,591**	**$ 27,812**	**$ 24,447**	**$ 25,267**	**$ -**	**$ -**	**$ -**	**$ 221,107**
Total Expenditures	**$ 39,835**	**$ 29,975**	**$ 26,678**	**$ 27,417**	**$ 31,696**	**$ 46,449**	**$ 40,455**	**$ 32,870**	**$ 29,592**	**$ -**	**$ -**	**$ -**	**$ 304,967**
Excess (Deficiency) of Revenues over Expenditures	$ (39,835)	$ (29,975)	$ (14,868)	$ (20,480)	$ (4,281)	$ (38,763)	$ (40,455)	$ 156,059	$ (27,260)	$ -	$ -	$ -	$ (59,859)

Grande Pines

Community Development District

Long Term Debt Report

Series 2021, Special Assessment Bonds

Interest Rates:	2.50%, 3.20%, 3.75%, 4.00%	
Maturity Date:	5/1/2051	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$382,500	
Reserve Fund Balance	$382,500	
Bonds Outstanding - 11/1/21		$6,760,000
Less: Principal Payment - 5/1/22		($135,000)
Less: Principal Payment - 5/1/23		($135,000)
Less: Principal Payment - 5/1/24		($140,000)
Current Bonds Outstanding		**$6,350,000**

Series 2024, Special Assessment Bonds

Interest Rates:	4.650%, 5.450%, 5.800%	
Maturity Date:	5/1/2054	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$399,845	
Reserve Fund Balance	$403,563	
Bonds Outstanding - 11/1/24		$5,765,000
Current Bonds Outstanding		**$5,765,000**

Grande Pines

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2024

Gross Assessments	$ 259,924.42	$ 407,822.37	$ 667,746.79
Net Assessments	$ 244,328.95	$ 383,353.03	$ 627,681.98

ON ROLL ASSESSMENTS

							38.93%	61.07%	100.00%
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Net Receipts*	*General Fund*	*2021 Debt Service*	*Total*
12/7/23	11/08-11/15/23	$11,138.40	($445.53)	$0.00	$0.00	$10,692.87	$4,162.26	$6,530.61	$10,692.87
12/14/23	11/16-11/19/23	$3,712.80	($148.51)	$0.00	$0.00	$3,564.29	$1,387.42	$2,176.87	$3,564.29
12/21/23	11/20-11/22/23	$16,336.31	($252.99)	$0.00	$0.00	$16,083.32	$6,260.53	$9,822.79	$16,083.32
01/12/24	11/23-11/28/23	$18,564.00	($742.55)	$0.00	$0.00	$17,821.45	$6,937.11	$10,884.34	$17,821.45
02/16/24	12/2/24	$73,513.42	($2,940.51)	($144.62)	$0.00	$70,428.29	$27,414.63	$43,013.66	$70,428.29
03/15/24	11/28-12/03/23	$16,336.31	($653.45)	$0.00	$0.00	$15,682.86	$6,104.65	$9,578.21	$15,682.86
03/15/24	11/28-12/03/23	$0.00	$0.00	$0.00	$4,061.33	$4,061.33	$1,580.90	$2,480.43	$4,061.33
04/11/24	12/04/23-12/08/23	$28,959.82	($1,158.39)	$0.00	$0.00	$27,801.43	$10,821.87	$16,979.56	$27,801.43
05/15/24	12/9/23-12/31/23	$471,711.02	($14,151.28)	$0.00	$0.00	$457,559.74	$178,107.85	$279,451.89	$457,559.74
06/12/24	1/1/2024-02/15/24	$3,712.80	($74.26)	$0.00	$2,351.06	$5,989.60	$2,331.49	$3,658.11	$5,989.60
	TOTAL	**$ 643,984.88**	**$ (20,567.47)**	**$ (144.62)**	**$ 6,412.39**	**$ 629,685.18**	**$ 245,108.71**	**$ 384,576.47**	**$ 629,685.18**

100%	**Net Percent Collected**
0	**Balance Remaining to Collect**

SECTION IV

EXHIBIT B

FORM OF REQUISITION 2021 ACQUISITION AND CONSTRUCTION ACCOUNT

Grande Pines Community Development District
Orange County, Florida

U.S. Bank National Association, as Trustee
Orlando, Florida

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

The undersigned, a Responsible Officer of the Grande Pines Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of March 1, 2021, as supplemented by that certain First Supplemental Trust Indenture dated as of March 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

(A) Requisition Number; 27

(B) Name of Payee; Poulos & Bennett

(C) Amount Payable; $63.86

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 19-151(49) - Bond Issuance for April 2024

(E) Account from which disbursement to be made: 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;

2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;

3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Capital Improvement Program;

4. each disbursement represents a Cost of the Assessment Area One Capital Improvement Program which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT

By: Amanda Murphy
Responsible Officer

Date: 7/11/24

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Assessment Area One Capital Improvement Program and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Assessment Area One Capital Improvement Program improvements being acquired from the proceeds of the 2021 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Assessment Area One Capital Improvement Program improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Assessment Area One Capital Improvement Program improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Assessment Area One Capital Improvement Program improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

Christina Baxter

District Engineer

POULOS & BENNETT

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

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

Invoice number 19-151(49)
Date 05/13/2024

Project **19-151 GRANDE PINES CDD**

Professional services for the period ending: April 26, 2024

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Percent	Current Billed
.01 ENGINEER'S REPORT	15,000.00	99.92	14,987.50	14,987.50	0.08	0.00	0.00
.02 MISCELLANEOUS SERVICES	0.00	0.00	6,423.75	6,423.75	0.00		0.00
.03 2020 BOND ISSUANCE	0.00	0.00	23,112.50	23,175.00	0.00		62.50
.99 REIMBURSABLE EXPENSES	0.00	0.00	64.29	65.65	0.00		1.36
Total	15,000.00		44,588.04	44,651.90			63.86

Hourly Tasks:

.03 2020 Bond Issuance

	Hours	Rate	Billed Amount
Executive Team Leader	0.25	250.00	62.50

.99 Reimbursable Expenses

Reimbursables

	Units	Rate	Billed Amount
			1.36

.03 2020 Bond Issuance - Phase 4 requisition coordination

Invoice total **63.86**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(42)	12/15/2023	60.00					60.00
	Total	60.00	0.00	0.00	0.00	0.00	60.00

EXHIBIT B

FORM OF REQUISITION 2021 ACQUISITION AND CONSTRUCTION ACCOUNT

Grande Pines Community Development District
Orange County, Florida

U.S. Bank National Association, as Trustee
Orlando, Florida

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

The undersigned, a Responsible Officer of the Grande Pines Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of March 1, 2021, as supplemented by that certain First Supplemental Trust Indenture dated as of March 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

(A) Requisition Number; 28

(B) Name of Payee; Poulos & Bennett

(C) Amount Payable; $2,540.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 19-151(51) - Bond Issuance for May 2024

(E) Account from which disbursement to be made: 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;

2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;

3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Capital Improvement Program;

4. each disbursement represents a Cost of the Assessment Area One Capital Improvement Program which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT

By:_____
Responsible Officer

Date:_____

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Assessment Area One Capital Improvement Program and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Assessment Area One Capital Improvement Program improvements being acquired from the proceeds of the 2021 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Assessment Area One Capital Improvement Program improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Assessment Area One Capital Improvement Program improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Assessment Area One Capital Improvement Program improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

C. Bart

_____
District Engineer

POULOS & BENNETT

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

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

Invoice number 19-151(51)
Date 06/11/2024

Project **19-151 GRANDE PINES CDD**

Professional services for the period ending: May 24, 2024

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Percent	Current Billed
.01 ENGINEER'S REPORT	15,000.00	99.92	14,987.50	14,987.50	0.08	0.00	0.00
.02 MISCELLANEOUS SERVICES	0.00	0.00	6,423.75	6,548.75	0.00		125.00
.03 2020 BOND ISSUANCE	0.00	0.00	23,175.00	25,590.00	0.00		2,415.00
.99 REIMBURSABLE EXPENSES	0.00	0.00	65.65	65.65	0.00		0.00
Total	15,000.00		44,651.90	47,191.90			2,540.00

Hourly Tasks:

.02 Miscellaneous Services

	Hours	Rate	Billed Amount
Executive Team Leader	0.50	250.00	125.00

.03 2020 Bond Issuance

	Hours	Rate	Billed Amount
Executive Team Leader	2.25	250.00	562.50
Project Coordinator	6.50	100.00	650.00
Senior Project Engineer	6.50	185.00	1,202.50
Phase subtotal			2,415.00

.02 Miscellaneous Services - Annual inspection report kickoff

.03 2020 Bond Issuance - Prepare requisition report for phase 4 and phase 2 costs

Invoice total **2,540.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(42)	12/15/2023	60.00					60.00
19-151(49)	05/13/2024	63.86	63.86				
	Total	123.86	63.86	0.00	0.00	0.00	60.00

EXHIBIT B

FORM OF REQUISITION 2021 ACQUISITION AND CONSTRUCTION ACCOUNT

Grande Pines Community Development District
Orange County, Florida

U.S. Bank National Association, as Trustee
Orlando, Florida

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

The undersigned, a Responsible Officer of the Grande Pines Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of March 1, 2021, as supplemented by that certain First Supplemental Trust Indenture dated as of March 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

(A) Requisition Number; 29

(B) Name of Payee; Latham, Luna, Eden & Beaudine, LLP

(C) Amount Payable; $297.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 129397 - Conveyance/Requisitions for May 2024

(E) Account from which disbursement to be made: 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;

2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;

3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Capital Improvement Program;

4. each disbursement represents a Cost of the Assessment Area One Capital Improvement Program which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT

By:_____
Responsible Officer

Date:_____

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Assessment Area One Capital Improvement Program and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Assessment Area One Capital Improvement Program improvements being acquired from the proceeds of the 2021 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Assessment Area One Capital Improvement Program improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Assessment Area One Capital Improvement Program improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Assessment Area One Capital Improvement Program improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

Christina Baxter
_____
District Engineer

Requisition 25 was for AA #1 Bond Series 2021 (done on 5/23/24) this cost needs to be moved to a separate requsition for AA1

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

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

Invoice #: 129397
Federal ID #:59-3366512

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

Tract OS-9 is on the Phase 5 Plat ok to stay on this requisition

Matter ID: 4168-003 Conveyances/Requisitions

For Professional Services Rendered:

5/8/2024	JEL	Review draft QCD for Tract OS-9 to POA and email to District Engineer regarding same; revise resolution 2024-09 approving conveyance of Tract OS-9	0.30	$81.00
5/22/2024	JEL	Review Requisition 25 and emails with District Engineer and District Manager regarding same	0.30	$81.00
5/23/2024	JEL	Zoom call and emails with District Engineer and District Manager regarding Requisition #25; continue review of Requisition #25	0.80	$216.00
5/29/2024	JEL	Continue work on QCD to POA and Resolution 2024-09 regarding same; email to GMS regarding same	0.30	$81.00
Total Professional Services:			**1.70**	**$459.00**

Total	$459.00
Previous Balance	$972.00
Total Due	**$1,431.00**

SECTION V

This item will be provided under separate cover

REQUISITION

Grande Pines Community Development District
Orange County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Fort Lauderdale, Florida

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024
(ASSESSMENT AREA TWO)

The undersigned, a Responsible Officer of the Grande Pines Community Development District (the "District"), hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), dated as of March 1, 2021, as supplemented by that certain Second Supplemental Trust Indenture dated as of March 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number; 6

(B) Name of Payee; Poulos & Bennett

(C) Amount Payable; $312.50

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 19-151(48) - Bond Issuance for April 2024

(E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;

2. each disbursement set forth above is a proper charge against the Account referenced in "(E)" above;

3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Two Capital Improvement Program;

4. each disbursement represents a Cost of the Assessment Area Two Capital Improvement Program which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT

By:_____
Responsible Officer

Date:_____

The undersigned Consulting Engineer hereby certifies that; (i) this disbursement is for the Cost of the Assessment Area Two Capital Improvement Program and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the Assessment Area Two Capital Improvement Program improvements being acquired from the proceeds of the 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Assessment Area Two Capital Improvement Program improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Assessment Area Two Capital Improvement Program improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Assessment Area Two Capital Improvement Program improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

C. Barton
_____
Consulting Engineer

POULOS & BENNETT

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

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

Invoice number 19-151(48)
Date 05/13/2024

Project **19-151 GRANDE PINES CDD**

Professional services for the period ending: April 26, 2024

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.04 2024 BOND ISSUANCE	0.00	0.00	5,675.00	5,987.50	0.00	312.50
Total	0.00		5,675.00	5,987.50		312.50

Hourly Tasks:

.04 2024 Bond Issuance

	Hours	Rate	Billed Amount
Executive Team Leader	1.25	250.00	312.50

.04 2024 Bond Issuance - Phase 3 & 5 requisition preparation

Invoice total **312.50**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(44)	02/12/2024	1,718.75			1,718.75		
19-151(46)	03/11/2024	2,783.75		2,783.75			
19-151(47)	04/15/2024	872.50	872.50				
	Total	5,375.00	872.50	2,783.75	1,718.75	0.00	0.00

REQUISITION

Grande Pines Community Development District
Orange County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Fort Lauderdale, Florida

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024
(ASSESSMENT AREA TWO) PH 3 & 5

The undersigned, a Responsible Officer of the Grande Pines Community Development District (the "District"), hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the "Trustee"), dated as of March 1, 2021, as supplemented by that certain Second Supplemental Trust Indenture dated as of March 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number; 7

(B) Name of Payee; Latham, Luna, Eden & Beaudine, LLP

(C) Amount Payable; $162.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 129397 - Conveyance/Requisitions for May 2024

(E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;

2. each disbursement set forth above is a proper charge against the Account referenced in "(E)" above;

3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Two Capital Improvement Program;

4. each disbursement represents a Cost of the Assessment Area Two Capital Improvement Program which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT

By:_____
Responsible Officer

Date:_____

The undersigned Consulting Engineer hereby certifies that; (i) this disbursement is for the Cost of the Assessment Area Two Capital Improvement Program and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the Assessment Area Two Capital Improvement Program improvements being acquired from the proceeds of the 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Assessment Area Two Capital Improvement Program improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Assessment Area Two Capital Improvement Program improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Assessment Area Two Capital Improvement Program improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

Christina Baxter
_____
Consulting Engineer

Requisition 25 was for AA #1 Bond Series 2021 (done on 5/23/24) this cost needs to be moved to a separate requsition for AA1

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

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

Invoice #: 129397
Federal ID #:59-3366512

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

Tract OS-9 is on the Phase 5 Plat ok to stay on this requisition

Matter ID: 4168-003 Conveyances/Requisitions

For Professional Services Rendered:

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5/29/2024	JEL	Continue work on QCD to POA and Resolution 2024-09 regarding same; email to GMS regarding same	0.30	$81.00
Total Professional Services:			**1.70**	**$459.00**

Total	$459.00
Previous Balance	$972.00
Total Due	**$1,431.00**

SECTION VI

NOTICE OF MEETING DATES
GRANDE PINES
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the ***Grande Pines Community Development District*** will hold their regularly scheduled public meetings for **Fiscal Year 2025** at ***10:00 am at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida 32801,*** on the third Monday of each month as follows:

October 21, 2024
November 18, 2024
December 16, 2024
January 20, 2025
February 17, 2025
March 17, 2025
April 21, 2025
May 19, 2025
June 16, 2025
July 21, 2025
August 18, 2025
September 15, 2025

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the meeting agenda may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801.

The meetings may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodation to participate in this meeting is asked to advise the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
District Manager
Governmental Management Services – Central Florida, LLC

SECTION D

This item will be provided under separate cover