

*Grande Pines
Community Development District*

Agenda

October 21, 2024

AGENDA

Grande Pines

Community Development District

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

October 14, 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, October 21, 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 Matter
 - A. Administration of Oath of Office to Newly Appointed Board Member
4. Approval of Minutes of the September 16, 2024 Meeting
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Ratification of Series 2021 Requisitions #31-32
 - iv. Ratification of Series 2024 Requisitions #5 and #9
 - D. Field Manager's Report
6. Other Business
7. Supervisors Requests
8. Adjournment

Sincerely,

George Flint

George S. Flint
District Manager

MINUTES

**MINUTES OF MEETING
GRANDE PINES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Grande Pines Community Development District was held Monday, **September 16, 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:

Achal Aggarwal
Linda Kepfer
Carol Kay Cole

Chairman
Vice Chairperson
Assistant Secretary

Also present were:

Jason Showe
Jay Lazarovich *by phone*
Christina Baxter *by phone*
Jarett Wright

District Manager, GMS
District Counsel, LSEB
District Engineer
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe 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. Showe: There are only members of staff and the Board present.

THIRD ORDER OF BUSINESS

Organizational Matters – ADDED

A. Acceptance of Resignation of Jana Basubas, Seat #3

Mr. Showe: We received a letter of resignation from Ms. Basubas for seat #3. We would like to take a request to approve that.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Accepting the Resignation of Jana Basubas, was approved.

B. Appointment of Individual to Fulfill Board Vacancy in Seat #3 with a Term Ending November 2024

Mr. Showe: That leaves us a vacancy in seat #3, is there an appointment to be made?

Mr. Aggarwal: Yes, I would like to nominate Ms. Maria Perez.

Mr. Showe: Okay, are we making that a motion?

Mr. Aggarwal: Yes.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Appointing Ms. Perez to Seat #3, was approved.

C. Administration of Oath of Office to Newly Appointed Board Member

Mr. Showe: We will follow up a make sure she gets sworn into oath.

D. Consideration of Resolution 2024-13 Appointing Assistant Secretaries

Mr. Showe: This resolution is to add Ms. Perez and myself as Assistant Secretaries for the District for purposes of signing documents.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Resolution 2024-13 Appointing Maria Perez and Jason Showe as Assistant Secretaries, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 19, 2024 Meeting

Mr. Showe: We have the minutes in your agenda from the August 19, 2024, meeting. They are there for your approval. We can take any questions or changes or a motion to approve.

Mr. Aggarwal: I will move to approve the minutes.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Minutes of the August 19, 2024, Meeting, were approved.

FIFTH ORDER OF BUSINESS

Ratification of Fiscal Year 2024 Audit Engagement Letter with Grau & Associates – ADDED

Mr. Showe: We went ahead and had them sign the audit agreement to get started for the year. It is in line with your budget as well as the agreement with Grau & Associates. We would seek a motion from the Board to ratify this.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Fiscal Year 2024 Audit Engagement Letter with Grau & Associates, was ratified.

SIXTH ORDER OF BUSINESS

Discussion of Security Services

A. Discussion of Current Vendor

Mr. Showe: The current vendor is Freeman. We went ahead and had counsel send them a notice of violation of the agreement. We can have an open discussion with the Board about what the next steps are. We also received some proposals from different service providers, so if you are inclined to make a change, we need a motion to terminate your current vendor, then proceed to create a contract with the new vendor.

Mr. Aggarwal: I will move to terminate.

Mr. Lazarovich: If we can jump to the stock report, you have the response from the vendor to review prior to making a decision. I think it is appropriate to review that now and go forward. If you go down to 8A, you will see the letter sent from our firm, as directed to be sent by the board. Freeman sent the notice, and they provided a response on all of this. If you go further down, you will see an email from Darrin. We just want to make sure you guys review that prior to making a decision.

Mr. Showe: It is page 80 and 81 in your agenda.

Mr. Lazarovich: He addressed most of the issues, but it is the Board's decision if they would like to terminate. We just want to bring that to the Board.

Mr. Aggarwal: Absolutely, thanks Jay. Darrin's point is a lot of these issues are caused by the officers having to walk across the median to the resident lane, but that is not our experience. Our experience is that when folks come to the visitor lane, they are just ushered through, and their IDs are not checked. That has been confirmed by several folks that have gone to the property. That has happened since the last board meeting. I acknowledge the response, and the work the Freeman

company has done, but at this stage we are looking to go in a different direction. I would like to move to terminate Freeman as the security vendor.

On MOTION by Ms. Aggarwal, seconded by Ms. Kepfer, with all in favor, Terminating Current Security Vendor Freeman, was approved.

B. Review of Security Vendor Proposals

- i. Ramco Protective**
- ii. DSI Security Services**
- iii. Securitas Security Services**
- iv. Berman Security Agency**

Mr. Showe: When we originally did the budget for the extra security, it was talked about having roaming patrols as part of the scope. After that the HOA is already having roaming patrols on their end, so it is not needed anymore. The cost for changing vendors only allows us for two options, which would be DSI or Securitas. The others are too overpriced. Right now you are looking at DSI for the 24/7 security in the guard house only, for \$219,847.68. Securitas is at \$225,904. It is very similar experience with both companies. It seems to be about the same from the information we have received. I do not have a preference or recommendation at this time. Typically when that happens, we go with the cheapest option.

Mr. Aggarwal: I am okay with DSI, do you need a motion?

Mr. Showe: Yes, we would need a motion to authorize staff to work an agreement with DSI.

On MOTION by Ms. Aggarwal, seconded by Ms. Kepfer, with all in favor, the DSI Proposal for Security Vendor Services, was approved.

SEVENTH ORDER OF BUSINESS

Contract Renewals

- A. Consideration of Landscape Maintenance Agreement Renewal with United Land Services**
- B. Consideration of Aquatic Plant Management Agreement Renewal**
- C. Consideration of Fountain Maintenance Agreement Renewal with Cascade Fountain Design Group, Inc.**

Mr. Showe: We have proposals from United Land, Aquatic Plant Management, and Cascade Design Group. The only change is with the Cascade Design Group, which is an increase of \$100 a quarter, because of the additional fountain. You can take them individually, if you

choose, or you can take a motion to approve all of those. We will work with counsel to make the front-end documents.

Mr. Aggarwal: I'm going to go ahead and move to accept all of them.

On MOTION by Ms. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Contract Renewals with current vendors, were approved.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Showe: We have Jay on the phone.

Mr. Lazarovich: I have nothing else for the Board this month, unless you have any questions for me. We are still working on these contracts and termination letters.

B. Engineer

Mr. Showe: We have Christy for the engineer, any updates?

Ms. Baxter: I don't have any items for the Board today, thank you.

C. District Manager's Report

i. Check Register

Mr. Showe: We have the check register. It is on page 17 of your agenda. We have checks 241 through 248 for \$32,234. 27. Behind that you have your summary of those invoices. I can answer any questions, or we can make a motion to approve.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Check Register for \$32,234.27, was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: The next item that we have there is no action required by the Board but your balance sheet and income statement are provided for your information. We are performing better than budget to actuals and the general fund is in great shape. We are 100% collected on the assessments.

iii. Ratification of Series 2021 Requisition #30

Mr. Showe: This is a ratification of some engineering fees. Do we have a motion to approve?

On MOTION by Mr. Aggarwal seconded by Ms. Kepfer, with all in favor, the Series 2021 Requisition #30, was ratified.

D. Field Manager’s Report

Mr. Showe: With that we will go to Jarrett for any other field updates.

Mr. Wright: I have no additional updates at this time. We met with the new land account manager to make sure we are on the same page going forward of what we are looking for. We will be setting up pressure washing, mulching, street cleaning, as well as getting ready for the holiday lighting. Any questions?

Mr. Aggarwal: The holiday lighting is already budgeted, correct?

Mr. Wright: Correct.

Mr. Aggarwal: Is it the same holiday lighting as last year?

Mr. Wright: More than likely, unless we wanted to go in a different direction.

Mr. Aggarwal: No, I was just curious.

NINTH ORDER OF BUSINESS

Other Business

Mr. Showe: Any other items?

Mr. Aggarwal: Not today.

TENTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Showe: Is there a motion to adjourn?

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION C

SECTION 1

Grande Pines Community Development District

Summary of Check Register

September 1, 2024 to October 4, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	9/11/24	249-251	\$ 20,931.73
	9/23/24	252-256	\$ 7,477.39
	9/24/24	257	\$ 405.00
			\$ 28,814.12
	<u>Supervisors September 2024</u>		
	Achal Aggarwal	50089	\$ 184.70
	Linda Kepfer	50090	\$ 184.70
			\$ 369.40
Total Amount			\$ 29,183.52

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/11/24	00001	9/01/24	78	202409	310	51300	34000		MANAGEMENT FEES-SEP24	*	3,246.25		
9/01/24	78	202409	310	51300	35200			WEBSITE MANAGEMENT-SEP24	*	100.00			
9/01/24	78	202409	310	51300	35100			INFORMATION TECH-SEP24	*	150.00			
9/01/24	78	202409	310	51300	31300			DISSEMINATION SVCS-SEP24	*	583.33			
9/01/24	78	202409	310	51300	51000			OFFICE SUPPLIES	*	.12			
9/01/24	78	202409	310	51300	42000			POSTAGE	*	2.77			
9/01/24	79	202409	320	53800	34000			FIELD MANAGEMENT-SEP24	*	1,250.00			
GOVERNMENTAL MANAGEMENT SERVICES												5,332.47	000249
9/11/24	00004	8/31/24	09932180	202407	310	51300	48000		NOT OF PUBLIC HEARING	*	787.50		
ORLANDO SENTINEL												787.50	000250
9/11/24	00013	9/10/24	09102024	202409	300	20700	10000		ASSESS TRANSFERS-S2021	*	14,811.76		
US BANK AS TRUSTEE FOR GRANDE PINES												14,811.76	000251
9/23/24	00022	8/27/24	S118040	202408	320	53800	34800		GATE REPAIRS-HIT BY CAR	*	850.00		
ACCESS CONTROL SOLUTIONS												850.00	000252
9/23/24	00002	9/16/24	131128	202408	310	51300	31500		ATTORNEY SVCS-AUG24	*	1,178.50		
LATHAM, LUNA, EDEN & BEAUDINE												1,178.50	000253
9/23/24	00004	8/31/24	09932180	202407	310	51300	48000		NOT OF BUDGET HEARING	*	787.50		
ORLANDO SENTINEL												787.50	000254
9/23/24	00006	9/09/24	19-151(5	202409	310	51300	31100		ENGINEERING SVCS-AUG24	*	138.75		
POULOS & BENNETT												138.75	000255
9/23/24	00017	5/31/24	88680	202403	320	53800	47300		IRRIGATION REPAIRS-MAR24	*	856.96		
9/01/24	107573	202409	320	53800	46200			LANDSCAPE MAINTENANCE-SEP	*	3,665.68			
UNITED LAND SERVICES												4,522.64	000256
GPCD GRANDE PINES CWRIGHT													

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/24/24	00013	9/24/24 09242024	202409 300-20700-10300 DUP PAYMENT LLEB#124500	US BANK AS TRUSTEE FOR GRANDE PINES	*	405.00	405.00 000257
-----						TOTAL FOR BANK A	28,814.12
						TOTAL FOR REGISTER	28,814.12

GMS-Central Florida, LLC #1

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 78
Invoice Date: 9/1/24
Due Date: 9/1/24
Case:
P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Management Fees - September 2024 340		3,246.25	3,246.25
Website Administration - September 2024 - 352		100.00	100.00
Information Technology - September 2024 351		150.00	150.00
Dissemination Agent Services - September 2024 - 313		583.33	583.33
Office Supplies - 510		0.12	0.12
Postage - 420		2.77	2.77
Total			\$4,082.47
Payments/Credits			\$0.00
Balance Due			\$4,082.47

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 79
Invoice Date: 9/1/24
Due Date: 9/1/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Field Management - September 2024 — 300		1,250.00	1,250.00
<p>RECEIVED ex #249 SEP 11 2024 By _____</p>			
Total			\$1,250.00
Payments/Credits			\$0.00
Balance Due			\$1,250.00

Invoice Details

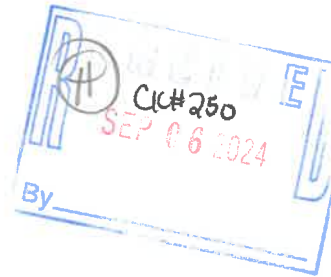
Billed Account Name: Grande Pines Cdd
 Billed Account Number: CU80068057
 Invoice Number: 099321809000
 Invoice Amount: \$1,575.00
 Billing Period: 08/01/24 - 08/31/24
 Due Date: 09/30/24

INVOICE

Page 1 of 2

Invoice Details

Date	Invoice Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
07/24/24	OSC99321809	Classified Listings, Display, Online Advertising 7685146				787.50
07/31/24	OSC99321809	Classified Listings, Display, Online Grande Pines CDD - Notice of Budget Hear 7685154				787.50



Invoice Total: \$1,575.00

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
1,575.00	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Remittance Section

Billed Period: 08/01/24 - 08/31/24
 Billed Account Name: Grande Pines Cdd
 Billed Account Number: CU80068057
 Invoice Number: 099321809000

Return Service Requested

GRANDE PINES CDD
 219 E. LIVINGSTON STREET
 ORLANDO FL 32801-1508

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

Orlando Sentinel
 PO Box 8023
 Willoughby, OH 44096



Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

Sold To:

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

Bill To:

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

State Of Florida
County Of Orange

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

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Jul 24, 2024.

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



Signature of Affiant

Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 30 day of July, 2024,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7669412



All orders for (i) print, digital and/or preprint advertising ("Advertising Services") are subject to Publisher's Advertising Agreement Standard Terms and Conditions ("Ad Publication Terms and Conditions") available at <http://tribpub.com/ad-to-terms> and (ii) services other than or in addition to publication and/or insertion of advertisements (such as sponsored content creation, website development, advertising strategy design, and search engine optimization, collectively "Creation and Digital Services") are subject to Publisher's Terms and Conditions Content Creation and Digital Services ("Digital Services Terms and Conditions") and collectively with the Ad Publication Terms and Conditions, the "Standard Terms and Conditions" available at <http://tribpub.com/ad-to-terms>. The Standard Terms and Conditions may be updated from time to time. Your order will be subject to these Invoice terms and conditions and the Standard Terms and Conditions as from time to time in effect on the date you place your order. By placing an order, you accept and agree to the Standard Terms and Conditions as from time to time in effect.

As used in these Invoice terms and conditions, tronc, inc. and any and all of their respective affiliates, as defined in the Ad Publication Terms and Conditions as "Publisher" and in the Digital Services Terms and Conditions as "TI" shall be collectively referred to herein as "Publisher." The Client, as set forth on the face of this Invoice, for whose benefit the Advertising Services and/or Creation and Digital Services have been provided, as defined in the Ad Publication Terms and Conditions as "Advertiser" and in the Digital Services Terms and Conditions as "Client," shall be collectively referred to herein as "Advertiser."

FINANCIAL RELATED TERMS

Payments and Disputes

Payment: All Invoices shall be paid within 15 days of Invoice date or as otherwise stated on the Invoice/payment schedule set forth in the Insertion Order or the Statements of Work ("SOWs").

Agency Liability: Any obligation of an Advertiser, pursuant to the terms stated herein and as set forth in the Standard Terms and Conditions, may be satisfied by an advertising agency which has been duly appointed by Advertiser (or its duly appointed agent) to act on Advertiser's behalf or is otherwise authorized to act on behalf of the Advertiser, whether by express, implied, apparent or other authority (the "Agency"). As set forth in Section 11 of the Incorporated Ad Publication Terms and Conditions and in Section 24 of the Incorporated Digital Services Terms and Conditions, the Agency shall be liable (jointly and severally with the Advertiser) for payment for all Advertising Services and/or Creation and Digital Services provided and invoiced by each Publisher regardless of any contrary language in any past, contemporaneous or future writing, regardless of whether it receives payment from Advertiser and regardless of whether the identity of the Agency's client is known to such Publisher. In addition, Agency agrees: (a) Publisher will not be bound by any terms, conditions or provisions in any document contrary to the terms of this Invoice; and (b) represents and warrants that, as agent for the Advertiser, it has all necessary authority to submit or enter into the Insertion Order or SOW and place an order with Publisher on behalf of the Advertiser. Agency will make available to Publisher upon request written confirmation of the relationship between Agency and Advertiser. This confirmation must include, among other representations, Advertiser's acknowledgement that Agency is its agent and is authorized to act on its behalf in connection with the Insertion Order, the SOW, the terms stated in this Invoice and the Standard Terms and Conditions. In addition, upon the request of Publisher, Agency will confirm whether Advertiser has paid to Agency in advance funds sufficient to make payments pursuant to the Insertion Order or SOW.

Credit: Credit privileges may be suspended on any Advertiser account that is not paid in accordance with terms or exceeds approved credit limit. For prepaid Advertiser accounts, payment in the form of check, credit card or ACH must be received in advance of space deadline for Advertiser accounts that have not established credit with Publisher. If the Advertiser's account has established credit terms, payments on such accounts may be made by using a credit card; however, such payments must be made by the due date on the Invoice. Payments in excess of \$2,500.00 cannot be paid using a credit card. It is the Advertiser's and its agent's responsibility to advise the Publisher's credit department immediately, via registered mail, of any change in business structure or status.

Pricing: For advertising inserts distributed via insertion in Publisher's newspaper and/or via Publisher's non-subscriber distribution program(s), quantity billed is based on the delivery quantity requirements provided by Publisher to Advertiser. Delivery quantity requirements are based on an estimate of circulation ordered plus an estimate for non-subscriber distribution, if any, plus provision for unsold copies of the newspapers, and an estimated amount for shipment and machine spoilage. Newspaper circulation is variable, therefore, it is recommended that Advertiser or its agent confirm delivery quantity requirements with their advertising sales representative just prior to ordering a print run. However, Publisher shall not be responsible nor provide rate adjustments for shortages or overages in delivery quantity requirements realized through circulation fluctuations or for circulation missed caused by shortages in the Advertiser's insert quantity provided. The terms and conditions of the Rate Cards that apply to the publications in which Advertiser has requested that Ads be published are expressly incorporated herein. If there is a conflict between your Insertion Order and the Rate Card, the Insertion Order will control.

Invoice Disputes: Advertiser and its agents waive any dispute regarding any item included in an Invoice unless notice of such dispute is provided to Publisher within a reasonable period not to exceed 10 days.

Late Payment and Collections: Except for invoiced payments that Advertiser or its agent has successfully disputed, Advertiser and the Agency shall be responsible for all costs incurred by Publisher in connection with the collection of any amounts owing hereunder including, without limitation, collection fees, court costs and reasonable attorneys fees.

No Set-Off

Unless otherwise agreed to by all parties, neither Advertiser nor the Agency may set off against amounts due to Publisher under this Invoice any amounts owed by Publisher to Advertiser or the Agency.

Taxes

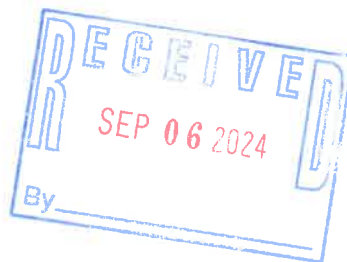
All prices are exclusive of all sales, use and excise taxes, and any other similar taxes, duties and charges of any kind imposed by any governmental authority on any amount payable by Advertiser or the Agency. Advertiser and the Agency shall be responsible for all such charges, costs and taxes and all amounts paid and payable by Publisher in discharge of the foregoing taxes. This provision shall survive the termination of any agreement between Publisher and the Advertiser or Agency.

Other Services

Except as stated otherwise, payments by or on behalf of Advertiser to Publisher for services or goods other than advertising space, inserts and color shall not be applied toward any revenue totals set forth in the any agreement between Advertiser and Publisher.

Rate Changes & Postal Changes

Publisher shall have the right to revise the advertising rates for Advertising Services, as set forth in Section 7.3 of the Ad Publication Terms and Conditions, at any time upon notice to Advertiser or the Agency of such rates. Advertiser may terminate its agreement on the date the new rates become effective by giving written notice within 30 days of such termination. In the event of such termination, Advertiser and the Agency shall be liable for Ads published prior to such termination at the "Current Agreement Rate," defined as the billing rate in effect at the time of publication. If the United States Postal Service implements a postage cost increase at any time, Advertiser and the Agency understand and agree that the advertising rates for Advertising Services shall be adjusted to reflect that increase automatically upon the effective date of the United States Postal Service increase.



Cheate

of recent events, it is with a heavy heart that I have made the difficult decision to step down as your director.

Cheate's departure was unlikely to end the scrutiny of the long-troubled agency after the failure of July 13, and it comes at a critical juncture ahead of the Democratic National Convention and a busy presidential campaign season.

Lawmakers on both sides of the aisle have promised more investigation. An inspector general probe and an independent bipartisan effort launched at President Joe Biden's behest will keep the agency in the spotlight.

Cheate's resignation came a day after she appeared before a congressional committee and was berated for losses by Democrats and Republicans for the security failures.

She called the attempt on Trump's life the Secret Service's "most significant operational failure" in decades, but she engaged lawmakers by failing to answer specific questions about the investigation.

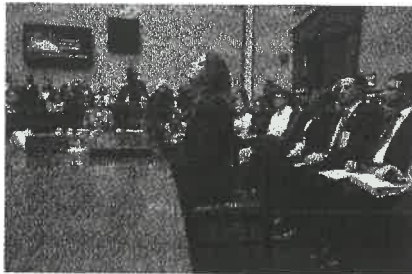
Biden said in a statement that "what happened that day can never happen again" and he said he would appoint a new director soon.

Homeland Security Secretary Alejandro Mayorkas appointed Deputy Director Ronald Rowe as acting director. He has worked for the Secret Service for 28 years.

At the hearing Monday, Cheate remained defiant that she was the "right person" to lead the Secret Service, even as she said she took responsibility for the security failures.

When Rep. Nancy Mace, R-S.C., suggested Cheate begin drafting her resignation letter from the hearing room, Cheate responded, "No, thank you."

The shooter, Thomas Matthew Crooks, 30, was able to get within 157 yards of the stage where the former president was speaking when he opened fire. That's despite a threat on Trump's life from Iran lead-



U.S. Secret Service Director Kimberly Cheatle prepares to testify about the attempted assassination of former President Donald Trump at a campaign event in Pennsylvania before the House Oversight and Accountability Committee, at the Capitol on Monday in Washington.

ing to additional security for the former president in the days before the rally.

Cheate said Monday that the Secret Service was told about a suspicious person two to five minutes before the shooting. She also revealed that the roof from which Crooks opened fire had been identified as a potential vulnerability days earlier.

But she failed to answer many questions about what happened, including why there were no agents on the roof.

A bloodied Trump was quickly escorted off the stage by Secret Service agents, and agency snipers killed the shooter. Trump said part of his right ear was pierced in the shooting. One railwaygoer was killed, and two others were critically wounded.

Details continue to emerge about signs of trouble that day.

Pennsylvania State Police Col. Christopher Paris told a congressional committee Tuesday that two Butler County Emergency Services Unit officers were stationed at a second-floor window in the complex of buildings that form AGR International Inc.

They spotted Crooks acting suspiciously on the ground and left their post to go look for him along with other law enforcement officers.

The agency routinely relies on local law enforce-

ment to secure the perimeter of events. Former top Secret Service agents said the gunman should never have been allowed to gain access to the roof.

After news of Cheate's resignation broke, Trump posted on his social media network, saying, "The Biden/Harris Administration did not properly protect me, and I was forced to take a bullet for Democracy."

The House Homeland Security Committee had asked Cheate to testify Tuesday for another hearing on the assassination attempt, but lawmakers said she refused. Cheate's name was on a card on a table in front of an empty chair during the hearing, which began shortly before her decision to step down became public.

The Secret Service is a part of the Department of Homeland Security, which includes immigration, transportation security and the U.S. Coast Guard. The department was formed after the Sept. 11, 2001, terrorist attacks.

Roughly half of the Secret Service's \$2 billion budget is spent on protective services.

It also has a robust cyber-crime division, forensic lab and a threat-assessment center that studies how to mitigate and train against threats.

Annexation

The property known as Camino Real has been owned by Ontario-based DG Group, which secured approvals from Orange County in 2012 to rezone the property from A-2 (Orlando Rural District) to Planned Development with a regulating plan that entitles the developer to build 3,000 homes and apartments; 800,000 square feet of commercial and office space; neighborhood parks; and a school.

The land includes a net of 688 developable acres.

The rezoning had unanimous support from Orange County Commissioners, but it was contingent on DG Group securing road agreements with surrounding property owners, including Tavistock, master developer of Sunbridge, which owns the property and another north-south road — both would intersect with the Sunbridge Parkway.

The City of Orlando annexed the Sunbridge acreage in Southwest Orange County this year over the objections of the county. The move followed years of conflict between the developer and county leaders over the plan to extend the Osceola Parkway toll road through a small corner of the Split Oak Tract in Osceola County.

Now Orange Commissioners are crafting a charter amendment for the November ballot that gives them veto power over voluntary annexations.

Sen. Chuck Grassley, R-Iowa, and Catherine Cortez Masto, D-Nev., introduced legislation Tuesday to require Senate confirmation of future Secret Service directors.

Cheate served in the Secret Service for 27 years. She left in 2021 for a job as a security executive at PepsiCo before Biden asked her to return in 2023 to head the agency.

With a workforce of 7,800 special agents, uniformed officers and other staff, the Secret Service has in recent years seen an ever-increasing number of threats against the president and other officials under its protection.

It has also managed a growing number of high-profile government figures asking for support. Staffing has not kept pace with the workload increase. Around Sept. 13 there were about 15 full-time protectees. That number has now more than doubled.

On Tuesday, House Speaker Mike Johnson, R-La., said Cheate's resignation was "outrageous."

"I'm happy to see that she has heeded the call of both Republicans and Democrats," he said. "Now we have to pick up the pieces. We have to rebuild the American people's faith and trust in the Secret Service as an agency."

Sen. Chuck Grassley, R-Iowa, and Catherine Cortez Masto, D-Nev., introduced legislation Tuesday to require Senate confirmation of future Secret Service directors.

Cheate served in the Secret Service for 27 years. She left in 2021 for a job as a security executive at PepsiCo before Biden asked her to return in 2023 to head the agency.

protect rural and environmentally sensitive lands makes it politically palatable. Orange County voters overwhelmingly approved two ballot measures in 2020 aimed at protecting waterways and preventing future development in the Split Oak Forest. Neither Sunbridge nor Camino Real are rural lands — both were rezoned and approved for development by the county.

A follow-up workshop is scheduled for July 30, where commissioners will get a first look at the wording of the charter amendment. The move is largely seen as a response to the Sunbridge annexation, which was part of city-initiated annexation that spanned 11,600 acres and also included a city-owned power plant and International Composite Park.

Rebecca Wilson, who chairs the Land Use, Zoning & Environmental Group for Lowndes, said the ballot measure could land on the county.

Though she is not representing DG Group, Wilson told GrowthSpotter she has advised her clients who own city-adjacent property that if they think they may ever want to annex, to file now.

"They should probably go ahead and file the petition to annex to get ahead of this, since there's just uncertainty around it," she said. "I mean, I have my concerns about the legality of it."

She said that requiring property owners to go through public hearings in both the city and county is overly burdensome.

"And maybe the county should reflect on why people want to annex," Wilson said. "Because usually when you annex you're paying higher taxes, right? I mean, the millage rates in most of the cities and towns are higher than that in the county."

Have a tip about Central Florida development? Contact me at Rebecca@GrowthSpotter.com or 407-432-6266. Follow GrowthSpotter on Facebook and LinkedIn.



GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE PROPOSED CDD AMENDMENTS TO CONSIDER THE IMPROVED AND ENHANCED SERVICE, OPERATIONS, APPROVAL OF AN AMENDMENT 2024, AND THE USE, COLLECTION, AND COMPENSATION OF THE CDD FROM A SENIOR ADVISOR'S PERSPECTIVE.

Resolving Public Hearing and Other Matters

The Board of Supervisors ("Board") for the Grande Pines Community Development District ("CDD") will hold the following public hearing and a regular meeting:

DATE: August 19, 2024
TIME: 10:30 a.m.
LOCATION: Offices of S&B-CF, LLC
 210 East Livingston Street, Orlando, Florida, 32801

The public hearing regarding the proposed Amendment 2024, Florida Statute to receive public comment and objections on the District's proposed final Professional Budget for the fiscal year beginning October 1, 2024 and ending on September 30, 2025 (FY2025) (Final FY2025 Budget). The proposed public hearing will be held on August 19, 2024 at 10:30 a.m. at the offices of S&B-CF, LLC. The proposed public hearing will be held on August 19, 2024 at 10:30 a.m. at the offices of S&B-CF, LLC. The proposed public hearing will be held on August 19, 2024 at 10:30 a.m. at the offices of S&B-CF, LLC. The proposed public hearing will be held on August 19, 2024 at 10:30 a.m. at the offices of S&B-CF, LLC.

Description of Amendments

The CDD proposes CDD Amendments to amend the CDD for the purpose of finalizing the District's general administrative operations and maintenance budget and providing the necessary funding for the CDD to continue its operations and activities as outlined in the attached Final FY2025 Budget. A complete list of the proposed CDD Amendments, which are subject to change at the hearing, is attached to this notice.

Amendment Type	Number of CDDs / Acres	Proposed Annual Cost	Proposed Annual Revenue
Amendment 1	160	\$1,542,892	\$0
Amendment 2	164	1.00	\$1,790.00 per unit
Amendment 3	82	1.40	\$2,000.70 per unit

Amendment 1: The proposed CDD Amendment would include certain public utility services, including water, sewer, and trash collection, and other certain Group-Quarry ("Group-Quarry") services. The proposed CDD Amendment would be collected by the County Tax Millage Rate (FY2025). Florida Statute, the law under which the proposed CDD Amendment is proposed to be amended or revised, is Chapter 199, Florida Statutes. Florida Statute, the law under which the proposed CDD Amendment is proposed to be amended or revised, is Chapter 199, Florida Statutes. Florida Statute, the law under which the proposed CDD Amendment is proposed to be amended or revised, is Chapter 199, Florida Statutes.

Amendment 2: The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the proposed Final FY2025 Budget, proposed Amendment 2024, and the proposed CDD Amendment is available for review at the offices of S&B-CF, LLC, located at 210 East Livingston Street, Orlando, Florida 32801. For more information, please contact S&B-CF, LLC at (407) 432-6266. The proposed public hearing will be held on August 19, 2024 at 10:30 a.m. at the offices of S&B-CF, LLC. The proposed public hearing will be held on August 19, 2024 at 10:30 a.m. at the offices of S&B-CF, LLC. The proposed public hearing will be held on August 19, 2024 at 10:30 a.m. at the offices of S&B-CF, LLC.

Amendment 3: Any person wishing to speak at the public hearing should contact the District Manager at least 72 hours in advance of the public hearing. The public hearing will be held on August 19, 2024 at 10:30 a.m. at the offices of S&B-CF, LLC. The proposed public hearing will be held on August 19, 2024 at 10:30 a.m. at the offices of S&B-CF, LLC. The proposed public hearing will be held on August 19, 2024 at 10:30 a.m. at the offices of S&B-CF, LLC.

For more information, please contact the District Manager at (407) 432-6266. The proposed public hearing will be held on August 19, 2024 at 10:30 a.m. at the offices of S&B-CF, LLC. The proposed public hearing will be held on August 19, 2024 at 10:30 a.m. at the offices of S&B-CF, LLC. The proposed public hearing will be held on August 19, 2024 at 10:30 a.m. at the offices of S&B-CF, LLC.

S&B-CF, LLC
 Development Management Services - Central Florida, LLC
 District Manager

Worth Stars Senior Advisors

Looking for an ASSISTED LIVING? A FREE SERVICE For Seniors!

WORK WITH A SENIOR LIVING ADVISOR TO HELP LOCATE SENIOR LIVING OPTIONS IN CENTRAL FLORIDA

- Is staying home safely a concern?
- Do you need assistance with dressing, meals, housekeeping, medication management, and transferring?
- Are you looking for socialization?

CALL TODAY TO SPEAK TO A LOCAL SENIOR LIVING ADVISOR.

CALL NOW 407-863-0327

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

Sold To:

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

Bill To:

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

State Of Florida
County Of Orange

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

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Jul 24, 2024.

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



Rose Williams

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 30 day of July, 2024,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped



7669412

Cheate

From Page 1

of recent events, it is with a heavy heart that I have made the difficult decision to step down as your director."

Cheate's departure was unlikely to end the scrutiny of the long-troubled agency after the failures of July 13, and it comes at a critical juncture ahead of the Democratic National Convention and a busy presidential campaign season.

Lawmakers on both sides of the aisle have pressed more investigations. An inspector general probe and an independent and bipartisan effort launched at President Joe Biden's behest will keep the agency in the spotlight.

Cheate's resignation came a day after she appeared before a congressional committee and was berated for hours by Democrats and Republicans for the security failures.

She called the attempt on Trump's life the Secret Service's "most significant operational failure" in a decision but she angered lawmakers by failing to answer specific questions about the investigation.

Biden said in a statement that "what happened that day can never happen again," and he said he would appoint a new director soon.

House Homeland Security Secretary Alejandro Mayorkas appointed Deputy Director Ronald Rowe as acting director. He has worked for the Secret Service for 23 years.

At the hearing Monday, Cheate remained defiant that she was the "right person" to lead the Secret Service, even as she said she took responsibility for the security failures.

When Rep. Nancy Mace, R-KC, suggested Cheate begin drafting her resignation letter from the hearing room, Cheate responded, "No, thank you."

The shooter, Thomas Matthew Crooks, 20, was able to get within 157 yards of the site where the former president was speaking when he opened fire. That's despite a threat on Trump's life from Iran lead-



U.S. Secret Service Director Kimberly Cheatle prepares to testify about the attempted assassination of former President Donald Trump at a campaign event in Pennsylvania before the House Oversight and Accountability Committee, at the Capitol on Monday in Washington. JOHN MCCORMICK/AP

ing to additional security for the former president in the days before the rally.

Cheate said Monday that the Secret Service was told about a suspicious person two to five times before the shooting. She also revealed that the roof from which Crooks opened fire had been identified as a potential vulnerability days earlier.

But she failed to answer many questions about what happened, including why there were no agents on the roof.

A hooded Trump was quickly escorted offstage by Secret Service agents, and agency snipers killed the shooter. Trump said part of his right ear was pierced in the shooting. One rallygoer was killed, and two others were critically wounded.

Details continue to emerge about signs of trouble that day.

Henry Wells State Police Col. Christopher Pavia told a congressional committee Tuesday that two Butler County Emergency Services Unit officers were stationed at a second-floor window in the complex of buildings that form AGR International Inc. They spotted Crooks acting suspiciously on the ground and led their team to go look for him alongside other law enforcement officers.

The agency routinely relies on local law enforce-

ment to secure the perimeter of events. Former top Secret Service agents said the gunman should never have been allowed to gain access to the roof.

After news of Cheate's resignation broke, Trump posted on his social media network saying: "The Biden/Harris Administration did not properly protect me, and I was forced to take a bullet for Democracy."

The House Homeland Security Committee had asked Cheate to testify Tuesday for another hearing on the assassination attempt, but lawmakers said she refused. Cheate's name was on a card on a table in front of an empty chair during the hearing, which began shortly before her decision to step down became public.

The Secret Service is a part of the Department of Homeland Security, which includes immigration, transportation security and the U.S. Coast Guard. The department was formed after the Sept. 11, 2001, terrorist attacks.

Roughly half of the Secret Service's \$4 billion budget is spent on protective services. It also has a robust cyber-intelligence division, domestic labs and a threat-assessment center that studies how to mitigate and train against threats.

With a workforce of 2800 special agents, uniformed officers and other staff, the Secret Service has investigated an ever-increasing number of threats against the president and other officials under its protection.

It has also managed a growing number of high-profile government figures asking for support. Staffing has not kept pace with the workload increase.

Around Sept. 11 there were about 15 full-time protectees. That number has now more than doubled.

On Tuesday, House Speaker Mike Johnson, R-La., said Cheate's resignation was "inexcusable." "On her day, she has heeded the call of both Republicans and Democrats," he said. "Now we have to pick up the pieces. We have to rebuild the American people's faith and trust in the Secret Service as an agency."

Sens. Chuck Grassley, R-Iowa, and Catherine Cortez Masto, D-Nev., introduced legislation Tuesday to require Senate confirmation of future Secret Service directors.

Cheate served in the Secret Service for 27 years. She left in 2021 for a job as a security executive at PepsiCo before Biden asked her to return in 2023 to head the agency.

Annexation

From Page 1

The property known as Camino Reale has been owned by Ontario-based DQ Group, which secured approvals from Orange County in 2018 to rezone the property from A-2 (Farmland Rural District) to Planned Development with a regulating plan that entitles the developer to build 3,000 homes and apartments, 330,000 square feet of commercial and office space, neighborhood parks, and a school. The land includes a net of 668 developable acres.

Increasing local unanimous support from Orange County Commissioners, but it was contingent on DQ Group securing road agreements with surrounding property owners including Twisted, master developer of Sunbridge. The approved road plan calls for an extension of Innovation Way running east-west that would bisect the Camino Reale property and another north-south road — both would intersect with the Sunbridge Parkway.

The City of Orlando announced the Sunbridge acreage in Southeast Orange County this year over the objections of the county. The move followed years of conflict between the developer and county leaders over the plan to extend the Osceola Parkway toll road through a small corner of the 5,000-acre Oak Forest in Osceola County.

Now Orange Commissioners are crafting a charter amendment for the November ballot that gives them more power over the objections of the county. The move followed years of conflict between the developer and county leaders over the plan to extend the Osceola Parkway toll road through a small corner of the 5,000-acre Oak Forest in Osceola County.

Now Orange Commissioners are crafting a charter amendment for the November ballot that gives them more power over the objections of the county. The move followed years of conflict between the developer and county leaders over the plan to extend the Osceola Parkway toll road through a small corner of the 5,000-acre Oak Forest in Osceola County.

protect rural and environmentally sensitive lands makes it politically palatable. Orange County voters overwhelmingly approved two ballot measures in 2020 aimed at protecting sensitive land.

A follow-up workshop is scheduled for July 30, where commissioners will get a first look at the wording of the charter amendment. The move is largely seen as a response to the Sunbridge annexation, which was part of a city-initiated annexation that spanned 11,400 acres and also included a city-owned power plant and International Corporate Park.

Rebecca Wilson, who chairs the Land Use, Zoning & Environmental Group for Lowndes, said the ballot measure could backfire on the county. "Though she is not representing DQ Group, Wilson told GrowthSpotter she has advised her clients who own city-adacent property that if they think they may ever want to annex, to file now. "They should probably go ahead and file the petition to annex to get ahead of this, since there's just uncertainty around it," she said. "I mean, there's no concern about the legality of it."

She said that requiring property owners to go through public hearings in both the city and county is overly burdensome. "And maybe the country should reflect on why people want to annex," Wilson said. "Because usually when you annex you're paying higher taxes, right? I mean, the millage rates in most of the cities and towns are higher than that in the county."

Wilson said. "Because usually when you annex you're paying higher taxes, right? I mean, the millage rates in most of the cities and towns are higher than that in the county."

Wilson said. "Because usually when you annex you're paying higher taxes, right? I mean, the millage rates in most of the cities and towns are higher than that in the county."



GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT

Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2024 Budget, the Fiscal Year 2024 Ordinance Amending the Charter to Amend the Charter to Amend and Amend the Charter, and to Amend the Charter to Amend and Amend the Charter.

Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2024 Budget, the Fiscal Year 2024 Ordinance Amending the Charter to Amend the Charter to Amend and Amend the Charter, and to Amend the Charter to Amend and Amend the Charter.

Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2024 Budget, the Fiscal Year 2024 Ordinance Amending the Charter to Amend the Charter to Amend and Amend the Charter, and to Amend the Charter to Amend and Amend the Charter.

Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2024 Budget, the Fiscal Year 2024 Ordinance Amending the Charter to Amend the Charter to Amend and Amend the Charter, and to Amend the Charter to Amend and Amend the Charter.

Item	Number	Amount	Amount
Transfer from 180	180	0.78	\$1,242.00 per unit
Single Family - 92	92	1.00	\$1,700.00 per unit
Single Family - 27	27	1.40	\$5,036.76 per unit

Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2024 Budget, the Fiscal Year 2024 Ordinance Amending the Charter to Amend the Charter to Amend and Amend the Charter, and to Amend the Charter to Amend and Amend the Charter.

Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2024 Budget, the Fiscal Year 2024 Ordinance Amending the Charter to Amend the Charter to Amend and Amend the Charter, and to Amend the Charter to Amend and Amend the Charter.

Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2024 Budget, the Fiscal Year 2024 Ordinance Amending the Charter to Amend the Charter to Amend and Amend the Charter, and to Amend the Charter to Amend and Amend the Charter.

Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2024 Budget, the Fiscal Year 2024 Ordinance Amending the Charter to Amend the Charter to Amend and Amend the Charter, and to Amend the Charter to Amend and Amend the Charter.

Looking for an ASSISTED LIVING? A FREE SERVICE For Seniors!

WORK WITH A SENIOR LIVING ADVISOR TO HELP LOCATE SENIOR LIVING OPTIONS IN CENTRAL FLORIDA

- Is staying home safely a concern?
- Do you need assistance with dressing, meals, housekeeping, medication management, and transferring?
- Are you looking for socialization?

CALL TODAY TO SPEAK TO A LOCAL SENIOR LIVING ADVISOR.

CALL NOW 407-863-0327

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Grande Pines DATE: 9/10/24

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

AMOUNT REQUESTED: \$14,811.76

REQUESTED BY: CAROL WRIGHT

ACCOUNT # 001.300.207.100

DESCRIPTION OF NEED: Assessments transfer - S2021

CK# 251

Grande 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
 38.93% 61.07% 100.00%

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2021 Debt Service	Total
12/7/23	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	1/1/24-02/15/24	\$3,712.80	(\$74.26)	\$0.00	\$2,351.06	\$5,989.60	\$2,331.49	\$3,658.11	\$5,989.60
07/11/24	7/11/24	\$8,910.71	\$0.00	\$0.00	\$267.32	\$9,178.03	\$3,572.60	\$5,605.43	\$9,178.03
08/13/24	2/16/24-04/30/24	\$14,851.20	\$0.00	\$0.00	\$222.76	\$15,073.96	\$5,867.63	\$9,206.33	\$15,073.96
TOTAL		\$ 667,746.79	\$ (20,567.47)	\$ (144.62)	\$ 6,902.47	\$ 653,937.17	\$ 254,548.94	\$ 399,388.23	\$ 653,937.17

104%	Net Percent Collected
0	Balance Remaining to Collect

	Net Amount Assessed	Assessments Collected	Assessments Transferred	Assessments Amount To be Trans.
On Roll Assessments - General Fund	\$244,328.95	\$ 254,548.94	\$ (254,548.94)	\$ -
On Roll Assessments - Series 2021	\$383,353.03	\$ 399,388.23	\$ 384,576.47	\$ 14,811.76
Total	\$627,681.98	\$ 653,937.17	\$ 130,027.53	\$14,811.76



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

INVOICE # S118040

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	8/27/2024	Net 30	9/26/2024	Antonella Montagner	1

ORDER 118040, PO

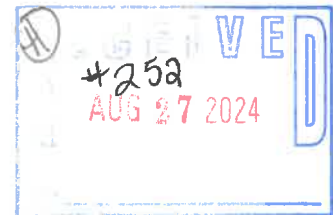
DESCRIPTION 8/24/24 KO: AFTER HOURS SATURDAY-Exit gate hit by car. Won't open.

RESOLUTION Main - RH Exit SW Gate

Found: 8/24/24 KO: Technician found right hand exit swing gate was hit and arm is backwards. Exit gates would not move. CL
 Resolution: 8/24/24 KO: Technician corrected arm and cleared error codes on display. Bent pickets back into place. Cycled exit swing gates many times. Watched vehicles using gate with no issue. Put back onto auto schedule. Tested good. CL

ITEM NO	QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED
FTRAVEL	1	HOUR(S) TRAVEL TIME	50.00	50.00
FLABORAH	2	After Hours Labor	400.00	800.00

TOTAL AMOUNT 850.00



Thank You For Your Business

www.guardianaccess.com





LATHAM, LUNA,
EDEN & BEAUDINE,
ATTORNEYS AT LAW

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

September 16, 2024 #2

Invoice #: 131128
Federal ID #:59-3366512

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

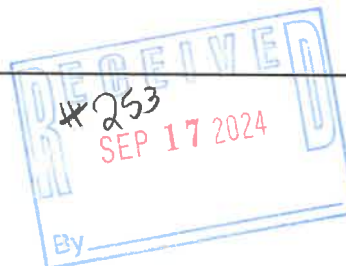
Matter ID: 4168-001 General

For Professional Services Rendered:

8/7/2024	JEL	Review draft agenda and email regarding same	0.10	\$27.00
8/12/2024	JEL	Email with GMS regarding agenda and review of same	0.20	\$54.00
8/13/2024	JEL	Review Engineer's Report from Series 2021 Bonds and email to District Engineer regarding same	0.10	\$27.00
8/16/2024	JEL	Review revised agenda	0.10	\$27.00
8/19/2024	JEL	Quick prepare for meeting; attend Board of Supervisors meeting and prepare task list following same; review freeman security agreement and license agreement with HOA regarding same; draft demand letter to Freeman and email to R.Jones regarding same; email regarding new Board members	3.10	\$837.00
8/20/2024	JEL	Continue work on letter to Freeman Security and emails to Chair and Freeman regarding same	0.30	\$81.00
8/21/2024	JEL	Review new board member packet and email regarding same	0.30	\$81.00
8/31/2024	JEL	Review Section 787.06 (13), Florida Statutes and email to GMS regarding same; work on revised language for affidavits; prepare memo regarding new statute and anti-human trafficking affidavit form; email to District Manager regarding memo; research documentary stamp tax exemption and revise Agreement Regarding Taxes and Owner's Affidavit forms conveyance documents	0.10	\$27.00
Total Professional Services:			4.30	\$1,161.00

For Disbursements Incurred:

8/20/2024	PRINT			\$2.85
8/20/2024	PRINT			\$4.20
8/31/2024	AUGUST POSTAGE			\$10.45
Total Disbursements Incurred:				\$17.50



Total \$1,178.50
Previous Balance \$0.00

Payments & Credits

Date	Type	Notes	Amount
			Payments & Credits \$0.00
			Total Due \$1,178.50

Invoice Details

Billed Account Name: Grande Pines Cdd
Billed Account Number: CU80068057
Invoice Number: 099321809000
Invoice Amount: \$1,575.00
Billing Period: 08/01/24 - 08/31/24
Due Date: 09/30/24

INVOICE

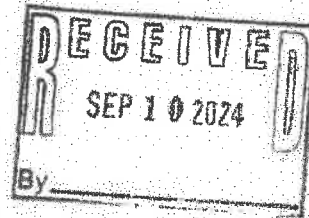
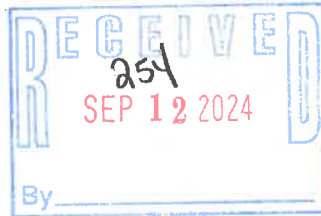
Page 1 of 2

Invoice Details

Date	Invoice Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
07/24/24	OSC99321809	Classified Listings, Display, Online Advertising 7685146				787.50
07/31/24	OSC99321809	Classified Listings, Display, Online Grande Pines CDD - Notice of Budget Hear 7685154				787.50

9/1/24 - paid

X



Invoice Total: \$1,575.00

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
1,575.00	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Remittance Section

Billed Period: 08/01/24 - 08/31/24
Billed Account Name: Grande Pines Cdd
Billed Account Number: CU80068057
Invoice Number: 099321809000 - A

Return Service Requested

3154000129 PRESORT 129 1 SP 0.690 P&C1
GRANDE PINES CDD
219 E. LIVINGSTON STREET
ORLANDO FL 32801-1508

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

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096



Invoice Details

Billed Account Name: Grande Pines Cdd
Billed Account Number: CU80068057
Invoice Number: 099321809000
Invoice Amount: \$1,575.00
Billing Period: 08/01/24 - 08/31/24
Due Date: 09/30/24

INVOICE

Page 1 of 2

Invoice Details

Date	Invoice Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
07/24/24	OSC99321809	Classified Listings, Display, Online Advertising 7685146				787.50
07/31/24	OSC99321809	Classified Listings, Display, Online Grande Pines CDD - Notice of Budget Hear 7685154				787.50

SEP 12 2024
By _____

RECEIVED
SEP 10 2024
By _____

Invoice Total: \$1,575.00

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
1,575.00	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Remittance Section

Billed Period: 08/01/24 - 08/31/24
Billed Account Name: Grande Pines Cdd
Billed Account Number: CU80068057
Invoice Number: 099321809000

Return Service Requested

3154000129 PRESORT 129 1 SP 0.690 P9C1
GRANDE PINES CDD
218 E. LIVINGSTON STREET
ORLANDO FL 32801-1508

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

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096



Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

Sold To:
Grande Pines CDD - CU80068057
219 E. Livingston Street
ORLANDO, FL, 32801

Bill To:
Grande Pines CDD - CU80068057
219 E. Livingston Street
ORLANDO, FL, 32801

State Of Florida
County Of Orange

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

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Jul 24, 2024.

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



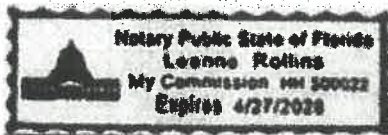
Rose Williams

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 30 day of July, 2024,
by above Affiant, who is personally known to me (X) or who has produced identification ().

Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7669412

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

Sold To:
Grande Pines CDD - CU80068057
219 E. Livingston Street
ORLANDO, FL, 32801

Bill To:
Grande Pines CDD - CU80068057
219 E. Livingston Street
ORLANDO, FL, 32801

State Of Florida
County Of Orange

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

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Jul 24, 2024.

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



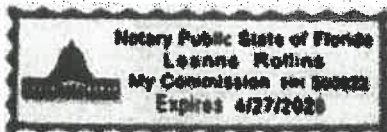
Rose Williams

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 30 day of July, 2024,
by above Affiant, who is personally known to me (X) or who has produced identification ().

Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7669412

POULOS & BENNETT

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

311

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

Invoice number 19-151(57)
 Date 09/09/2024

Project 19-151 GRANDE PINES CDD

Professional services for the period ending: August 23, 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	6,780.00	6,918.75	0.00		138.75
.03 2020 BOND ISSUANCE	0.00	0.00	26,077.50	26,077.50	0.00		0.00
.99 REIMBURSABLE EXPENSES	0.00	0.00	65.65	65.65	0.00		0.00
Total	15,000.00		47,910.65	48,049.40			138.75

Hourly Tasks:

.02 Miscellaneous Services

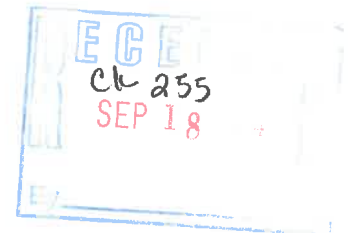
	Hours	Rate	Billed Amount
Senior Project Engineer	0.75	185.00	138.75

.02 Miscellaneous Services - Board meeting

Invoice total **138.75**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(54)	08/12/2024	125.00	125.00				
	Total	125.00	125.00	0.00	0.00	0.00	0.00





12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 88680

Date	PO#
05/31/24	
Due Date	Terms
6/30/24	Net 30

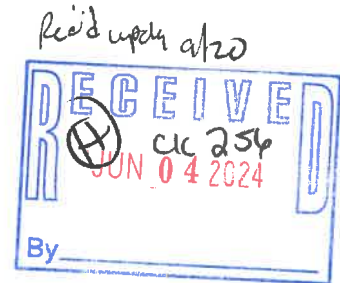
BILL TO
Grande Pines CDD
Governmental Management Service 219 E Livingston St Orlando, FL 32801

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

Item	Amount
------	--------

Job #86918 - Grand Pines CDD - 2024 March Repairs for Swimming Pool Area

Irrigation Repair x	\$856.96
---------------------	----------



Thank you for your business.

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

Subtotal	\$856.96
Sales Tax	\$0.00
Total	\$856.96
Credits/Payments	(\$0.00)
Balance Due	\$856.96

Needs to replace the following:

- One (1) Head Broken Spray 6" for each Zone 3, 7 and 18
- One (1) Nozzle MP Rotator for each Zone 2, 8, 13, 18, 20, Four (4) for Zone 3, Three (3) for Zone 7 and Seven (7) for Zone 19
- One (1) Valve inoperable for Zone 10
- Lateral Line Break (.5 - 1" in Zone 23



320-538-462 -
 12276 San Jose Blvd
 Suite 747
 Jacksonville, FL 32223
 320-538-462

Invoice 107573

Date	PO#
09/01/24	
Due Date	Terms
10/1/24	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 September 2024	\$3,665.68



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

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Grande Pines CDD **DATE:** 9/24/24

PAYABLE TO: Grande Pines CDD V#13

AMOUNT REQUESTED: \$405.00

REQUESTED BY: Lisa Cruz

ACCOUNT # 001.30.207.103

DESCRIPTION OF NEED: Construction Duplicate payment

APPROVED BY: _____

SIGNATURE: _____

SECTION 2

Grande Pines
Community Development District

Unaudited Financial Reporting
August 31, 2024



Table Of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund - Series 2021</u>
5	<u>Debt Service Fund - Series 2024</u>
6	<u>Capital Projects Fund - Series 2021</u>
7	<u>Capital Projects Fund - Series 2024</u>
8-9	<u>Month to Month</u>
10	<u>Long Term Debt Report</u>
11	<u>Assessment Receipt Schedule</u>

Grande Pines
Community Development District
Combined Balance Sheet
August 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Total Governmental Funds</i>
Assets:				
Cash	\$ 51,051	\$ -	\$ -	\$ 51,051
Due From General Fund	\$ -	\$ 14,812	\$ -	\$ 14,812
Prepaid Expenses	\$ 8,339	\$ -	\$ -	\$ 8,339
<u>Series 2021</u>				
Reserve	\$ -	\$ 382,500	\$ -	\$ 382,500
Revenue	\$ -	\$ 146,737	\$ -	\$ 146,737
Construction	\$ -	\$ -	\$ 14,823	\$ 14,823
<u>Series 2024</u>				
Reserve	\$ -	\$ 406,785	\$ -	\$ 406,785
Revenue	\$ -	\$ 2,928	\$ -	\$ 2,928
Interest	\$ -	\$ 158,261	\$ -	\$ 158,261
Construction	\$ -	\$ -	\$ 4,930,423	\$ 4,930,423
Cost of Issuance	\$ -	\$ -	\$ (1)	\$ (1)
Total Assets	\$ 59,390	\$ 1,112,023	\$ 4,945,244	\$ 6,116,657
Liabilities:				
Accounts Payable	\$ 10,779	\$ -	\$ -	\$ 10,779
Deposits	\$ 5,000	\$ -	\$ -	\$ 5,000
Due To Debt Service	\$ 14,812	\$ -	\$ -	\$ 14,812
Total Liabilities	\$ 30,591	\$ -	\$ -	\$ 30,591
Fund Balances:				
Unassigned	\$ 28,799	\$ -	\$ -	\$ 28,799
Assigned for:				
Debt Service - Series 2021	\$ -	\$ 544,049	\$ -	\$ 544,049
Debt Service - Series 2024	\$ -	\$ 567,974	\$ -	\$ 567,974
Capital Projects - Series 2021	\$ -	\$ -	\$ 14,823	\$ 14,823
Capital Projects - Series 2024	\$ -	\$ -	\$ 4,930,422	\$ 4,930,422
Total Fund Balances	\$ 28,799	\$ 1,112,023	\$ 4,945,244	\$ 6,086,066
Total Liabilities & Fund Equity	\$ 59,390	\$ 1,112,023	\$ 4,945,244	\$ 6,116,657

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 244,329	\$ 244,329	\$ 254,549	\$ 10,220
Cost Share Revenue	\$ 6,242	\$ -	\$ -	-
Developer Contributions	\$ 262,004	\$ -	\$ -	-
Total Revenues	\$ 512,575	\$ 244,329	\$ 254,549	\$ 10,220
Expenditures:				
<i>Administrative Expenditures</i>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 3,200	\$ 7,800
FICA Expense	\$ 918	\$ 842	\$ 245	\$ 597
Engineering	\$ 12,000	\$ 11,000	\$ 3,154	\$ 7,846
Attorney	\$ 25,000	\$ 20,363	\$ 20,363	-
Arbitrage	\$ 900	\$ 900	\$ 450	\$ 450
Annual Audit	\$ 6,000	\$ 6,000	\$ 5,100	\$ 900
Dissemination Fees	\$ 7,000	\$ 7,000	\$ 4,375	\$ 2,625
Trustee Fees	\$ 8,200	\$ 8,200	\$ 4,041	\$ 4,159
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	-
Management Fees	\$ 38,955	\$ 35,709	\$ 35,709	-
Information Technology	\$ 1,800	\$ 1,650	\$ 1,650	-
Website Administration	\$ 1,200	\$ 1,100	\$ 1,100	-
Telephone	\$ 300	\$ 275	\$ -	\$ 275
Postage	\$ 200	\$ 200	\$ 797	\$ (597)
Insurance	\$ 6,718	\$ 6,718	\$ 6,076	\$ 642
Printing & Binding	\$ 350	\$ 321	\$ 7	\$ 314
Legal Advertising	\$ 5,000	\$ 5,000	\$ 5,949	\$ (949)
Other Current Charges	\$ 1,000	\$ 901	\$ 901	-
Office Supplies	\$ 200	\$ 200	\$ 278	\$ (78)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	-
Total Administrative Expenditures	\$ 133,216	\$ 122,853	\$ 98,868	\$ 23,985

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/24	Thru 08/31/24	Variance
<i>Field Expenditures</i>				
Field Management	\$ 15,000	\$ 13,750	\$ 13,750	\$ -
Gate Attendants	\$ 163,171	\$ 163,171	\$ 164,883	\$ (1,712)
Gate Repairs	\$ 6,000	\$ 5,500	\$ 3,401	\$ 2,099
Gate Internet, Phone, Cable	\$ 3,000	\$ 2,750	\$ -	\$ 2,750
Gate Cameras	\$ 1,200	\$ 1,100	\$ -	\$ 1,100
Gate Supplies	\$ 1,500	\$ 1,375	\$ -	\$ 1,375
Property Insurance	\$ 2,465	\$ -	\$ -	\$ -
Electric	\$ 6,900	\$ 6,900	\$ 15,237	\$ (8,337)
Streetlights	\$ 60,648	\$ 55,594	\$ -	\$ 55,594
Water & Sewer	\$ 21,740	\$ 19,928	\$ -	\$ 19,928
Landscape Maintenance	\$ 69,900	\$ 64,075	\$ 47,669	\$ 16,406
Landscape Contingency	\$ 1,000	\$ 917	\$ -	\$ 917
Irrigation Repairs	\$ 3,000	\$ 3,000	\$ 3,008	\$ (8)
Lake Maintenance	\$ 12,035	\$ 11,032	\$ 8,220	\$ 2,812
Pressure Washing	\$ 6,000	\$ 5,500	\$ -	\$ 5,500
Sign Maintenance	\$ 1,800	\$ 1,650	\$ -	\$ 1,650
Repairs & Maintenance	\$ 1,500	\$ 1,500	\$ 3,006	\$ (1,506)
Contingency	\$ 2,500	\$ 2,500	\$ 8,610	\$ (6,110)
<i>Total Field Expenditures</i>	\$ 379,359	\$ 360,242	\$ 267,785	\$ 92,457
Total Expenditures	\$ 512,575	\$ 483,095	\$ 366,653	\$ 116,442
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (112,104)	
Fund Balance - Beginning	\$ -		\$ 140,903	
Fund Balance - Ending	\$ -		\$ 28,799	

Grande Pines

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues				
Assessment - Tax Roll	\$ 383,353	\$ 383,353	\$ 399,388	\$ 16,035
Interest	\$ -	\$ -	\$ 20,013	\$ 20,013
Total Revenues	\$ 383,353	\$ 383,353	\$ 419,401	\$ 36,048
Expenditures:				
<u>Series 2021</u>				
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)	\$ -	\$ -	\$ (16,336)	\$ (16,336)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (16,336)	\$ (16,336)
Excess (Deficiency) of Revenues over Expenditures	\$ 1,978		\$ 21,691	
Fund Balance - Beginning	\$ 139,717		\$ 522,358	
Fund Balance - Ending	\$ 141,695		\$ 544,049	

Grande Pines

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 9,868	\$ 9,868
Total Revenues	\$ -	\$ -	\$ 9,868	\$ 9,868
Expenditures:				
<u>Series 2024</u>				
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	\$ -	\$ -	\$ 567,974	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 567,974	

Grande Pines

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted Budget	-	Prorated Budget Thru 08/31/24	-	Actual Thru 08/31/24		Variance
Revenues							
Interest	\$		-		\$	25,635	\$ 25,635
Total Revenues	\$		-		\$	25,635	\$ 25,635
Expenditures:							
Capital Outlay	\$		-		\$	735,508	\$ (735,508)
Total Expenditures	\$		-		\$	735,508	\$ (735,508)
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$		-		\$	16,336	\$ 16,336
Total Other Financing Sources/(Uses)	\$		-		\$	16,336	\$ 16,336
Excess (Deficiency) of Revenues over Expenditures	\$		-		\$	(693,537)	
Fund Balance - Beginning	\$		-		\$	708,360	
Fund Balance - Ending	\$		-		\$	14,823	

Grande Pines

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted Budget	-	Prorated Budget Thru 08/31/24	-	Actual Thru 08/31/24	Variance
Revenues						
Interest	\$	-	\$	-	\$ 84,201	\$ 84,201
Total Revenues	\$	-	\$	-	\$ 84,201	\$ 84,201
Expenditures:						
Capital Outlay	\$	-	\$	-	\$ 5,508	\$ (5,508)
Cost Of Issuance	\$	-	\$	-	\$ 320,875	\$ (320,875)
Total Expenditures	\$	-	\$	-	\$ 326,383	\$ (326,383)
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	\$	-	\$	-	\$ 4,930,422	
Fund Balance - Beginning	\$	-	\$	-	\$ -	
Fund Balance - Ending	\$	-	\$	-	\$ 4,930,422	

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	\$ 3,573	\$ 5,868	\$ -	\$ 254,549
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ 11,810	\$ 6,937	\$ 27,415	\$ 7,686	\$ -	\$ 188,930	\$ 2,331	\$ 3,573	\$ 5,868	\$ -	\$ 254,549
Expenditures:													
<u>Administrative Expenditures</u>													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ 800	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ 400	\$ -	\$ 3,200
FICA Expense	\$ 61	\$ -	\$ -	\$ -	\$ 61	\$ 46	\$ -	\$ 46	\$ -	\$ -	\$ 31	\$ -	\$ 245
Engineering	\$ -	\$ -	\$ -	\$ -	\$ 125	\$ -	\$ -	\$ 125	\$ 2,904	\$ -	\$ -	\$ -	\$ 3,154
Attorney	\$ 3,840	\$ 433	\$ -	\$ 863	\$ 1,705	\$ 6,721	\$ 4,098	\$ 1,184	\$ 198	\$ 144	\$ 1,179	\$ -	\$ 20,363
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,100
Dissemination Fees	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ 4,375
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	\$ 3,246	\$ 3,246	\$ -	\$ 35,709
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ 1,650
Website Administration	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ 1,100
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 5	\$ 9	\$ 14	\$ -	\$ 15	\$ 56	\$ 101	\$ 57	\$ 5	\$ 471	\$ 64	\$ -	\$ 797
Insurance	\$ 6,076	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,076
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ 7
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,166	\$ 208	\$ -	\$ 1,575	\$ -	\$ -	\$ 5,949
Other Current Charges	\$ 429	\$ 39	\$ 39	\$ 38	\$ 49	\$ 41	\$ 41	\$ 103	\$ 41	\$ 41	\$ 41	\$ -	\$ 901
Office Supplies	\$ 249	\$ 0	\$ 26	\$ -	\$ 0	\$ 1	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 278
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative Expenditure	\$ 22,743	\$ 4,269	\$ 3,867	\$ 4,689	\$ 10,044	\$ 12,858	\$ 12,643	\$ 8,423	\$ 7,228	\$ 6,310	\$ 5,794	\$ -	\$ 98,868

Grande Pines
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Field Expenditures</i>													
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ 13,750
Gate Attendants	\$ 10,183	\$ 15,470	\$ 15,470	\$ 15,470	\$ 15,470	\$ 15,470	\$ 15,470	\$ 15,470	\$ 15,470	\$ 15,470	\$ 15,470	\$ -	\$ 164,883
Gate Repairs	\$ -	\$ -	\$ -	\$ 256	\$ -	\$ 168	\$ 787	\$ 1,095	\$ -	\$ 245	\$ 850	\$ -	\$ 3,401
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	\$ 1,402	\$ 1,597	\$ -	\$ 15,237
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 3,656	\$ 3,656	\$ 3,656	\$ 4,167	\$ 3,656	\$ 5,141	\$ 6,974	\$ 5,766	\$ 3,666	\$ 3,666	\$ 3,666	\$ -	\$ 47,669
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,008
Lake Maintenance	\$ 1,260	\$ 675	\$ 675	\$ 675	\$ 675	\$ 675	\$ 675	\$ 675	\$ 970	\$ 1,265	\$ -	\$ -	\$ 8,220
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sign Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ 257	\$ 65	\$ -	\$ 1,851	\$ 285	\$ -	\$ -	\$ 548	\$ -	\$ -	\$ -	\$ 3,006
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	\$ 25,815	\$ 23,298	\$ 22,832	\$ -	\$ 267,785
Total Expenditures	\$ 39,835	\$ 29,975	\$ 26,678	\$ 27,417	\$ 31,696	\$ 46,449	\$ 40,455	\$ 32,870	\$ 33,043	\$ 29,608	\$ 28,626	\$ -	\$ 366,653
Excess (Deficiency) of Revenues over Expenditures	\$ (39,835)	\$ (29,975)	\$ (14,868)	\$ (20,480)	\$ (4,281)	\$ (38,763)	\$ (40,455)	\$ 156,059	\$ (30,712)	\$ (26,035)	\$ (22,758)	\$ -	\$ (112,104)

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	\$406,785	
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%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>General Fund</i>	<i>2021 Debt Service</i>	<i>Total</i>
12/7/23	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
07/11/24	7/11/24	\$8,910.71	\$0.00	\$0.00	\$267.32	\$9,178.03	\$3,572.60	\$5,605.43	\$9,178.03
08/13/24	2/16/24-04/30/24	\$14,851.20	\$0.00	\$0.00	\$222.76	\$15,073.96	\$5,867.63	\$9,206.33	\$15,073.96
TOTAL		\$ 667,746.79	\$ (20,567.47)	\$ (144.62)	\$ 6,902.47	\$ 653,937.17	\$ 254,548.94	\$ 399,388.23	\$ 653,937.17

104%	Net Percent Collected
0	Balance Remaining to Collect

SECTION 3

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; 31
- (B) Name of Payee; Poulos & Bennett
- (C) Amount Payable; \$300.00
- (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(41B) - Bond Issuance for Oct 2023
- (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.

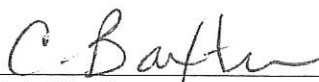
Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT

By:  _____
Responsible Officer

Date: 9/18/24

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.

 _____
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(41B)
 Date 11/27/2023

Project **19-151 GRANDE PINES CDD**

Professional services for the period ending: October 27, 2023

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	6,780.00	6,780.00	0.00		0.00
.03 2020 BOND ISSUANCE	0.00	0.00	25,777.50	26,077.50	0.00		300.00
.99 REIMBURSABLE EXPENSES	0.00	0.00	65.65	65.65	0.00		0.00
Total	15,000.00		47,610.65	47,910.65			300.00

Hourly Tasks:

.03 2020 Bond Issuance

	Hours	Rate	Billed Amount
Executive Team Leader	1.25	240.00	300.00

.03 2020 Bond Issuance - Review and sign requisition

Invoice total **300.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(41B)	11/27/2023	300.00					300.00
19-151(51)	06/11/2024	2,540.00		2,540.00			
19-151(52)	07/15/2024	62.50	62.50				
Total		2,902.50	62.50	2,540.00	0.00	0.00	300.00

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; 32
- (B) Name of Payee; Poulos & Bennett
- (C) Amount Payable; \$2,672.50
- (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(53) - Annual Inspection
- (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: 9/18/24

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.


District Engineer 9/18/24

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(53)
 Date 07/15/2024

Project **19-151 GRANDE PINES CDD**

Professional services for the period ending: June 28, 2024

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.05 2024 ANNUAL INSPECTION REPORT	0.00	0.00	0.00	2,672.50	0.00	2,672.50
Total	0.00		0.00	2,672.50		2,672.50

Hourly Tasks:

.05 2024 Annual Inspection Report

	Hours	Rate	Billed Amount
Executive Team Leader	1.50	250.00	375.00
Project Coordinator	6.25	100.00	625.00
Project Manager	8.50	175.00	1,487.50
Senior Project Engineer	1.00	185.00	185.00
Phase subtotal			2,672.50

.05 2024 Annual Inspection Report - 2024 Annual engineering inspector report

Invoice total **2,672.50**

SECTION 4

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; 5
- (B) Name of Payee; Poulos & Bennett
- (C) Amount Payable; \$1,718.75
- (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(44) - Bond Issuance for Jan 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: 9/18/24

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.


Consulting Engineer 9/18/24

POULOS & BENNETT

Poulos & Bennett, LLC *H6*
 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(44)
 Date 02/12/2024

Project **19-151 GRANDE PINES CDD**

Professional services for the period ending: January 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	300.00	2,018.75	0.00	1,718.75
Total	0.00		300.00	2,018.75		1,718.75

Hourly Tasks:

.04 2024 Bond Issuance

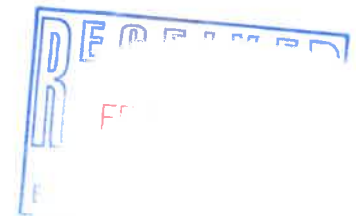
Executive Team Leader
 Senior Project Engineer

	Hours	Rate	Billed Amount
	2.25	250.00	562.50
	6.25	185.00	1,156.25
Phase subtotal			1,718.75
Invoice total			1,718.75

.04 2024 Bond Issuance - Bond coordination call with client and team; Prepare a comparison of engineering report costs for phases 3 & 5 vs construction cost; Client coordination calls

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(41B)	11/27/2023	300.00					
19-151(44)	02/12/2024	1,718.75	1,718.75		300.00		
Total		2,018.75	1,718.75	0.00	300.00	0.00	0.00



of the 1990s, the 1999–2000 election was a watershed moment for the party.

As a result of the 1999–2000 election, the party's political strategy shifted from a focus on the economy to a focus on social issues. The party's platform for the 2000–2001 election included a commitment to "improve the quality of life for all citizens" and to "strengthen the social safety net" (Lieberman 2000: 10). The party's platform also included a commitment to "improve the quality of education" and to "strengthen the health care system" (Lieberman 2000: 10).

The party's political strategy shifted from a focus on the economy to a focus on social issues. The party's platform for the 2000–2001 election included a commitment to "improve the quality of life for all citizens" and to "strengthen the social safety net" (Lieberman 2000: 10). The party's platform also included a commitment to "improve the quality of education" and to "strengthen the health care system" (Lieberman 2000: 10).

The party's political strategy shifted from a focus on the economy to a focus on social issues. The party's platform for the 2000–2001 election included a commitment to "improve the quality of life for all citizens" and to "strengthen the social safety net" (Lieberman 2000: 10). The party's platform also included a commitment to "improve the quality of education" and to "strengthen the health care system" (Lieberman 2000: 10).

The party's political strategy shifted from a focus on the economy to a focus on social issues. The party's platform for the 2000–2001 election included a commitment to "improve the quality of life for all citizens" and to "strengthen the social safety net" (Lieberman 2000: 10). The party's platform also included a commitment to "improve the quality of education" and to "strengthen the health care system" (Lieberman 2000: 10).

The party's political strategy shifted from a focus on the economy to a focus on social issues. The party's platform for the 2000–2001 election included a commitment to "improve the quality of life for all citizens" and to "strengthen the social safety net" (Lieberman 2000: 10). The party's platform also included a commitment to "improve the quality of education" and to "strengthen the health care system" (Lieberman 2000: 10).

The party's political strategy shifted from a focus on the economy to a focus on social issues. The party's platform for the 2000–2001 election included a commitment to "improve the quality of life for all citizens" and to "strengthen the social safety net" (Lieberman 2000: 10). The party's platform also included a commitment to "improve the quality of education" and to "strengthen the health care system" (Lieberman 2000: 10).

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; 9
- (B) Name of Payee; Latham, Luna, Eden & Beaudine, LLP
- (C) Amount Payable; \$729.00
- (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 # 130387 - Conveyance/Requisitions for July 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.

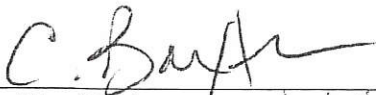
Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 9/18/24

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.


Consulting Engineer 9/18/24



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

August 13, 2024

Invoice #: 130387
Federal ID #:59-3366512

Grande Pines CDD

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

Matter ID: 4168-003

Conveyances/Requisitions

For Professional Services Rendered:

Date	Type	Description	Hours	Amount
7/2/2024	JEL	Emails with GMS and Developer regarded recorded Quit Claim Deed for Tract OS-9	0.20	\$54.00
7/17/2024	JEL	[Bonds] Review email from Lowndes regarding construction loan closing and review Assignment of Note and Mortgage and Termination of Certain Other Loan Documents and Amended and Restated Mortgage; continue work on A&R Tri-Party Agreement and email to working group regarding same; email to GMS regarding execution of A&R Tri-Party Agreement	2.10	\$567.00
7/17/2024	JEL	Email to District Engineer regarding Phase 3 & 5 utility conveyance certificates	0.10	\$27.00
7/29/2024	JEL	[Bonds] Emails regarding A&R tri-party agreement	0.30	\$81.00
Total Professional Services:			2.70	\$729.00

Total	\$729.00
Previous Balance	\$459.00

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
		Payments & Credits	\$0.00
		Total Due	\$1,188.00