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 #9-10
    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	Chairman
Linda Kepfer	Vice Chairperson
Carol Kay Cole	Assistant Secretary

Also present were:

Jason Showe	District Manager, GMS
Jay Lazarovich *by phone*	District Counsel, LSEB
Christina Baxter *by phone*	District Engineer
Jarett Wright	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 preforming 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
	Supervisors September 2024			
	Achal Aggarwal	50089	$	184.70
	Linda Kepfer	50090	$	184.70
			$	369.40
		Total Amount	**$**	**29,183.52**

*** CHECK DATES 09/01/2024 - 10/04/2024 *** GRANDE PINES - GENERAL FUND
BANK A GENERAL FUND

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

*** CHECK DATES 09/01/2024 - 10/04/2024 ***
GRANDE PINES - GENERAL FUND
BANK A GENERAL FUND

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

RECEIVED
CW# 249
SEP 11 2024
By

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 — 3/0		1,250.00	1,250.00

RECEIVED
ck#249
SEP 11 2024
By

Total	$1,250.00
Payments/Credits	$0.00
Balance Due	$1,250.00

Orlando Sentinel MEDIA GROUP #4 480

PO Box 8023
Willoughby, OH 44096

adbilling@tribpub.com
844-348-2445

Invoice Details

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

INVOICE

Invoice Details

Date	Trans 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

RECEIVED
CK#250
SEP 06 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.

Orlando Sentinel MEDIA GROUP

PO Box 8023
Willoughby, OH 44096

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.

Rose Williams

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 ( ).

LeAnne Rollins

Signature of Notary Public

Notary Public State of Florida
LeAnne Rollins
My Commission HH 500022
Expires 4/27/2028

Name of Notary, Typed, Printed, or Stamped

7669412

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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.

Newspaper: Orlando Sentinel Advertiser: Reunion West CDD
Issue Date: Wed, 07/24/24 Ad Number: 7669412-1

Cheatle

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."

Cheatle'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 promised 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.

Cheatle'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 decades, 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.

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, Cheatle 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 Cheatle begin drafting her resignation letter from the hearing room, Cheatle responded, "No, thank you."

The shooter, Thomas Matthew Crooks, 20, 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 leading to additional security for the former president in the days before the rally.

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. JOHNMCDONNELL/AP

Cheatle 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 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 rallygoer 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.

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Roughly half of the Secret Service's $3 billion budget is spent on protective services. It also has a robust cybercrime division, forensic labs and a threat-assessment center that studies how to mitigate and train against threats.

With a workforce of 7,900 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.

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

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Annexation

from Page 1

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Now Orange Commissioners are crafting a charter amendment for the November ballot that gives them veto power over voluntary annexations. During a workshop earlier this month, planning officials said the amendment would also introduce mandatory public hearings in the county. Additionally, there would be an appeal process for aggrieved parties who do not agree with the board's votes on specific annexation requests.

Coaching the charter amendment as an effort to 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 Reale 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 a city-initiated annexation that spanned 11,600 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 DG Group, Wilson told Growth Spotter 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 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 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 klinsker@GrowthSpotter.com or 407-420-5361. Follow GrowthSpotter on Facebook and LinkedIn.

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF NON-AD VALOREM SPECIAL ASSESSMENTS, NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, NOTICE OF ADJUSTMENT HEARING, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME, AND NOTICE OF REGULAR MEETING OF BOARD OF SUPERVISORS

Upcoming Public Hearings, and Regular Meeting

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

DATE:	August 19, 2024
TIME:	10:00 a.m.
LOCATION:	Offices of GMS-CF, LLC 219 East Livingston Street, Orlando, Florida 32801

The first public hearing being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2024/2025, to consider the adoption of an assessment roll, and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget and providing the revenues necessary to pay debt service on outstanding bonds secured by the District's debt service budget. A geographic description of the property potentially subject to the proposed O&M Assessments to be identified by the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use Category	Equivalent Residential Unit ("ERU") Factor	Proposed Assessment*	Proposed Assessment*
Townhouse	160	0.76	$1,342.92 per unit
Single Family - 60'	154	1.00	$1,790.56 per unit
Single Family - 70'	82	1.40	$2,506.79 per unit

* Includes collection costs and early payment discounts — numbers are annual amounts.

The proposed O&M Assessments included collection costs and/or early payment discounts, or other costs that Orange County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632, Florida Statutes, the tax amount which serves as the "maximum rate" authorized by law for O&M Assessments, each that an assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criteria within Section 197.3632, Florida Statutes is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024/2025.

For Fiscal Year 2024/2025, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2024. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect these or other assessments in a different manner at a future time.

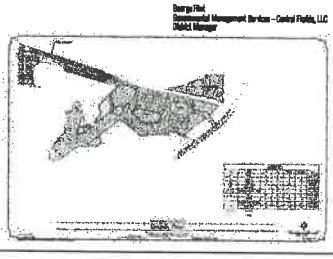
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 219 East Livingston Street, Orlando, Florida 32801, Ph: 407-841-5524 ("District Manager's Office"), during normal business hours or at the District's website at GrandePinesCommunityCDD.com. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Persons who first of affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that persons will need a record of proceedings and that accordingly, the persons may need to secure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George Flint
District Manager



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

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 ( ).

SEP 03 2024
By

LeAnne Rollins

Signature of Notary Public

Notary Public State of Florida
Leanne Rollins
My Commission HH 500022
Expires 4/27/2028

Name of Notary, Typed, Printed, or Stamped

7669412

Newspaper: Orlando Sentinel Advertiser: Reunion West CDD
Issue Date: Wed, 07/24/24 Ad Number: 7889412-1

Cheatle

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."

Cheatle'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 promised 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.

Cheatle'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 decades, 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.

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, Cheatle 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 Cheatle begin drafting her resignation letter from the hearing room, Cheatle responded, "No, thank you."

The shooter, Thomas Matthew Crooks, 20, 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 leading to additional security for the former president in the days before the rally.

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 MCDONNELL/AP

Cheatle 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 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 rallygoer was killed, and two others were critically wounded.

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GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISOR'S MEETING.

Upcoming Public Hearings and Regular Meeting

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

DATE:	August 19, 2024
TIME:	10:00 a.m.
LOCATION:	Offices of GMS-CF, LLC 219 East Livingston Street Orlando, Florida 32801

The first public hearing being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2024/2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

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Product/Platted Unit	Gross Acres	Equivalent Residential Unit (EAU) Factor	Proposed Assessment Per Unit*
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Single Family - 50'	154	1.00	$1,790.58 per unit
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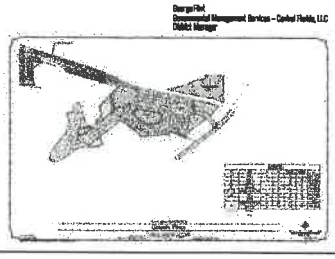
George Flint
Governmental Management Services – Central Florida, LLC
District Manager



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

ON ROLL ASSESSMENTS

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

GUARDIAN
ACCESS SOLUTIONS
An Access Control Systems, LLC Company

ACS #22

320-538-348

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

RECEIVED
#252
AUG 27 2024

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ACS + ASPIS + ACT

LATHAM, LUNA, EDEN & BEAUDINE, LLP
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**

RECEIVED #253 SEP 17 2024 By

Total	$1,178.50
Previous Balance	$0.00

Payments & Credits

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

Orlando Sentinel #4
MEDIA GROUP

PO Box 8023
Willoughby, OH 44096

adbilling@tribpub.com
844-348-2445

Invoice Details

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

INVOICE

Invoice Details

Date	Ironc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
07/24/24	OSC99321809	Classified Listings, Display, Online Advertising 7685146				787.50 - paid 9/11
07/31/24	OSC99321809	Classified Listings, Display, Online Grande Pines CDD - Notice of Budget Hear 7685154				787.50 X

RECEIVED 254 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.

Orlando Sentinel
MEDIA GROUP

PO Box 8023
Willoughby, OH 44096

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 PSC1 <B>

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

PO Box 8023
Willoughby, OH 44096

adbilling@tribpub.com
844-348-2445

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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.

Orlando Sentinel
MEDIA GROUP

PO Box 8023
Willoughby, OH 44096

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 P3C1 <B>

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.

RECEIVED
SEP 12
By

Rose Williams
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 ( ).

LeAnne Rollins
Signature of Notary Public

Notary Public State of Florida
Leanne Rollins
My Commission HH 500022
Expires 4/27/2028

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

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RECEIVED
SEP 12 2024
By

Rose Williams
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 ( ).

LeAnne Rollins
Signature of Notary Public

Notary Public State of Florida
LeAnne Rollins
My Commission [illegible]
Expires 4/27/2028

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

RECEIVED
Ck 255
SEP 18

UNITED Land Services #17

320-538-473

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

Rec'd upon 6/20

RECEIVED
CIC 256
JUN 04 2024
By

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**

UNITED #17
Land Services
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**

RECEIVED
256
SEP 16 2024
By

Thank you for your business.

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

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

p | f REU
www.unitedlandservices.com

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Grande Pines 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

Grande Pines

Community Development District

Combined Balance Sheet

August 31, 2024

	General Fund	*Debt Service Fund*	*Capital Project Fund*	*Total Governmental Funds*
Assets:				
Cash	$ 51,051	$ -	$ -	$ 51,051
Due From General Fund	$ -	$ 14,812	$ -	$ 14,812
Prepaid Expenses	$ 8,339	$ -	$ -	$ 8,339
Series 2021				
Reserve	$ -	$ 382,500	$ -	$ 382,500
Revenue	$ -	$ 146,737	$ -	$ 146,737
Construction	$ -	$ -	$ 14,823	$ 14,823
Series 2024				
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 Liabilites	**$ 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 Budget	Prorated Budget Thru 08/31/24	Actual 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:				
Administrative Expenditures				
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 Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Field Expenditures				
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)
Total Field Expenditures	**$ 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:				
Series 2021				
Interest - 11/1	$ 120,688	$ 120,688	$ 120,688	$ -
Principal - 5/1	$ 140,000	$ 140,000	$ 140,000	$ -
Interest - 5/1	$ 120,688	$ 120,688	$ 120,688	$ -
Total Expenditures	**$ 381,375**	**$ 381,375**	**$ 381,375**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (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:				
Series 2024				
Interest - 5/1	$ -	$ 34,290	$ 34,290	$ -
Total Expenditures	**$ -**	**$ 34,290**	**$ 34,290**	**$ -**
Other Financing Sources/(Uses)				
Bond Proceeds	$ -	$ -	$ 592,396	$ 592,396
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 592,396**	**$ 592,396**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 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:													
Administrative Expenditures													
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
Field Expenditures													
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%
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Net Receipts*	*General Fund*	*2021 Debt Service*	*Total*
12/7/23	11/08-11/15/23	$11,138.40	($445.53)	$0.00	$0.00	$10,692.87	$4,162.26	$6,530.61	$10,692.87
12/14/23	11/16-11/19/23	$3,712.80	($148.51)	$0.00	$0.00	$3,564.29	$1,387.42	$2,176.87	$3,564.29
12/21/23	11/20-11/22/23	$16,336.31	($252.99)	$0.00	$0.00	$16,083.32	$6,260.53	$9,822.79	$16,083.32
01/12/24	11/23-11/28/23	$18,564.00	($742.55)	$0.00	$0.00	$17,821.45	$6,937.11	$10,884.34	$17,821.45
02/16/24	12/2/24	$73,513.42	($2,940.51)	($144.62)	$0.00	$70,428.29	$27,414.63	$43,013.66	$70,428.29
03/15/24	11/28-12/03/23	$16,336.31	($653.45)	$0.00	$0.00	$15,682.86	$6,104.65	$9,578.21	$15,682.86
03/15/24	11/28-12/03/23	$0.00	$0.00	$0.00	$4,061.33	$4,061.33	$1,580.90	$2,480.43	$4,061.33
04/11/24	12/04/23-12/08/23	$28,959.82	($1,158.39)	$0.00	$0.00	$27,801.43	$10,821.87	$16,979.56	$27,801.43
05/15/24	12/9/23-12/31/23	$471,711.02	($14,151.28)	$0.00	$0.00	$457,559.74	$178,107.85	$279,451.89	$457,559.74
06/12/24	1/1/2024-02/15/24	$3,712.80	($74.26)	$0.00	$2,351.06	$5,989.60	$2,331.49	$3,658.11	$5,989.60
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.

C. Barton
District Engineer

52755415;13

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

52755415;13

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.

C. Baxter
Consulting Engineer 9/18/24

POULOS & BENNETT

Poulos & Bennett, LLC #6
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

	Hours	Rate	Billed Amount
Executive Team Leader	2.25	250.00	562.50
Senior Project Engineer	6.25	185.00	1,156.25
Phase subtotal			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

Invoice total **1,718.75**

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(44)	02/12/2024	1,718.75	1,718.75				
	Total	2,018.75	1,718.75	0.00	300.00	0.00	0.00

REQUISITION

Grande Pines Community Development District
Orange County, Florida

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

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

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.

C. Bayer
Consulting Engineer 9/18/24

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

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:

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

Date	Type	Notes		Amount
			Payments & Credits	$0.00
			Total Due	**$1,188.00**

REQUISITION

Grande Pines Community Development District
Orange County, Florida

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

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

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; 10

(B) Name of Payee; Poulos & Bennett

(C) Amount Payable; $62.50

(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(56) - 2024 Bond Issuance for Aug 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: 10/14/24

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.

Christina Baxter

_____
Consulting Engineer

POULOS & BENNETT

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

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

Invoice number 19-151(56)
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 Billed
.04 2024 BOND ISSUANCE	0.00	0.00	6,012.50	6,075.00	0.00	62.50
Total	0.00		6,012.50	6,075.00		62.50

Hourly Tasks:

.04 2024 Bond Issuance

	Hours	Rate	Billed Amount
Executive Team Leader	0.25	250.00	62.50

.04 2024 Bond Issuance - Sign Requisitions

Invoice total **62.50**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19-151(44)	02/12/2024	1,718.75					1,718.75
19-151(55)	08/12/2024	262.50	262.50				
	Total	1,981.25	262.50	0.00	0.00	0.00	1,718.75