Grande Pines
Community Development District

Agenda

December 16, 2024

AGENDA

Grande Pines
Community Development District

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

December 9, 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, December 16, 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. Approval of Minutes of the November 18, 2024 Board of Supervisors Meeting and Acceptance of Minutes of the November 18, 2024 Landowners' Meeting
4. Consideration of Requisition and Conveyance Documents
5. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager's Report
        i. Check Register
        ii. Balance Sheet and Income Statement
    D. Field Manager's Report
6. Other Business
7. Supervisors Requests
8. Adjournment

Sincerely,

Jason Showe
District Manager

MINUTES

MINUTES OF MEETING
GRANDE PINES
COMMUNITY DEVELOPMENT DISTRICT

The regular landowners' meeting of the Board of Supervisors of the Grande Pines Community Development District was held Monday, **November 18, 2024** at 10:00 a.m. at the Offices of GMS-CF, LLC at 219 East Livingston Street, Orlando, Florida.

Present were:

Achal Aggarwal
Linda Kepfer
Carol Kay Cole
Maria Perez

Also present were:

Jason Showe District Manager, GMS

FIRST ORDER OF BUSINESS **Determination of Number of Voting Units Represented**

Mr. Showe: First we will do the determination of voting units represented in the room today. We have 239 voting units.

SECOND ORDER OF BUSINESS **Call to Order**

Mr. Showe called the meeting to order.

THIRD ORDER OF BUSINESS **Election of Chairman for the Purpose of Conducting the Landowners' Meeting**

Mr. Showe: For purposes of just conducting the Landowners' Election today, are the folks in the room okay if I chair the meeting?

FOURTH ORDER OF BUSINESS **Nominations for the Positions of Supervisors (3)**

Mr. Showe: At this point, we will open it up for nominations for the position of Supervisor and there are three seats.

Mr. Aggarwal: I propose we keep the seats the same.

Mr. Showe: Do you want to read those names quick?

Mr. Aggarwal: Linda Kepfer, Achal Aggarwal, and Maria Perez.

FIFTH ORDER OF BUSINESS **Casting of Ballots**

Mr. Showe: We have received the ballots. Ms. Kepfer has 230 votes, Ms. Perez has 5 votes, and Mr. Aggarwal has 4 votes.

SIXTH ORDER OF BUSINESS **Tabulation of Ballots and Announcement of Results**

Mr. Showe: Ms. Kepfer and Ms. Perez will serve a four-year term and Mr. Aggarwal will serve a two-year term.

SEVENTH ORDER OF BUSINESS **Landowners' Questions and Comments**

Mr. Showe: Are there any questions or comments from the landowners in the room today?

EIGHTH ORDER OF BUSINESS **Adjournment**

Mr. Showe: We will adjourn the landowners' meeting at this time.

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, **November 18, 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
Maria Perez	Assistant Secretary

Also present were:

Jason Showe	District Manager, GMS
Jan Carpenter	District Counsel, LSEB
Mohammad Eisa *by phone*	District Engineer
Jarett Wright *by phone*	Field Manager, GMS

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Showe called the meeting to order and called the roll. Four 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 Matter**

A. Administration of Oaths of Office to Newly Elected Supervisor

Mr. Showe: This is acceptance of the oath of office for those folks that were just elected. Print up top and sign them and I will predate to the record and you can affirm. As a citizen of the State of Florida and of the United States of America and being employed by or an officer of the

Grande Pines Community Development District and a recipient of public funds as such employee or officer do hear by solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida.

Ms. Perez: I do.

Ms. Kepfer: I do.

Mr. Aggarwal: I do.

Mr. Showe: If you want to hand those down after you have signed them, I can notarize them for you.

Ms. Carpenter: You have all been on the Board before. I think you all know the Sunshine Law and Public Records Law. You can't talk to one another about anything that is taken before the Board and all of your papers are public records that relate to this. Keep your business stuff separate from your CDD papers.

B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election

Mr. Showe: As a follow up to the Landowners' Election, we will go ahead and ask the Board to accept Resolution 2025-01 Canvassing and Certifying the Landowners' Election. We will note again that Ms. Kepfer and Ms. Perez will serve the four-year term. Mr. Aggarwal will serve the two-year term. Is there a motion from the Board to approve that as written?

> On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

D. Consideration of Resolution 2025-02 Electing Officers

Mr. Showe: The next thing we are required to do by Florida Statutes after the election is elect officers. Since the Board composition didn't change, you are more than welcome to keep them the same which would be Mr. Aggarwal as Chair, Ms. Kepfer as Vice Chair, George Flint as Secretary, Ms. Perez, Ms. Cole, Mr. Jones and myself as Assistant Secretary, Jill Burns as Treasurer, Katie Costa and Darrin Mossing, Sr. as Assistant Treasurer.

> On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Resolution 2025-02 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the October 21, 2024 Meeting**

Mr. Showe: Behind that we have approval of the minutes of the October 21st meeting. Those minutes are included in your agenda package. We can take any corrections or changes at this time or we can take 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 October 21, 2024 Meeting, were approved.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Carpenter: We don't have anything to report this month.

B. Engineer

Mr. Eisa: I have no items to report to the Board.

C. District Manager's Report

i. Check Register

Mr. Showe: We have from your general fund, checks 258-264 as well as October payroll for a grand total of $26,595.07. There is a summary of those invoices that follow and both Jarett and I can answer any questions on that should the Board have any or we can take a motion to approve.

> On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Check Register for $26,595.07, was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: Behind that you have your balance sheet and income statement. There is no action required by the Board however those are there for your information.

iii. Ratification of Series 2021 Requisition #33

Mr. Showe: We have two requisitions. Requisition #33 in Series 2021. This is just a small invoice from Poulos & Bennett that has already been sent in for payment. He asked for a motion from the Board to ratify.

> On MOTION by Mr. Aggarwal seconded by Ms. Kepfer, with all in favor, the Series 2021 Requisition #33, was ratified.

iv. Ratification of Series 2024 Requisition #11

Mr. Showe: We have requisition #11 in Series 2024. This is just a small invoice from Poulos & Bennett that has already been sent in for payment. He asked for a motion from the Board to ratify.

> On MOTION by Mr. Aggarwal seconded by Ms. Kepfer, with all in favor, the Series 2024 Requisition #11, was ratified.

D. Field Manager's Report

Mr. Showe: With that we have Jarett on the phone to give any field updates.

Mr. Wright: My section is going to be quick. DSI has begun their full operations now of the takeover of the guard operations. With that we just got word that the fiber internet has been set up so we will be working with Guardian Access to get the light system in place as well as getting the security cameras up and running. Going from there, the visitor LED strip was hit or bumped so we are going to have to replace that. We are working with the previous vendor that we used last year for the holiday decorations to get all of that set up for the CDD side. Further updates, we have scheduled turnover walk throughs for the new phases for the ponds that we are going to be taking over. That is set for tomorrow afternoon. We will make sure everything is good to go and get any minor adjustments to the current stuff out there to be prepared for turnover. We are also walking with the vendors for the landscape and aquatics to get the contracts updated and will have those numbers next month. Just a small update on the gate arms that are on Eptide Road coming from the West entrance, those will be added to the insurance once we take those over and conveyed to the CDD. Other than that, I have no other updates at this time.

SIXTH ORDER OF BUSINESS **Other Business**

Mr. Showe: Any other business?

SEVENTH ORDER OF BUSINESS **Supervisors Requests**

Ms. Kepfer: There is a dead tree in the front of the community. Exiting the community in the center island to the left in the median there is a dead palm tree.

Mr. Wright: I will get with the landscapers and we will get it removed for now then work to get it replaced.

EIGHTH 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 IV

This item will be provided under separate cover

SECTION V

SECTION C

SECTION 1

Grande Pines
Community Development District

Summary of Check Register

November 2, 2024 to November 30, 2024

Fund	Date	Check No.'s		Amount
General Fund				
	11/20/24	265-272	$	37,144.81
	11/25/24	273	$	5,705.29
			$	42,850.10
	Supervisors November 2024			
	Achal Aggarwal	50092	$	184.70
	Linda Kepfer	50093	$	184.70
	Maria Perez	50094	$	184.70
			$	554.10
		Total Amount	**$**	**43,404.20**

*** CHECK DATES 11/02/2024 - 11/30/2024 *** 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	#
11/20/24	00024	10/30/24	18531	202410	320-53800-47000		*	675.00		
			POND HERBICIDE MAINT-OCT							
						AQUATIC WEED MANAGEMENT, INC			675.00	000265
11/20/24	00026	10/31/24	1806371	202410	320-53800-34500		*	6,517.44		
			SECURITY-10/21-10/31/24							
						DSI SECURITY SERVICES			6,517.44	000266
11/20/24	00019	10/14/24	15249	202410	320-53800-34700		*	12,100.00		
			GATE ATTENDANT-OCT24							
						ROUND TABLE FINANCIAL, INC			12,100.00	000267
11/20/24	00001	9/15/24	80	202410	310-51300-31700		*	5,562.00		
			ASSESSMENT ROLL CERT FY25							
		10/01/24	81	202410	310-51300-34000		*	3,541.67		
			MANAGEMENT FEES-OCT24							
		10/01/24	81	202410	310-51300-35200		*	105.00		
			WEBSITE MANAGEMENT-OCT24							
		10/01/24	81	202410	310-51300-35100		*	157.50		
			INFORMATION TECH-OCT24							
		10/01/24	81	202410	310-51300-31300		*	583.33		
			DISSEMINATION SVCS-OCT24							
		10/01/24	81	202410	310-51300-51000		*	.24		
			OFFICE SUPPLIES							
		10/01/24	81	202410	310-51300-42000		*	5.54		
			POSTAGE							
		10/01/24	81	202410	310-51300-42500		*	8.10		
			COPIES							
		10/01/24	82	202410	320-53800-34000		*	1,312.50		
			FIELD MANAGEMENT-OCT24							
						GOVERNMENTAL MANAGEMENT SERVICES			11,275.88	000268
11/20/24	00002	11/14/24	132745	202410	310-51300-31500		*	1,301.45		
			ATTORNEY SVCS-OCT24							
						LATHAM, LUNA, EDEN & BEAUDINE			1,301.45	000269
11/20/24	00004	10/31/24	CU800680	202410	310-51300-48000		*	759.36		
			NOT OF PUBLIC HEAR/BID							
						ORLANDO SENTINEL			759.36	000270
11/20/24	00021	11/20/24	10591	202411	320-53800-49000		*	850.00		
			50% DEP CHRISTMAS LIGHTS							
						BAM DESIGNS INC. DBA			850.00	000271
11/20/24	00017	10/01/24	114101	202410	320-53800-46200		*	3,665.68		
			LANDSCAPE MAINTENANCE-OCT							
						UNITED LAND SERVICES			3,665.68	000272

*** CHECK DATES 11/02/2024 - 11/30/2024 ***
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	#
11/25/24	00001	11/01/24	83	202411	310-51300-34000			*	3,541.67		
			MANAGEMENT FEES-NOV24								
		11/01/24	83	202411	310-51300-35200			*	105.00		
			WEBSITE MANAGEMENT-NOV24								
		11/01/24	83	202411	310-51300-35100			*	157.50		
			INFORMATION TECH-NOV24								
		11/01/24	83	202411	310-51300-31300			*	583.33		
			DISSEMINATION SVCS-NOV24								
		11/01/24	83	202411	310-51300-51000			*	.24		
			OFFICE SUPPLIES								
		11/01/24	83	202411	310-51300-42000			*	5.05		
			POSTAGE								
		11/01/24	84	202411	320-53800-34000			*	1,312.50		
			FIELD MANAGEMENT-NOV24								
							GOVERNMENTAL MANAGEMENT SERVICES			5,705.29	000273

TOTAL FOR BANK A 42,850.10

TOTAL FOR REGISTER 42,850.10

SECTION 2

Grande Pines

Community Development District

Unaudited Financial Reporting

October 31, 2024

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Grande Pines

Community Development District

Combined Balance Sheet

October 31, 2024

	General Fund	*Debt Service Fund*	*Capital Project Fund*	*Total Governmental Funds*
Assets:				
Cash	$ 18,057	$ -	$ -	$ 18,057
Due From General Fund	$ -	$ 323	$ -	$ 323
Series 2021				
Reserve	$ -	$ 382,500	$ -	$ 382,500
Revenue	$ -	$ 162,730	$ -	$ 162,730
Construction	$ -	$ -	$ 17,935	$ 17,935
Series 2024				
Reserve	$ -	$ 409,969	$ -	$ 409,969
Revenue	$ -	$ 4,190	$ -	$ 4,190
Interest	$ -	$ 158,261	$ -	$ 158,261
Construction	$ -	$ -	$ 4,966,914	$ 4,966,914
Total Assets	**$ 18,057**	**$ 1,117,972**	**$ 4,984,849**	**$ 6,120,878**
Liabilities:				
Accounts Payable	$ 36,295	$ -	$ -	$ 36,295
Deposits	$ 5,000	$ -	$ -	$ 5,000
Due To Debt Service	$ 323	$ -	$ -	$ 323
Total Liabilites	**$ 41,617**	**$ -**	**$ -**	**$ 41,617**
Fund Balances:				
Unassigned	$ (23,560)	$ -	$ -	$ (23,560)
Assigned for:				
Debt Service - Series 2021	$ -	$ 545,553	$ -	$ 545,553
Debt Service - Series 2024	$ -	$ 572,420	$ -	$ 572,420
Capital Projects - Series 2021	$ -	$ -	$ 17,935	$ 17,935
Capital Projects - Series 2024	$ -	$ -	$ 4,966,914	$ 4,966,914
Total Fund Balances	**$ (23,560)**	**$ 1,117,972**	**$ 4,984,849**	**$ 6,079,261**
Total Liabilities & Fund Equity	$ 18,057	$ 1,117,972	$ 4,984,849	$ 6,120,878

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues:				
Assessments - Tax Roll	$ 618,635	$ -	$ -	$ -
Developer Contribution	$ -	$ -	$ 6,319	$ 6,319
Cost Share Revenue	$ 6,242	$ -	$ -	$ -
Total Revenues	**$ 624,877**	**$ -**	**$ 6,319**	**$ 6,319**
Expenditures:				
Administrative Expenditures				
Supervisor Fees	$ 12,000	$ 1,000	$ 200	$ 800
FICA Expense	$ 918	$ 77	$ 15	$ 61
Engineering	$ 12,000	$ 1,000	$ -	$ 1,000
Attorney	$ 25,000	$ 2,083	$ 1,301	$ 782
Arbitrage	$ 900	$ 75	$ -	$ 75
Annual Audit	$ 6,000	$ -	$ -	$ -
Dissemination Fees	$ 7,000	$ 583	$ 583	$ 0
Trustee Fees	$ 8,200	$ 2,020	$ 2,020	$ -
Assessment Administration	$ 5,562	$ 5,562	$ 5,562	$ -
Management Fees	$ 42,500	$ 3,542	$ 3,542	$ (0)
Information Technology	$ 1,890	$ 158	$ 158	$ -
Website Administration	$ 1,260	$ 105	$ 105	$ -
Telephone	$ 300	$ 25	$ -	$ 25
Postage	$ 200	$ 17	$ 6	$ 11
Insurance	$ 6,684	$ 6,684	$ 6,319	$ 365
Printing & Binding	$ 350	$ 29	$ 8	$ 21
Legal Advertising	$ 5,000	$ 759	$ 759	$ -
Other Current Charges	$ 1,000	$ 83	$ 41	$ 43
Office Supplies	$ 200	$ 17	$ 0	$ 16
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total Administrative Expenditures	**$ 137,139**	**$ 23,994**	**$ 20,795**	**$ 3,199**

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Field Expenditures				
Field Management	$ 15,750	$ 1,313	$ 1,313	$ -
Security	$ 240,000	$ 20,000	$ 6,517	$ 13,483
Gate Attendants	$ -	$ -	$ 12,100	$ (12,100)
Gate Repairs	$ 6,000	$ 500	$ -	$ 500
Gate Internet, Phone, Cable	$ 3,000	$ 250	$ -	$ 250
Gate Cameras	$ 1,200	$ 100	$ -	$ 100
Gate Supplies	$ 1,500	$ 125	$ -	$ 125
Property Insurance	$ 2,465	$ -	$ -	$ -
Electric	$ 27,000	$ 2,250	$ 1,459	$ 791
Streetlights	$ 60,648	$ 5,054	$ -	$ 5,054
Water & Sewer	$ 21,740	$ 1,812	$ -	$ 1,812
Landscape Maintenance	$ 69,900	$ 5,825	$ 3,666	$ 2,159
Landscape Contingency	$ 5,000	$ 417	$ -	$ 417
Irrigation Repairs	$ 3,000	$ 250	$ -	$ 250
Lake Maintenance	$ 12,035	$ 1,003	$ 675	$ 328
Pressure Washing	$ 6,000	$ 500	$ -	$ 500
Repairs & Maintenance	$ 10,000	$ 833	$ -	$ 833
Contingency	$ 2,500	$ 208	$ -	$ 208
Total Field Expenditures	**$ 487,738**	**$ 40,439**	**$ 25,729**	**$ 14,710**
Total Expenditures	**$ 624,877**	**$ 64,433**	**$ 46,524**	**$ 17,909**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (40,205)	
Fund Balance - Beginning	$ -		$ 16,644	
Fund Balance - Ending	$ -		$ (23,560)	

Grande Pines

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues				
Assessment - Tax Roll	$ 383,353	$ -	$ -	$ -
Interest	$ 7,000	$ 2,032	$ 2,032	$ -
Total Revenues	**$ 390,353**	**$ 2,032**	**$ 2,032**	**$ -**
Expenditures:				
Series 2021				
Interest - 11/1	$ 118,938	$ -	$ -	$ -
Principal - 5/1	$ 145,000	$ -	$ -	$ -
Interest - 5/1	$ 118,938	$ -	$ -	$ -
Total Expenditures	**$ 382,876**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (1,444)	$ (1,444)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (1,444)**	**$ (1,444)**
Excess (Deficiency) of Revenues over Expenditures	$ 7,478		$ 589	
Fund Balance - Beginning	$ 149,549		$ 544,964	
Fund Balance - Ending	$ 157,026		$ 545,553	

Grande Pines

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues				
Assessment - Tax Roll	$ 399,845	$ -	$ -	$ -
Interest	$ -	$ -	$ 2,151	$ 2,151
Total Revenues	**$ 399,845**	**$ -**	**$ 2,151**	**$ 2,151**
Expenditures:				
Series 2024				
Interest - 11/1	$ 192,551	$ -	$ -	$ -
Principal - 5/1	$ 85,000	$ -	$ -	$ -
Interest - 5/1	$ 158,261	$ -	$ -	$ -
Total Expenditures	**$ 435,812**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ (35,967)		$ 2,151	
Fund Balance - Beginning	$ 163,630		$ 570,268	
Fund Balance - Ending	$ 127,663		$ 572,420	

Grande Pines

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues				
Interest	$ -	$ -	$ 57	$ 57
Total Revenues	**$ -**	**$ -**	**$ 57**	**$ 57**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 1,444	$ 1,444
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 1,444**	**$ 1,444**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 1,501	
Fund Balance - Beginning	$ -		$ 16,435	
Fund Balance - Ending	$ -		$ 17,935	

Grande Pines

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues				
Interest	$ -	$ -	$ 18,672	$ 18,672
Total Revenues	**$ -**	**$ -**	**$ 18,672**	**$ 18,672**
Expenditures:				
Capital Outlay	$ -	$ -	$ 63	$ (63)
Total Expenditures	**$ -**	**$ -**	**$ 63**	**$ (63)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 18,609	
Fund Balance - Beginning	$ -		$ 4,948,304	
Fund Balance - Ending	$ -		$ 4,966,914	

Grande Pines

Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cost Share Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures:													
Administrative Expenditures													
Supervisor Fees	$ 200	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 200
FICA Expense	$ 15	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ 1,301	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,301
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination Fees	$ 583	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 583
Trustee Fees	$ 2,020	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,020
Assessment Administration	$ 5,562	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,562
Management Fees	$ 3,542	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,542
Information Technology	$ 158	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 158
Website Administration	$ 105	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 105
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 6	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6
Insurance	$ 6,319	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,319
Printing & Binding	$ 8	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8
Legal Advertising	$ 759	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 759
Other Current Charges	$ 41	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 41
Office Supplies	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 0
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total Administrative Expenditure	**$ 20,795**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 20,795**

Grande Pines

Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Field Expenditures													
Field Management	$ 1,313	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,313
Security	$ 6,517	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,517
Gate Attendants	$ 12,100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,100
Gate Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gate Internet, Phone, Cable	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gate Cameras	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gate Supplies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property Insurance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Electric	$ 1,459	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,459
Streetlights	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Water & Sewer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape Maintenance	$ 3,666	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,666
Landscape Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lake Maintenance	$ 675	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 675
Pressure Washing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Field Expenditures	**$ 25,729**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 25,729**
Total Expenditures	**$ 46,524**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 46,524**
Excess (Deficiency) of Revenues over Expenditures	$ (46,524)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (46,524)

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	$409,969	
Bonds Outstanding - 11/1/24		$5,765,000
Current Bonds Outstanding		**$5,765,000**