

*Grande Pines  
Community Development District*

*Agenda*

*August 18, 2025*

# AGENDA

# *Grande Pines*

## *Community Development District*

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219 East Livingston Street, Orlando, Florida 32801

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

August 11, 2025

**Board of Supervisors  
Grande Pines  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Grande Pines Community Development District** will be held **Monday, August 18, 2025 at 10:00 AM at the Offices of GMS-CF, LLC, 219 East Livingston Street, Orlando, Florida 32801.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Acceptance of Resignation of Randy Jones, Seat #5
  - B. Appointment of Individual to Fulfill Board Vacancy in Seat #5 with a Term Ending November 2026
  - C. Administration of Oath of Office to Newly Appointed Board Member
  - D. Consideration of Resolution 2025-09 Appointing Assistant Secretary
4. Approval of Minutes of the July 21, 2025 Audit Committee Meeting and Board of Supervisors Meeting
5. Ratification of Auditing Services Agreement with Grau & Associates for Fiscal Year 2025
6. 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
7. Other Business
8. Supervisors Requests
9. Adjournment

Sincerely,



Jason Showe  
District Manager


## SECTION III

# SECTION A

**Date:** July 23, 2025

I am writing to formally resign from my position as a Board Member of Grand Pine CDD Board, effective immediately.

Sincerely,



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**Randy Jones**

# SECTION D

**RESOLUTION 2025-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT SECRETARY OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Grande Pines Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Orange County, Florida; and

**WHEREAS**, the Board of Supervisors of the District desires to appoint an Assistant Secretary.

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

**SECTION 1.** \_\_\_\_\_ is appointed Assistant Secretary.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 18<sup>th</sup> day of August, 2025.

ATTEST:

**GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors



## SECTION IV

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

The Audit Committee meeting of the Grande Pines Community Development District was held Monday, **July 21, 2025**, at 11:00 a.m. at the Offices of GMS-CF, LLC at 219 East Livingston Street, Orlando, Florida 32801.

Present for the Audit Committee were:

Achal Aggarwal  
Linda Kepfer  
Maria Perez

Chairman  
Vice Chairperson  
Assistant Secretary

Also present were:

Jason Showe  
Jay Lazarovich  
Mohammad Eisa *by phone*  
Jarett Wright

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Showe: We'll let the record reflect that we only have members of the Board and staff present.

**THIRD ORDER OF BUSINESS**

**Review of Proposals and Tally of Audit  
Committee Members Rankings**

**A. DiBartolomeo, McBee, Hartley & Barnes**

**B. Grau & Associates**

Mr. Showe: We did receive two proposals. They're both good firms. We use them both. I would say that you could rank them pretty equally. They do split apart a little bit on price. Over

the five-year term Grau & Associates is slightly cheaper. It would be our recommendation, if the Audit Committee is amenable, that you could rank them equally on all the other items and give Grau & Associates 20 in price and DiBartolomeo and their firm 19 on price, which would make Grau & Associate the #1 ranked auditor. They are also your current vendor, so there wouldn't be a whole lot of transition, and they do a great job. That would be our recommendation, but we're certainly open to any interpretation from the Audit Committee.

Mr. Aggarwal: I'm good to move forward with Grau & Associates. I can make a motion to accept Grau's proposal for financial auditing services.

Mr. Showe: You would be making them the #1 ranked vendor.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Ranking Grau & Associates as the #1 Auditor, was approved.
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**FOURTH ORDER OF BUSINESS**

**Adjournment**

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

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Chairman/Vice Chairman



**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, **July 21, 2025**, at 10:00 a.m. at the Offices of GMS-CF, LLC at 219 East Livingston Street, Orlando, Florida 32801.

Present and constituting a quorum:

Achal Aggarwal  
Linda Kepfer  
Maria Perez

Chairman  
Vice Chairperson  
Assistant Secretary

Also present were:

Jason Showe  
Jan Carpenter  
Mohammad Eisa *by phone*  
Jarett Wright

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Showe: There is no members of the audience here to provide any public comment and we can proceed on to approval of minutes.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the April 21, 2025  
Board of Supervisors and Audit  
Committee Meeting**

Mr. Showe: We've got both your April 21, 2025 Board meeting minutes as well as the April 21, 2025 Audit Committee meeting minutes. We can take any corrections or changes to those at this time, or we can take a motion to approve.

Mr. Aggarwal: I'll move to accept the minutes.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Minutes of the April 21, 2025 Board of Supervisors and Audit Committee Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Acceptance of Ranking of the Audit  
Committee Meeting and Authorizing Staff  
to Send a Notice of Intent to Award**

Mr. Showe: Before this meeting, we did have our Audit Committee meeting, and the Audit Committee recommended Grau & Associates as the #1 ranked vendor. We would like, if the Board is amenable, to go ahead and accept that ranking and also authorize staff to award that contract.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Accepting the Ranking of the Audit Committee Meeting and Authorizing Staff to Send a Notice of Intent to Award to Grau & Associates, was approved.
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**FIFTH ORDER OF BUSINESS**

**Public Hearing**

Mr. Showe: The next item is our budget hearing. We will look for a motion to open the public hearing.

Mr. Aggarwal: I will move to open the public hearing.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Opening the Public Hearing, was approved.
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**A. Consideration of Resolution 2025-07 Adopting the Fiscal Year 2026 Budget and  
Relating to the Annual Appropriations**

Mr. Showe: The first resolution we have is Resolution 2025-07. This will be a resolution adopting the Fiscal Year 2026 budget. Behind that resolution, we do have Exhibit A, which is the

proposed 2026 budget. We will note that there is no change in assessments, so there is no assessment increase to landowners. On the admin side it's pretty level. It's just some slight contract adjustments. The field side is also pretty level overall. We have made some adjustments to account for the new security contract that was entered into this year. We've also made some adjustments to the landscape, which is accounting for new areas coming online. Same with the streetlights based on some proposals we have received. Behind that, we do have some item text description. We use those so that we can be really transparent for both the Board and the residents in terms of where all those funds are coming from. When we have contracts, we try to list those out as well so it's really transparent for you and your residents. Behind that is the debt service; the Board doesn't have any flexibility on the debt service portion. Those are set when the bonds are issued. The last page is a summary assessment chart which details out for residents both the combination of the O&M and the debt service assessments. We'll note for the record we have no members of the public here to provide any comments, so we can return it to the Board for any questions or comments they might have on that, or we can look for a motion to approve that resolution.

Mr. Aggarwal: I move to approve Resolution 2025-07.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Resolution 2025-07 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations, was approved.

**B. Consideration of Resolution 2025-08 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Showe: The second part of our budget process is going to be Resolution 2025-08. Mechanically, this is the resolution that actually levies the assessments on the tax bill. Attached to this resolution will be the adopted budget you just approved plus the large spreadsheet you see in your agenda. That spreadsheet is actually the document that gets transmitted to the tax collector and then those assessments get levied from that point on to the tax bills. Again, we'll note that there is no members of the public to provide comment. We can return it to the Board for any questions or a motion to approve Resolution 2025-08.

Mr. Aggarwal: I will move to approve Resolution 2025-08.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Resolution 2025-08 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Showe: We'll look for a motion now to close the public hearing.

Mr. Aggarwal: I move to close the public hearing.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Closing the Public Hearing, was approved.

## **SIXTH ORDER OF BUSINESS**

### **Review and Acceptance of Fiscal Year 2024 Audit Report**

Mr. Showe: The next item we are presenting you with is the Fiscal Year 2024 Audit Report. There is a lot of information there for the Board, but we typically would just refer you to the last page, which is the report to management. On your iPad, that is on page 130. What this does is this check lists all the items that they are required to statutorily review. You'll see there are no current year findings, there are no prior year findings, there were no significant findings of recommendations. We were in compliance with everything, and we did not meet any deteriorating financial conditions, which is great. It's a clean audit for our purposes. We did provide it to counsel for any comments they would have, so it's been all processed. We would like a motion of the Board to accept that audit.

Mr. Aggarwal: I'll move to accept the 2024 Audit.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Accepting the Fiscal Year 2024 Audit Report, was approved.

## **SEVENTH ORDER OF BUSINESS**

### **District Goals & Objectives**

#### **A. Adoption of the Fiscal Year 2026 Goals and Objectives**

#### **B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute**

Mr. Showe: Then, while we have the Board here, we've got a couple of compliance items we'll look to take care of for Fiscal Year 2026. Behind that, we are required annually to do performance measures and standards by Florida statutes, so we prepared you the same form that we approved last year for 2026, and we also provided you the full report for 2025. Certainly, the



Board could make any changes to the 2026 form. This is the same form that we're really recommending to a lot of our Districts. It's more about compliance. These don't really go anywhere at this point. They just get posted to your website and then we're required annually to also post the summary at the end of the fiscal year as to how we've completed those goals. So going through your 2025 goals, we've completed all of those as of today with approving the budget.

Ms. Carpenter: So, you'll check off the achieved boxes?

Mr. Showe: Yes.

Ms. Carpenter: Okay.

Mr. Showe: What we would like to do is have a motion of the Board to adopt the Fiscal Year 2026 goals and also provide authority to the Chair to execute the Fiscal Year 2025 goals upon the end of the fiscal year.

Mr. Aggarwal: So moved.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Adopting the Fiscal Year 2026 Goals and Objectives and Providing Authority to the Chair to Execute the Fiscal Year 2025 Goals upon the End of the Fiscal Year, was approved.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Showe: With that, we will turn it over to counsel for staff reports.

Ms. Carpenter: The only major thing we've been working on is an easement that's needed for some stormwater that was kind of an interesting issue. Jay kept coming to me saying this doesn't make sense. There was a call Friday and it's our system, but it's Park Square and another property owner and everybody's worked it through. We have a couple of minor comments for the CDD, but other than that we're in good shape.

Mr. Showe: Okay.

Mr. Aggarwal: It's in the right spot, but it wasn't where we thought it was going to be.

Mr. Showe: Right.

Ms. Carpenter: And they kept asking the CDD to give an easement and it's like well it's not our property. It took a little bit of organizing, but now we're good on that. That's it for us.

Mr. Showe: Perfect.

**B. Engineer**

Mr. Showe: We've got Mohammad on the line. Any updates on the engineering side?

Mr. Eisa: I have no reports to the Board. Thank you.

**C. District Manager's Report**

**i. Check Register**

Mr. Showe: On the District Management side, we've got the approval of the check register. In your general fund, we've got checks 311 through 329 for a total of \$256,006.79. We'll point out that \$150,000 of that is just a check that we wrote to the SBA so we can get some additional investment funds for the District while we have some funds on hold. We also have some checks that were written out to the Debt Service Fund. Other than that, we can certainly take any questions or comments from the Board, or we can take a motion to approve.

Mr. Aggarwal: The SBA?

Ms. Carpenter: That's the State Board of Administration. It's where governments invest funds.

Mr. Showe: For the Board's information, we either look at an SBA or money market account. Right now, the SBA is doing a little better on terms of investment and we can withdraw those funds within 24 hours. So, when we have the first quarter operating, we like to keep it there to help the District earn a little bit of additional funds. It's definitely better than keeping it in a checking account.

Mr. Aggarwal: Right. Making something. Is it keeping up with inflation?

Mr. Showe: It's like 4% to 5% typically. It's pretty good.

Ms. Carpenter: It's better than money market the last year. It's been good.

Mr. Aggarwal: Good. I move to approve the summary of the check register.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Check Register, was approved.
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**ii. Balance and Income Statement**

Mr. Showe: You've got your balance sheet and income statement. There's no action from the Board required. We are performing better than budget to actuals, so good shape on that. We are at 93% collected on assessments, so we are also in good shape there.

**iii. Ratification of Series 2024 Requisitions #21-#25**

Mr. Showe: Behind that, we would like to have the Board ratify requisitions #21 through #25. These are small reimbursements for the District staff for some of the work things. We've already processed them; we just need a ratification.

Mr. Aggarwal: I move to ratify #21 through #25.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Series 2024 Requisitions #21-#25, were ratified.

**iv. Presentation of Series 2021 and 2024 Arbitrage Rebate Calculation Reports**

Mr. Showe: Following that, we've got the presentation of your arbitrage reports for Series 2021 as well as 2024. These are just required tests that we have to do every year in accordance with the bonds to make sure we're not making more than we are legally allowed to in interest. In both cases, there is no liability, so we're in compliance.

Ms. Carpenter: Yes. It's an IRS protection that governments can issue bonds and then take the money and invest it and make more money. If you do make more money, you have to repay it back to the IRS. It's required under every bond issue.

Mr. Aggarwal: Okay, that makes sense.

Mr. Showe: There is no action required. We just present those to the Board to let you know that we're in compliance.

**v. Approval of Fiscal Year 2026 Meeting Dates**

Mr. Showe: Finally, the last compliance item we've got is the approval of the Fiscal Year 2026 meeting dates. We are required annually to produce a full schedule of meeting dates, so that's in your agenda package. We've kept it at the same time, same dates here. The only exception is we did move the January 26<sup>th</sup> meeting because it did conflict with a national holiday. But other than that, everything else is the same. This doesn't preclude you from setting other meetings or canceling these meetings. It's just required that we set a full meeting schedule. So, certainly we can look to make any changes the Board would like, or we can take a motion to approve that schedule.

Mr. Aggarwal: I will go ahead and move to approve the Fiscal Year 2026 meeting dates.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Fiscal Year 2026 Meeting Dates, was approved.

#### **D. Field Managers Report**

Mr. Wright: Good morning, everyone. We are out of the spare 24-volt LED strips for the poles right now, so we just need to place another order. With that, I'll order probably six of the strips that way we have enough to replace what we need and then we will have backups for a couple of months. That will normally last you at least six months. We don't have too many issues out here. Other properties, I have to replace these every single week. Sometimes three times in a week. Luckily, they're not too expensive and they are lasting a decent bit of time out here, but from time to time they will get bumped and lose circuit, but luckily with that you just hot swap the light. The poles aren't being damaged right now. The end caps sometimes get bumped off, so we have to replace those. But all of that is fairly cheap throughout. The AC unit in the guard house is working, but because it is running 24/7, we need to get somebody out there to service it because it is leaking right now. I would recommend considering their quarterly or semi-annual regular maintenance package because it's a smaller unit that is in there and it's going to keep happening. You've got people in there 24/7.

Mr. Aggarwal: Do you need any action from us to start engaging in finding somebody for regular maintenance?

Mr. Wright: I think just direction right now.

Mr. Showe: Yes. I think direction is fine. Those are relatively inexpensive, as long as there is no opposition from the Board.

Ms. Perez: But what the guard lady noticed is that when the fountain trips, the AC also trips. I don't know if it's something that needs to be split. But when I visit, she says, "*Hey, the fountain went out and so did the AC.*" I don't know what we may have to do.

Mr. Wright: I am not sure entirely how all that's run because the lights at the front entrance were also on that breaker, and they also tripped as well. The fountains will turn off almost on every lightning storm, so normally when we come by the next week, we turn on and reset it. It's a timer thing. It's a breaker thing. Whatever it is. So, most of the time if you see the fountain off, the next time we're on site, it will be back on. The sidewalks at the front are looking a little rough. We do have it budgeted for. We have a company that's typically, they've been the cheapest and they've had the fastest response time, and they do the best job. We will get them out there to address these

issues. One of the main causes in the verge area right there right in front of the clubhouse, they have the rotating sprinkler heads instead of a flat horizontal. Normally with these, it's called ten and a half's. It covers ten feet of spray laterally and has a half inch nozzle that reduces the amount of water that is coming out, so it really only for this specific sprayer. But right now, it's shooting across the sidewalk onto the other plants and everything like that, so it's just a bit much. Those nozzles are maybe \$.50 a piece, so we will get that changed out.

Ms. Perez: On the CDD side or did you need the HOA to do anything?

Mr. Wright: No. That's on the CDD side. This is on the front entrance right before we get over to the HOA area.

Mr. Showe: And we do have an account line for pressure washing, so it's not an additional cost.

Mr. Wright: Like I said, the Sand Skipper Road fountain there, it was added to the insurance property schedule, so we are good there. And it was also just a basic timer issue from the lightning storms. These ones have been proving to be much better than other communities; they don't turn off as much, but it's still nice to have it. ULS was having some confusion about what they were responsible for. When they lost the HOA, they stopped mowing certain ponds. They thought they only had the front entrance. We did get that cleared up, but I am still having issues with them, as you can see in this picture, this tree has been down for two weeks, they drive right past it. I will make them replace this. At this point, every single time we go there we have the same issues, I have to send the same reports. It's a problem every single time.

Ms. Perez: I think that's similar to what we were experiencing. They just weren't responsive.

Mr. Aggarwal: Do we want to start considering?

Ms. Perez: We were ready to replace them.

Mr. Aggarwal: On the HOA side?

Mr. Wright: Yes. Exclusive took over for the HOA and we do use them in other communities. They do a great job, and they did provide a proposal for us. I don't think we need to consider anybody else right now.

Ms. Carpenter: Under the bidding amounts?

Mr. Wright: Yes.

Mr. Showe: Yes. Well under.

Mr. Wright: It's not even close.

Ms. Carpenter: Okay. Just putting it on the record.

Mr. Showe: It's \$81,000.

Ms. Carpenter: Okay. That's what I figured.

Mr. Wright: I feel like we've given them enough chances.

Mr. Aggarwal: Yes; to step up, yes. Do you need us to do anything as far as going forward with this?

Mr. Wright: I'll just finish the report and then jump into the proposal.

Mr. Aggarwal: Oh yes.

Ms. Perez: Yes. We tried. We actually gave them a couple of months.

Mr. Wright: There is some minor dead plant material in the front median there. Some of the blue dazes cooked, so we're just going to have it pulled and replace them there. Then, like I said, the front is just monument lighting. Luckily, there is no significant issue, it's just a breaker. We have a minimum budget for repairs here, we're trying to keep that as small as possible. Luckily you don't have a lot of property that needs to be maintained. So, if I am scheduling my crew to go out and do work, I try to pack as many things into one work order as possible so there is not additional charges and things like that going. We had a two week to three week turnaround time in this work order to do the signage and everything got delayed. That's why the lights were off for a little extended period of time, but all of that has been fixed. We installed signage at the front entrance there. They sent us the wrong sign by accident. So, you have a visitors entrance in the left lane, which isn't how it was intended. It was supposed to say residents and owners use the right lane. It says use right lane, but it says "*visitors*" at the top. So, we came by with stickers and did a temporary replacement. I do recommend getting at least two more signs so you have the signs up front leading to it and then I would put one beside of that column so we can have them fix this at that point too.

Ms. Perez: Can you let me know who you're using for that because we need to do the same.

Mr. Wright: FastSigns in Kissimmee. I will give you the contact information. They have a really good turnaround time with the proofs. The proof that they sent me back had my verbiage correct and they sent a picture, but they didn't send the picture of the opposite sign.

Mr. Aggarwal: You said FastSigns?

Mr. Wright: Yes. They do the engineer grade with what their signs and everything like that. We have been using Safety Sign, but you had to place an order with them, then they had to ship down from Massachusetts. You have all that extra time. But, the last thing, there were some issues identified in the annual engineer report, so we're going through and handling the minor things on our end such as there is dirt from construction that are in the gutters there, so we'll go by and get all that cleaned up. Some minor sidewalk repair. All of those will be fixed by the next meeting we have. The last item that I do have, Ruben had reached out to me about turnover for the new ponds that the CDD has taken over. I know previously the engineer had delayed the process because there was a couple of items missing and we didn't have the COC's in place, so I just want to confirm with them that those are ready to go and then we'll set that up.

Ms. Carpenter: And we did get the COC's on those?

Mr. Wright: I don't know yet. I just got the request on Friday of last week.

Mr. Aggarwal: For any of that stuff, can you follow up with Kevin Parrish now?

Mr. Wright: Okay.

Mr. Aggarwal: Do you know Kevin?

Mr. Wright: I think so. I am pretty sure.

Mr. Aggarwal: Let me know if you need his contact, I'll put you in touch.

Mr. Wright: We just want to make sure all the ducks are in order for that. My request would be that they mow it once before turnover because there will be a cleanup fee and that might be pushing budget constraints there.

Mr. Aggarwal: Okay.

Mr. Wright: Attached to the report here is Exclusive's proposal. We have them in about five or six properties right now. They basically do everything for the developer Pulte.

Mr. Aggarwal: They do almost everything for us? Exclusive?

Ms. Perez: They've picked up because I want to say they're up to about three or four right now. They definitely have two resorts now.

Mr. Wright: Now that they are under new ownership, it has cleaned up a lot of things. We did have some problems with their administration side for a while, that's all changed once the new owners came in, took over and cleaned it up.

Mr. Showe: But we've never had problems with the quality of their work, it was more about getting invoices that were correct and labeled properly.

Ms. Carpenter: Yes. That should be the easy part.

Mr. Wright: Page 239 has the map of the property that we are servicing. We've already preemptively priced the new ponds, so we don't have to go back and do an amendment. Page 240 has the pricing sheet broken down by month. Total services would be for \$81,031.80. Luckily, I just looked at the contract, there is only a ten-day termination turnaround time, so we can have them starting almost coinciding with the first of the month.

Mr. Aggarwal: Is this cheaper than ULS?

Mr. Wright: No. This is more expensive than ULS.

Mr. Showe: But we also didn't price ULS for the whole project. Correct?

Mr. Wright: Yes. That is not including the new areas. Correct.

Mr. Showe: But this was under what we put in the budget. When we did the first proposed budget, we projected what we thought it would be, so this was a little under that.

Mr. Aggarwal: Do you need a motion?

Ms. Carpenter: A motion to terminate the existing contract and accept the contract.

Mr. Aggarwal: I will move to terminate ULS and then accept the proposal from Exclusive Landscaping.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Terminating ULS and Accepting Proposal from Exclusive Landscaping, was approved.
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Ms. Carpenter: Will you guys do the termination letter?

Mr. Showe: Yes. We can do that.

Ms. Carpenter: Okay. Do you want a contract?

Mr. Showe: Yes. We will need a contract.

Mr. Wright: I just need to follow up with Exclusive to make sure they are ready to take this over.

Mr. Showe: Yes. Let's find out when they can get queued up first.

Mr. Wright: That's all I have.



**NINTH ORDER OF BUSINESS**

**Other Business**

Mr. Aggarwal: Just as a heads up, just as a quick other business thing, Randy really wants to get off the Board.

Mr. Showe: Okay.

Mr. Aggarwal: I have somebody lined up to take his spot. I just wanted to give you a heads up on that.

Mr. Showe: If he just wants to send a resignation letter, then we can do that at the next meeting.

Mr. Wright: I have one other item. Do we want to use the same holiday decoration provider that we had last year? We had bought the equipment through them and it's \$1,500 for them to come out and do it.

Ms. Perez: I am going to start working with vendors this week on the HOA side to try and get us bulk service, so that we can kind of take all of our communities across the Board, which will lower our deficit funding for each community. We are going to be work with Holiday Décor, LLC. I can try to group the CDD with our bulk and I will get back with you. I'll give you their contact either way.

Mr. Showe: Perfect.

Ms. Perez: I will send it to you.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

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Chairman/Vice Chairman

## SECTION V



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

July 22, 2025

Board of Supervisors  
Grande Pines Community Development District  
219 East Livingston Street  
Orlando, Florida 32801

We are pleased to confirm our understanding of the services we are to provide Grande Pines Community Development District, Orange County, Florida ("the District") for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Grande Pines Community Development District as of and for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.**

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$4,000 for the September 30, 2025 audit. The fees for the fiscal years 2026, 2027, 2028 and 2029 will not exceed \$4,100, \$4,200, \$4,300 and \$4,400, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Grande Pines Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Grande Pines Community Development District.

By:  \_\_\_\_\_

Title: Assistant Secretary

Date: 7/22/25



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
**951 Yamato Rd Ste 280**  
**Boca Raton, FL 33431-1809**

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

## SECTION VI



# SECTION C

# SECTION 1

# Grande Pines Community Development District

## Summary of Check Register

July 8, 2025 to August 4, 2025

Fund	Date	Check No.'s	Amount
General Fund	7/8/25	330	\$ 502.61
	7/15/25	331-333	\$ 10,063.78
	7/22/25	334	\$ 345.00
	7/29/25	335	\$ 27.00
			<u>\$ 10,938.39</u>
	<u>Supervisors July 2025</u>		
	Achal Aggarwal	50101	\$ 184.70
	Linda Kepfer	50102	\$ 184.70
	Maria Perez	50103	\$ 184.70
			<u>\$ 554.10</u>
<b>Total Amount</b>			<b>\$ 11,492.49</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/08/25	00004	4/30/25 11581096	202504 310-51300-48000	NOT AUDIT MTG 4/14/25	*	241.93	
		4/30/25 11581096	202504 310-51300-48000	NOT AUDIT MTG 4/25/25	*	260.68	
ORLANDO SENTINEL							502.61 000330
7/15/25	00024	6/30/25 19871	202506 320-53800-47000	LAKE MAINTENANCE JUNE 25	*	675.00	
AQUATIC WEED MANAGEMENT, INC							675.00 000331
7/15/25	00001	7/01/25 100	202507 320-53800-34000	FIELD MANAGEMENT JULY 25	*	1,312.50	
		7/01/25 101	202507 310-51300-34000	MANAGEMENT FEES JULY 25	*	3,541.67	
		7/01/25 101	202507 310-51300-35200	WEBSITE ADMIN JULY 25	*	105.00	
		7/01/25 101	202507 310-51300-35100	INORMATION TECH JULY 25	*	157.50	
		7/01/25 101	202507 310-51300-31300	DISSEMAINTION SVC JULY 25	*	583.33	
		7/01/25 101	202507 310-51300-51000	OFFICE SUPPLIES	*	.15	
		7/01/25 101	202507 310-51300-42000	POSTAGE	*	22.95	
GOVERNMENTAL MANAGEMENT SERVICES-CF							5,723.10 000332
7/15/25	00017	7/10/25 160009	202507 320-53800-46200	LANDSCAPE MAINT JULY 25	*	3,665.68	
UNITED LAND SERVICES							3,665.68 000333
7/22/25	00006	7/15/25 19-151(6	202506 310-51300-31100	ENGINEER SVCS JUNE 25	*	345.00	
POULOS & BENNETT							345.00 000334
7/29/25	00002	7/07/25 142536	202506 310-51300-31500	GENERAL COUNSEL JUNE 25	*	27.00	
LATHAM LUNA EDEN & BEAUDINE							27.00 000335
TOTAL FOR BANK A						10,938.39	
TOTAL FOR REGISTER						10,938.39	

## SECTION 2

***Grande Pines***  
***Community Development District***

***Unaudited Financial Reporting***  
***June 30, 2025***



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**Grande Pines**  
**Community Development District**  
**Combined Balance Sheet**  
**June 30, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Total Governmental Funds</i>
<b>Assets:</b>				
Cash	\$ 173,857	\$ -	\$ -	\$ 173,857
State Board of Administration	\$ 150,459	\$ -	\$ -	\$ 150,459
Prepaid Expenses	\$ 4,143	\$ -	\$ -	\$ 4,143
<u>Series 2021</u>				
Reserve	\$ -	\$ 382,500	\$ -	\$ 382,500
Revenue	\$ -	\$ 151,501	\$ -	\$ 151,501
Construction	\$ -	\$ -	\$ 28,166	\$ 28,166
<u>Series 2024</u>				
Reserve	\$ -	\$ 403,703	\$ -	\$ 403,703
Revenue	\$ -	\$ 148,212	\$ -	\$ 148,212
Construction	\$ -	\$ -	\$ 1,136,456	\$ 1,136,456
<b>Total Assets</b>	<b>\$ 328,460</b>	<b>\$ 1,085,917</b>	<b>\$ 1,164,622</b>	<b>\$ 2,578,998</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 1,550	\$ -	\$ -	\$ 1,550
Deposits	\$ 5,000	\$ -	\$ -	\$ 5,000
<b>Total Liabilities</b>	<b>\$ 6,550</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,550</b>
<b>Fund Balances:</b>				
Unassigned	\$ 321,910	\$ -	\$ -	\$ 321,910
Assigned for:				
Debt Service - Series 2021	\$ -	\$ 534,001	\$ -	\$ 534,001
Debt Service - Series 2024	\$ -	\$ 551,915	\$ -	\$ 551,915
Capital Projects - Series 2021	\$ -	\$ -	\$ 28,166	\$ 28,166
Capital Projects - Series 2024	\$ -	\$ -	\$ 1,136,456	\$ 1,136,456
<b>Total Fund Balances</b>	<b>\$ 321,910</b>	<b>\$ 1,085,917</b>	<b>\$ 1,164,622</b>	<b>\$ 2,572,449</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 328,460</b>	<b>\$ 1,085,917</b>	<b>\$ 1,164,622</b>	<b>\$ 2,578,998</b>



# Grande Pines

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 618,635	\$ 618,635	\$ 593,876	\$ (24,759)
Developer Contribution	\$ -	\$ -	\$ 6,319	\$ 6,319
Cost Share Revenue	\$ 6,242	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ 459	\$ 459
Miscellaneous Revenue	\$ -	\$ -	\$ 788	\$ 788
<b>Total Revenues</b>	<b>\$ 624,877</b>	<b>\$ 618,635</b>	<b>\$ 601,442</b>	<b>\$ (17,193)</b>

#### **Expenditures:**

##### Administrative Expenditures

Supervisor Fees	\$ 12,000	\$ 9,000	\$ 2,000	\$ 7,000
FICA Expense	\$ 918	\$ 689	\$ 153	\$ 536
Engineering	\$ 12,000	\$ 9,000	\$ 776	\$ 8,224
Attorney	\$ 25,000	\$ 18,750	\$ 5,145	\$ 13,605
Arbitrage	\$ 900	\$ 900	\$ 900	\$ -
Annual Audit	\$ 6,000	\$ 6,000	\$ 6,700	\$ (700)
Dissemination Fees	\$ 7,000	\$ 5,250	\$ 5,250	\$ -
Trustee Fees	\$ 8,200	\$ 6,164	\$ 6,164	\$ -
Assessment Administration	\$ 5,562	\$ 5,562	\$ 5,562	\$ -
Management Fees	\$ 42,500	\$ 31,875	\$ 31,875	\$ -
Information Technology	\$ 1,890	\$ 1,418	\$ 1,418	\$ -
Website Administration	\$ 1,260	\$ 945	\$ 945	\$ -
Telephone	\$ 300	\$ 225	\$ -	\$ 225
Postage	\$ 200	\$ 200	\$ 385	\$ (185)
Insurance	\$ 6,684	\$ 6,684	\$ 6,319	\$ 365
Printing & Binding	\$ 350	\$ 263	\$ 16	\$ 246
Legal Advertising	\$ 5,000	\$ 1,765	\$ 1,765	\$ -
Other Current Charges	\$ 1,000	\$ 750	\$ 382	\$ 368
Office Supplies	\$ 200	\$ 150	\$ 1	\$ 149
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Administrative Expenditures</b>	<b>\$ 137,139</b>	<b>\$ 105,763</b>	<b>\$ 75,931</b>	<b>\$ 29,832</b>

# Grande Pines

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<i><u>Field Expenditures</u></i>				
Field Management	\$ 15,750	\$ 11,813	\$ 11,813	\$ -
Security	\$ 240,000	\$ 180,000	\$ 135,940	\$ 44,060
Gate Attendants	\$ -	\$ -	\$ 12,100	\$ (12,100)
Gate Repairs	\$ 6,000	\$ 4,500	\$ 2,415	\$ 2,085
Gate Internet, Phone, Cable	\$ 3,000	\$ 2,250	\$ -	\$ 2,250
Gate Cameras	\$ 1,200	\$ 900	\$ -	\$ 900
Gate Supplies	\$ 1,500	\$ 1,125	\$ -	\$ 1,125
Property Insurance	\$ 2,465	\$ 2,465	\$ -	\$ 2,465
Electric	\$ 27,000	\$ 20,250	\$ 14,853	\$ 5,397
Streetlights	\$ 60,648	\$ 45,486	\$ -	\$ 45,486
Water & Sewer	\$ 21,740	\$ 16,305	\$ 1,685	\$ 14,620
Landscape Maintenance	\$ 69,900	\$ 52,425	\$ 32,991	\$ 19,434
Landscape Contingency	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Irrigation Repairs	\$ 3,000	\$ 2,250	\$ 334	\$ 1,916
Lake Maintenance	\$ 12,035	\$ 9,026	\$ 6,865	\$ 2,161
Pressure Washing	\$ 6,000	\$ 4,500	\$ -	\$ 4,500
Repairs & Maintenance	\$ 10,000	\$ 7,500	\$ 182	\$ 7,318
Contingency	\$ 2,500	\$ 1,875	\$ 1,067	\$ 808
<b><u>Total Field Expenditures</u></b>	<b>\$ 487,738</b>	<b>\$ 366,420</b>	<b>\$ 220,245</b>	<b>\$ 146,175</b>
<b>Total Expenditures</b>	<b>\$ 624,877</b>	<b>\$ 472,183</b>	<b>\$ 296,176</b>	<b>\$ 176,006</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 305,266</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 16,644</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 321,910</b>	

# Grande Pines

## Community Development District

### Debt Service Fund Series 2021

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
<b>Revenues</b>				
Assessment - Tax Roll	\$ 383,353	\$ 383,353	\$ 367,593	\$ (15,760)
Interest	\$ 7,000	\$ 7,000	\$ 15,821	\$ 8,821
<b>Total Revenues</b>	<b>\$ 390,353</b>	<b>\$ 390,353</b>	<b>\$ 383,414</b>	<b>\$ (6,939)</b>
<b>Expenditures:</b>				
<b>Series 2021</b>				
Interest - 11/1	\$ 118,938	\$ 118,938	\$ 118,938	\$ -
Principal - 5/1	\$ 145,000	\$ 145,000	\$ 145,000	\$ -
Interest - 5/1	\$ 118,938	\$ 118,938	\$ 118,938	\$ -
<b>Total Expenditures</b>	<b>\$ 382,875</b>	<b>\$ 382,875</b>	<b>\$ 382,875</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (11,502)	\$ (11,502)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (11,502)</b>	<b>\$ (11,502)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 7,478</b>		<b>\$ (10,963)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 149,549</b>		<b>\$ 544,964</b>	
<b>Fund Balance - Ending</b>	<b>\$ 157,027</b>		<b>\$ 534,001</b>	

# Grande Pines

## Community Development District

### Debt Service Fund Series 2024

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
<b>Revenues</b>				
Assessment - Tax Roll	\$ 399,845	\$ 399,845	\$ 384,262	\$ (15,583)
Interest	\$ -	\$ -	\$ 15,845	\$ 15,845
<b>Total Revenues</b>	<b>\$ 399,845</b>	<b>\$ 399,845</b>	<b>\$ 400,107</b>	<b>\$ 262</b>
<b>Expenditures:</b>				
<b>Series 2024</b>				
Interest - 11/1	\$ 192,551	\$ 192,551	\$ 158,261	\$ 34,290
Principal - 5/1	\$ 85,000	\$ 85,000	\$ 85,000	\$ -
Interest - 5/1	\$ 158,261	\$ 158,261	\$ 158,261	\$ -
<b>Total Expenditures</b>	<b>\$ 435,812</b>	<b>\$ 435,812</b>	<b>\$ 401,523</b>	<b>\$ 34,290</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (16,938)	\$ (16,938)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (16,938)</b>	<b>\$ (16,938)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (35,967)</b>		<b>\$ (18,353)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 163,630</b>		<b>\$ 570,268</b>	
<b>Fund Balance - Ending</b>	<b>\$ 127,663</b>		<b>\$ 551,915</b>	

# Grande Pines

## Community Development District

### Capital Projects Fund Series 2021

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 637	\$ 637
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 637</b>	<b>\$ 637</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 407	\$ (407)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 407</b>	<b>\$ (407)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 11,502	\$ 11,502
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,502</b>	<b>\$ 11,502</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,731</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,435</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 28,166</b>	

# Grande Pines

## Community Development District

### Capital Projects Fund Series 2024

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 84,440	\$ 84,440
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 84,440</b>	<b>\$ 84,440</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 3,912,821	\$ (3,912,821)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,912,821</b>	<b>\$ (3,912,821)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 16,938	\$ 16,938
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,938</b>	<b>\$ 16,938</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (3,811,442)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,947,898</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,136,456</b>	

**Grande Pines**  
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 17,575	\$ 47,110	\$ 2,321	\$ 118,799	\$ 379,327	\$ 18	\$ 11,118	\$ 17,609	\$ -	\$ -	\$ -	\$ 593,876
Developer Contribution	\$ 6,319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,319
Cost Share Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 459	\$ -	\$ -	\$ -	\$ 459
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 788	\$ -	\$ -	\$ -	\$ -	\$ 788
<b>Total Revenues</b>	<b>\$ 6,319</b>	<b>\$ 17,575</b>	<b>\$ 47,110</b>	<b>\$ 2,321</b>	<b>\$ 118,799</b>	<b>\$ 379,327</b>	<b>\$ 18</b>	<b>\$ 11,905</b>	<b>\$ 18,068</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 601,442</b>
<b>Expenditures:</b>													
<i>Administrative Expenditures</i>													
Supervisor Fees	\$ 200	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
FICA Expense	\$ 15	\$ 46	\$ 46	\$ -	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153
Engineering	\$ -	\$ 155	\$ 139	\$ -	\$ -	\$ -	\$ 138	\$ -	\$ 345	\$ -	\$ -	\$ -	\$ 776
Attorney	\$ 1,301	\$ 636	\$ 1,196	\$ 27	\$ 27	\$ 439	\$ 621	\$ 872	\$ 27	\$ -	\$ -	\$ -	\$ 5,145
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ 450	\$ -	\$ -	\$ -	\$ 900
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,700
Dissemination Fees	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ 5,250
Trustee Fees	\$ 2,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,164
Assessment Administration	\$ 5,562	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,562
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ 31,875
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ 1,418
Website Administration	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ 945
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 6	\$ 5	\$ 113	\$ 33	\$ 38	\$ 101	\$ 6	\$ 35	\$ 50	\$ -	\$ -	\$ -	\$ 385
Insurance	\$ 6,319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,319
Printing & Binding	\$ 8	\$ -	\$ 1	\$ -	\$ -	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16
Legal Advertising	\$ 759	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,765
Other Current Charges	\$ 41	\$ 41	\$ 41	\$ 41	\$ 44	\$ 44	\$ 44	\$ 43	\$ 44	\$ -	\$ -	\$ -	\$ 382
Office Supplies	\$ 0	\$ 0	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total Administrative Expenditure</b>	<b>\$ 20,795</b>	<b>\$ 5,870</b>	<b>\$ 6,522</b>	<b>\$ 4,488</b>	<b>\$ 4,497</b>	<b>\$ 4,978</b>	<b>\$ 17,691</b>	<b>\$ 5,788</b>	<b>\$ 5,303</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75,931</b>

**Grande Pines**  
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Field Expenditures</u>													
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ 11,813
Security	\$ 6,517	\$ 18,526	\$ 19,040	\$ 19,094	\$ 16,896	\$ 18,675	\$ 18,110	\$ 19,083	\$ -	\$ -	\$ -	\$ -	\$ 135,940
Gate Attendants	\$ 12,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,100
Gate Repairs	\$ -	\$ -	\$ 1,349	\$ 724	\$ 343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,415
Gate Internet, Phone, Cable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gate Cameras	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gate Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ 1,459	\$ -	\$ 2,782	\$ 1,540	\$ 1,509	\$ 1,351	\$ 1,569	\$ 2,873	\$ 1,771	\$ -	\$ -	\$ -	\$ 14,853
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,685	\$ -	\$ -	\$ -	\$ 1,685
Landscape Maintenance	\$ 3,666	\$ 3,666	\$ 3,666	\$ 3,666	\$ 3,666	\$ 3,666	\$ 3,666	\$ 3,666	\$ 3,666	\$ -	\$ -	\$ -	\$ 32,991
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 334	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 334
Lake Maintenance	\$ 675	\$ 675	\$ 1,070	\$ 675	\$ 675	\$ 1,070	\$ 675	\$ 675	\$ 675	\$ -	\$ -	\$ -	\$ 6,865
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ -	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102	\$ -	\$ -	\$ -	\$ 182
Contingency	\$ -	\$ 850	\$ -	\$ -	\$ -	\$ 217	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,067
<u>Total Field Expenditures</u>	\$ 26,064	\$ 25,029	\$ 29,298	\$ 27,011	\$ 24,400	\$ 26,291	\$ 25,332	\$ 27,609	\$ 9,211	\$ -	\$ -	\$ -	\$ 220,245
<b>Total Expenditures</b>	\$ 46,858	\$ 30,899	\$ 35,821	\$ 31,500	\$ 28,897	\$ 31,268	\$ 43,023	\$ 33,397	\$ 14,514	\$ -	\$ -	\$ -	\$ 296,176
<b>Excess (Deficiency) of Revenues over Expenditures</b>	\$ (40,539)	\$ (13,324)	\$ 11,289	\$ (29,179)	\$ 89,902	\$ 348,058	\$ (43,005)	\$ (21,492)	\$ 3,554	\$ -	\$ -	\$ -	\$ 305,266



**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)
Less: Principal Payment - 5/1/25	(\$145,000)
<b>Current Bonds Outstanding</b>	<b>\$6,205,000</b>

**Series 2024, Special Assessment Bonds**

Interest Rates:	4.650%, 5.450%, 5.800%
Maturity Date:	5/1/2054
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$399,845
Reserve Fund Balance	\$403,703
Bonds Outstanding - 11/1/24	\$5,765,000
Less: Principal Payment - 5/1/25	(\$85,000)
<b>Current Bonds Outstanding</b>	<b>\$5,680,000</b>

**Grande Pines CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2025**

Gross Assessments \$ 657,404.47 \$ 406,915.35 \$ 425,367.77 \$ 1,489,687.59  
Net Assessments \$ 617,960.20 \$ 382,500.43 \$ 399,845.70 \$ 1,400,306.33

**ON ROLL ASSESSMENTS**

44.13% 27.32% 28.55% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>General Fund</i>	<i>2021 Debt Service</i>	<i>2024 Debt Service</i>	<i>Total</i>
11/13/24	2	\$9,739.51	(\$389.59)	\$0.00	\$0.00	\$9,349.92	\$4,126.15	\$2,553.98	\$2,669.79	\$9,349.92
11/26/24	3	\$32,059.23	(\$1,282.39)	(\$301.65)	\$0.00	\$30,475.19	\$13,448.81	\$8,324.45	\$8,701.93	\$30,475.19
12/06/24	4	\$17,855.77	(\$714.25)	\$0.00	\$0.00	\$17,141.52	\$7,564.61	\$4,682.29	\$4,894.62	\$17,141.52
12/13/24	5	\$11,768.58	(\$470.74)	\$0.00	\$785.70	\$12,083.54	\$5,332.51	\$3,300.68	\$3,450.35	\$12,083.54
12/20/24	6	\$80,756.80	(\$3,230.32)	\$0.00	\$0.00	\$77,526.48	\$34,212.71	\$21,176.73	\$22,137.03	\$77,526.48
01/15/25	7	\$5,478.48	(\$219.14)	\$0.00	\$0.00	\$5,259.34	\$2,320.97	\$1,436.61	\$1,501.76	\$5,259.34
02/14/25	8	\$280,416.80	(\$11,216.88)	\$0.00	\$0.00	\$269,199.92	\$118,798.89	\$73,533.26	\$76,867.77	\$269,199.92
03/13/25	9	\$895,374.41	(\$35,814.59)	\$0.00	\$0.00	\$859,559.82	\$379,326.83	\$234,792.91	\$245,440.08	\$859,559.82
04/11/25	10	\$0.00	\$40.59	\$0.00	\$0.00	\$40.59	\$17.91	\$11.09	\$11.59	\$40.59
05/15/25	11	\$25,972.03	(\$779.14)	\$0.00	\$0.00	\$25,192.89	\$11,117.71	\$6,881.56	\$7,193.62	\$25,192.89
06/12/25	INTEREST	\$0.00	\$0.00	\$0.00	\$10,728.62	\$10,728.62	\$4,734.58	\$2,930.57	\$3,063.47	\$10,728.62
06/13/25	12	\$29,827.25	(\$653.36)	\$0.00	\$0.00	\$29,173.89	\$12,874.54	\$7,968.99	\$8,330.36	\$29,173.89
<b>TOTAL</b>		<b>\$ 1,389,248.86</b>	<b>\$ (54,729.81)</b>	<b>\$ (301.65)</b>	<b>\$ 11,514.32</b>	<b>\$ 1,345,731.72</b>	<b>\$ 593,876.23</b>	<b>\$ 367,593.11</b>	<b>\$ 384,262.38</b>	<b>\$ 1,345,731.72</b>

<b>96%</b>	<b>Net Percent Collected</b>
<b>\$54,574.61</b>	<b>Balance Remaining to Collect</b>