

*Grande Pines  
Community Development District*

*Agenda*

*September 15, 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

September 8, 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, September 15, 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 Kevin Parrish, 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 2025-10 Appointing Assistant Secretary
4. Approval of Minutes of the August 18, 2025 Board of Supervisors Meeting
5. Consideration of Fiscal Year 2026 Contract Renewals
  - A. Aquatic Plant Management Agreement with Aquatic Weed Management, Inc.
  - B. Fountain Maintenance Agreement with Cascade Fountains
  - C. Security Services Agreement with DSI Security Services
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

**From:** Kevin Parrish kparrish@parksquarehomes.com  
**Subject:** RE: Grande Pines CDD 09/15/25 Meeting Reminder

**Date:** September 4, 2025 at 3:52 PM

**To:** Syanne Hall shall@gmscfl.com, Achal Aggarwal aaggarwal@parksquarehomes.com, Linda Kepfer lkeper@kimayarealestate.com, Maria Perez MPerez@parksquarehomes.com, Ernestina Whitney ewhitney@parksquarehomes.com

**Cc:** George Flint gflint@gmscfl.com, Jason Showe jshowe@gmscfl.com

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To all:

I am hereby resigning from the CDD board. I have not filled out my Form 1 paperwork as of yet so I should not have to fill out a withdrawal form. Please advice if this is correct.

Thank you.



**KEVIN PARRISH**  
**Senior Land Development Manager**

5200 Vineland Road, Suite 200 | Orlando, FL 32811  
407.446.9912 **Mobile**  
[parksquarehomes.com](http://parksquarehomes.com)



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# SECTION D

**RESOLUTION 2025-10**

**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 15<sup>th</sup> day of September, 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 regular meeting of the Board of Supervisors of the Grande Pines Community Development District was held Monday, **August 18, 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  
Ernestina Whitney  
Kevin Parrish

Chairman  
Vice Chairperson  
Assistant Secretary  
Appointed as Assistant Secretary

Also present were:

Jason Showe  
Jan Carpenter  
Mohammad Eisa *by phone*

District Manager, GMS  
District Counsel  
District Engineer

**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. Mr. Showe also noted that Ms. Whitney had completed her oath of office before the meeting.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Showe: We have no members of the audience here to provide any comments, so we'll proceed on to organizational matters.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Randy Jones, Seat #5**

Mr. Showe: We did receive a resignation from Randy Jones. That resignation is included with your agenda package. We would take a motion at this time to accept that resignation.

Mr. Aggarwal: I'll move to accept for the resignation.

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

**B. Appointment of Individual to Fulfill Board Vacancy in Seat #5 with a Term Ending November 2026**

Mr. Showe: With that we'll go ahead and accept any appointments from the Board to fulfill that seat with the term ending in November 2026.

Mr. Aggarwal: We're appointing Mr. Kevin Parrish.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Appointing Kevin Parrish to Fulfill Board Vacancy in Seat #5 was approved.

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

Mr. Showe: We'll start with Kevin; we have the form here, you just print your name and sign it. And then you can state it on the record as a citizen 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 the public funds as such employee or officer do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the state of Florida. And then I'll go through the items that you have behind there is an information sheet, if you could just put down your basic stuff, your name, if there's an address you want us to send anything to as well as an email address and a phone number. That's really all that we need and that can be your company one or your personal one, whichever you prefer.

Ms. Carpenter: While Jason is dealing with paperwork, we as counsel for the District, will briefly go over a couple of the big issues. You are government officials of the state of Florida. This this is different from an HOA. You actually have to follow the ethics laws, Sunshine Law, public records law, so if you're using a personal or business email address, keep your emails separate from your business emails because it is a public records request. You will have to save those at all times and you have to make sure that those are available to the public if somebody asked for all records related to a topic. If you have any paper records that you keep, or your notes you are taking

that are notes that you would normally keep, keep them in a separate file again so they're not mixed in with your work files so you have those to produce if someone asks. We're getting a lot of General Public records requests from I think that we can call them clearing houses. They're just looking for information and will ask for all invoices for a certain period, all vendors for a certain period. Most things don't affect you guys, but occasionally we'll get one about a certain topic and then we have to ask all the Supervisors. That's kind of the basics on public records. For Sunshine Law, two Board members may not speak about anything that could come before the Board. When you're working, be careful not to talk about Grande Pines to one another. Keep anything you have to say. If you have a question, ask Jason or ask us. If it's something we need to find out from the Board, we'll figure out can we ask everybody without polling them? Because then that's a Sunshine Law violation as well. It's tough when you all are in the same workplace, so you just have to be very cautious about what you're talking about. And then the ethics are for all public officials, you can't accept anything for your vote. You can't have any ownership interest in a company. So if your brother owns a landscaping company, you will need to disclose that and not vote. And when you disclose a conflict, you have to put something in the file. We'll send you some handouts. Please don't text anything because texts can't be saved under almost all plans on your phones, so texting is an easy way to get in trouble without thinking about it because those are public records. Some of the City Council Board members actually were fined and I think one even got jail time. They were texting during a meeting to each other and there are companies like clearing houses that are out there looking for violations. So we advise against using text, don't respond to anything on a Facebook post you know about the development that involves the CDD, because then people can respond and you can't save their responses. You also would be showing your views about a CDD issue to the other Board members, which could be a Sunshine violation. All this new media is really creating a lot of issues for public officials, but we'll send you something. Jay and I will send you our contact information if you have any questions along the way.

Mr. Showe: And as Jan said, we're always here to help, so if there's something that affects the District that you want the rest of the Board members to know, like a tree falls down and is blocking the road, you can always email that to me. We can distribute information to the Board. We just can't distribute opinions and we can't act as like an intermediary. If something were to need



a vote, we can't send that out and ask what your feelings are but certainly we can distribute information.

Ms. Carpenter: Like we can say, a tree is down, but we can say, you know, a tree is down and I think we should go hire a new landscaping company because these guys didn't do that. Then you'd be forming into like action the Board would take. so reach out to us if you have questions.

Mr. Showe: It's always recommended if you have questions, reach out to myself or counsel, we'll walk you through that. Behind that you'll see instructions for your Form 1. As a government official, you are required to fill out a Form 1 online. The process is a whole lot easier now that it's online. There's a financial disclosure and they kind of walk you through that. It's almost like a TurboTax or a tax software. It kind of tells you put this here, put this here, put this here and then you fill it out.

Ms. Carpenter: And the disclosure is your sources of income, not amounts. So that way the public can know you're working for this company or you have a big investment in some other company.

Mr. Showe: Behind that you've got your W2 or W4 as well as your I-9 as a Board member, you are eligible to receive up to \$200 compensation per meeting. If you choose to accept that, we will need both of those forms filled out and returned back to us and then we can process that. With the I-9, we will need it returned either with the 2 forms of ID or passport is just the one. Then behind that is the ethics form that Jan talked about. I think they've passed the deadline for this year's ethics training?

Ms. Carpenter: I think so, I think it's the first three months. There's an annual ethics training now for CDD. You have to take 4 hours of ethics training. You can do it online. We'll send you some free sources. There's also a couple that are relatively inexpensive if you want to sit through and get them from a different source, and you have to report that on your Form 1. We'll send you information about that. If you start within the first couple of months of the year, you have to do it for this year. but I'm pretty sure you're past that deadline, so you don't have to do it until next year, so you won't report it until 2026.

Mr. Showe: I missed it earlier, but the important dates with those Form 1 is 30 days from today. So you have to fill those in within 30 days of today and then you'll have to do it annually every year. Now that we're doing it in the system, the nice thing is once you put it in the first time,

it's typically going to be very similar every single year, and there's a button that says fill in from last year so it makes the process a little quicker.

Ms. Carpenter: And it's important you do it annually, because they will follow up and eventually fine people if they don't do it. When you leave the Board, you file another form that says I'm not a Board member, I don't need to do this anymore.

Mr. Showe: There is also a Conflict of Interest form. If you ever think that something is coming up for a vote that you have a conflict of interest in, typically that's you or a family member is involved in a business, say the landscaping company, we're bidding on landscaping and you're related to the owner of the landscape company, just as an example, you would just let Jan or I know. There are specific things in the statutes that define what a conflict is, and sometimes people have them, sometimes they don't. It's always better just to let us know. If you do have a conflict, we have a form that you fill out. We disclose that on the record and that's the only way you can abstain from a vote in one of the meetings and again, that's all in that ethics packet, but we like to highlight that just in case. With that, we've prepared a Resolution 2025-09 which would appoint Kevin as an Assistant Secretary. Is there a motion to approve?

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Resolution 2025-09 Appointing Kevin Parrish as Assistant Secretary, was approved.

#### **FOURTH ORDER OF BUSINESS**

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

Mr. Showe: The next item is the minutes of the July 21<sup>st</sup> Audit Committee meeting as well as the Board of Supervisors meeting. We will note that Jan was actually at the meeting last time, so we'll have those minutes updated to reflect that. With that, we can take a motion to approve those as amended.

Mr. Aggarwal: I'll move to approve the minutes as amended.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Minutes of the July 21, 2025, Board of Supervisors and Audit Committee Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of Auditing Services  
Agreement with Grau & Associates for  
Fiscal Year 2025**

Mr. Showe: I went ahead and authorized the Grau & Associates proposal just to get them started so that we could get them lined up a little quicker. This was all in line with what the Audit Committee approved and the Board approved at the last meeting. We are just asking for a motion to ratify that agreement.

Mr. Aggarwal: I'll move to ratify the services agreement with Grau & Associates.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Auditing Services Agreement with Grau & Associates for Fiscal Year 2025. was ratified.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Showe: With that, we'll have Jan present any counsel updates.

Ms. Carpenter: Yeah, Jay is still working through some easements and issues. They seem to be going on forever, but I think conceptually everybody's onboard. It's just getting it all finalized, but other than that, it has been quiet.

**B. Engineer**

Mr. Showe: Next up, we've got our engineer. Any updates on your side?

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

**C. District Manager's Report**

**i. Check Register**

Mr. Showe: Then we can go through the District manager's report and we'll start with the check register. In your general fund, we've got checks 330 through 335 as well as July payroll for a total of \$11,492.49. We do have a summary of those invoices that follow and we can take any questions or comments from the Board or a motion to approve.

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

**ii. Balance and Income Statement**

Mr. Showe: Behind that, we've got your balance sheet and income statement. This doesn't require any action from the Board. We'll point out we are doing much better than budget to actuals, so we're in great shape there. We're at 96% collected on your assessments which is through June so we're in great shape there as well.

**D. Field Managers Report**

Mr. Showe: Jarett couldn't make it today. I know that we've got Exclusive started out there. As far as I know, I think they've started off pretty well. Whenever we transition there are going to be little glitches of hiccups everywhere. There are always little places that they miss or don't know about. But we'll continue and if there's any questions for Jarett, I can definitely get those relayed to him as well.

**SEVENTH ORDER OF BUSINESS****Other Business**

Mr. Showe: With that, we can look for any other business or Supervisor requests.

**EIGHTH ORDER OF BUSINESS****Supervisors' Requests**

Mr. Aggarwal: I do have one thing I wanted to bring up, in order for the CDD to take over infrastructure and then reimburse Park Square, does it have to be a CFC in place for that infrastructure or could we facilitate like a transfer via an engineer certificate?

Ms. Carpenter: It depends on what it is. If it's something that that there is going to be a completion certificate of some agency, yes, we need that. If it's something that you'll get but never comes for months and months and months we can talk to the engineer and try to get it done. If you put together a package of what it is you want to turn over and have the engineer go through and say okay I can certify this. Yeah, we can work through that like a post-closing agreement that will be either transferred to us or whatever, yeah.

Mr. Aggarwal: Okay.

Ms. Carpenter: It really just depends on the utility whether they do it quickly or not.

Mr. Aggarwal: Got it. Okay.

Mr. Showe: Yeah, I've got that flagged on my calendar, so, I'm checking on it every couple of weeks to see where we're at.

Ms. Carpenter: There was one thing in the minutes about holiday decorating. Does that need to come up again, or is that still being looked at?

Ms. Kepfer: No. We're going to try to consolidate it. I've given him the contact information for the holiday décor. It's the same company for the HOA side and for the CDD.

**NINTH 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

# SECTION A

**SECOND EXTENSION TO AQUATIC PLANT MANAGEMENT AGREEMENT**

Grande Pines Community Development District and Applied Aquatic Management, Inc.

**THIS SECOND EXTENSION TO THE AQUATIC PLANT MANAGEMENT AGREEMENT** (the “Second Extension”), dated October 1, 2025, is made by and between **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “District”), whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, and **AQUATIC WEED MANAGEMENT, INC.**, a Florida corporation, (hereinafter referred to as “Contractor”), whose mailing address is P.O. Box 1259, Haines City, Florida 33845.

**WHEREAS**, the District and the Contractor are parties to that certain Aquatic Plant Management Agreement, dated November 1, 2023, as extended by the Extension to Aquatic Plant Management Agreement, dated November 1, 2024 (collectively, the “Agreement”), relating to the provision of maintaining aquatic plant maintenance for property owned and/or operated by the District located in Orange County, Florida, as such services are more particularly described therein; and

**WHEREAS**, the District and Contractor have determined it to be in the best interest of both the District and Contractor to extend of the term of the Agreement for an additional twelve (12) month period; and

**WHEREAS**, upon the written agreement of both District and Contractor, the parties hereto desire to memorialize their agreement that the term of the Agreement should be extended for an additional twelve (12) month period so that the Agreement shall remain in effect until September 30, 2026.

**NOW, THEREFORE**, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. That the foregoing recitals are true, correct and are hereby incorporated by reference as terms.
2. The District and Contractor acknowledge and agree that the Agreement is in full force and effect.
3. That the term of the Agreement shall continue for an additional period of twelve (12) months until September 30, 2026, unless terminated sooner in accordance with the terms of the Agreement. The new termination date of the Agreement shall be September 30, 2026.
4. This Extension may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single Agreement.



5. Except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.
6. All of the provisions contained herein shall become effective upon the execution of this Extension.

**IN WITNESS WHEREOF**, the parties hereto have caused this Second Extension to be executed on their behalf by duly authorized representatives as of the date first set forth above.

**GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT**, a Florida  
community development district

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: Chairman/Vice-Chairman of the  
Board of Supervisors

**AQUATIC WEED MANAGEMENT,  
INC.**, a Florida corporation

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

## SECTION B

**EXTENSION TO FOUNTAIN MAINTENANCE AGREEMENT**

Grande Pines Community Development District and Fountain Design Group, Inc.

**THIS EXTENSION TO THE FOUNTAIN MANAGEMENT AGREEMENT** (the “Extension”), dated October 1, 2025, is made by and between **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “District”), whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, and **FOUNTAIN DESIGN GROUP, INC.**, a Florida corporation, (hereinafter referred to as “Contractor”), whose mailing address is 7628 N.W. 6<sup>th</sup> Avenue, Boca Raton, Florida 33487.

**WHEREAS**, the District and the Contractor are parties to that certain Fountain Maintenance Agreement dated October 1, 2024 (the “Agreement”); and

**WHEREAS**, the District and Contractor have determined it to be in the best interest of both the District and Contractor to extend of the term of the Agreement for an additional twelve (12) month period; and

**WHEREAS**, upon the written agreement of both District and Contractor, the parties hereto desire to memorialize their agreement that the term of the Agreement should be extended for an additional twelve (12) month period so that the Agreement shall remain in effect until September 30, 2026.

**NOW, THEREFORE**, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. That the foregoing recitals are true, correct and are hereby incorporated by reference as terms.
2. The District and Contractor acknowledge and agree that the Agreement is in full force and effect.
3. That the term of the Agreement shall continue for an additional period of twelve (12) months until September 30, 2026, unless terminated sooner in accordance with the terms of the Agreement. The new termination date of the Agreement shall be September 30, 2026.
4. This Extension may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single Agreement.
5. Except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.
6. All of the provisions contained herein shall become effective upon the execution of this Extension.

**IN WITNESS WHEREOF**, the parties hereto have caused this Extension to be executed on their behalf by duly authorized representatives as of the date first set forth above.

**GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT**, a Florida  
community development district

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: Chairman/Vice-Chairman of the  
Board of Supervisors

**FOUNTAIN DESIGN GROUP, INC.**, a  
Florida corporation

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

# SECTION C

## **EXTENSION AND AMENDMENT TO THE SECURITY SERVICES AGREEMENT**

Grande Pines Community Development District and Dothan Security, Inc.

**THIS EXTENSION AND AMENDMENT TO THE SECURITY SERVICES AGREEMENT** (the “Extension”), dated October 1, 2025, is made by and between **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “District”), whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, and **DOTHAN SECURITY, INC.**, an Alabama corporation authorized to transact business in the State of Florida, d/b/a DSI Security Services, (hereinafter referred to as “Contractor”), whose mailing address is P.O. Box 7163, Dothan, Alabama 36302.

**WHEREAS**, the District and the Contractor are parties to that certain Security Services Agreement dated October 8, 2024 (the “Agreement”); and

**WHEREAS**, the District and Contractor have determined it to be in the best interest of both the District and Contractor to extend of the term of the Agreement for an additional twelve (12) month period; and

**WHEREAS**, upon the written agreement of both District and Contractor, the parties hereto desire to memorialize their agreement that the term of the Agreement should be extended for an additional twelve (12) month period so that the Agreement shall remain in effect until September 30, 2026, pursuant to the “Security Services Proposal,” dated September 12, 2025, attached hereto as **Exhibit “A”** (the “Proposal”). In the event of any conflict between the terms herein and the term(s) in the Proposal, the terms herein shall prevail.

**NOW, THEREFORE**, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. That the foregoing recitals are true, correct and are hereby incorporated by reference as terms.
2. The District and Contractor acknowledge and agree that the Agreement is in full force and effect.
3. That the term of the Agreement shall continue for an additional period of twelve (12) months until September 30, 2026, unless terminated sooner in accordance with the terms of the Agreement. The new termination date of the Agreement shall be September 30, 2026.
4. The parties agree to amend the Agreement to state that the District shall pay the Contractor a total annual fee of \$226,412.16, in monthly installments of \$18,867.68, for the Services specified in the Proposal, after the Services are completed and have been inspected and approved by the District’s authorized representative.
5. In the event of any conflict between the terms herein and the term(s) in the Proposal, the terms herein shall prevail.

6. This Extension may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single Agreement.
7. Except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.
8. All of the provisions contained herein shall become effective upon the execution of this Extension.



**IN WITNESS WHEREOF**, the parties hereto have caused this Extension to be executed on their behalf by duly authorized representatives as of the date first set forth above.

**GRANDE PINES COMMUNITY  
DEVELOPMENT DISTRICT**, a Florida  
community development district

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: Chairman/Vice-Chairman of the  
Board of Supervisors

**DOTHAN SECURITY, INC.**, an Alabama  
corporation authorized to transact business in  
the State of Florida, d/b/a DSI Security  
Services

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

**Exhibit “A”**

**Proposal**

*[See attached.]*



**Tampa Branch Office**  
**1009 N. O'Brien Street, Ste. 100**  
**Tampa, FL 33607**  
**[www.dssecurity.com](http://www.dssecurity.com)**  
**813.207.0040**

September 12, 2025

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT  
GMS Central Florida

SUBJECT: Fiscal 2026 Wage/Rate Increase Request

DSI Security Services values our partnership and respectfully requests that the Board consider a 3% increase, per below.

Position	Hour Per Week	Current Wage	Proposed Wage	Proposed Bill Rate	Overtime/Holiday Bill Rate	Annualized Estimate
Security Officer	128	\$17.00	\$17.51	\$25.21	\$37.82	\$167,797.76
Security Supervisor	40	\$19.00	\$19.57	\$28.18	\$42.27	\$58,614.40
						<b>\$226,412.16</b>

## SECTION VI

# SECTION C

# SECTION 1

# Grande Pines Community Development District

## Summary of Check Register

August 5, 2025 to September 3, 2025

Fund	Date	Check No.'s	Amount
General Fund	8/5/25	336	\$ 675.00
	8/12/25	337-339	\$ 17,222.77
	8/19/25	340-343	\$ 22,204.82
			<u>\$ 40,102.59</u>
	<u>Supervisors August 2025</u>		
	Achal Aggarwal	50104	\$ 184.70
	Linda Kepfer	50105	\$ 184.70
	Maria Perez	50106	\$ 184.70
			<u>\$ 554.10</u>
<b>Total Amount</b>			<b>\$ 40,656.69</b>





CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME			STATUS	AMOUNT	....CHECK.....	
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	AMOUNT	#
TOTAL FOR REGISTER									40,102.59	

## SECTION 2

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

***Unaudited Financial Reporting***  
***July 31, 2025***



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**Grande Pines**  
**Community Development District**  
**Combined Balance Sheet**  
**July 31, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Total Governmental Funds</i>
<b>Assets:</b>				
Cash	\$ 176,602	\$ -	\$ -	\$ 176,602
Due From General Fund	\$ -	\$ 9,341	\$ -	\$ 9,341
State Board of Administration	\$ 151,029	\$ -	\$ -	\$ 151,029
Prepaid Expenses	\$ 4,143	\$ -	\$ -	\$ 4,143
<u>Series 2021</u>				
Reserve	\$ -	\$ 382,500	\$ -	\$ 382,500
Revenue	\$ -	\$ 151,924	\$ -	\$ 151,924
Construction	\$ -	\$ -	\$ 29,435	\$ 29,435
<u>Series 2024</u>				
Reserve	\$ -	\$ 404,950	\$ -	\$ 404,950
Revenue	\$ -	\$ 148,623	\$ -	\$ 148,623
Construction	\$ -	\$ -	\$ 1,139,968	\$ 1,139,968
<b>Total Assets</b>	<b>\$ 331,774</b>	<b>\$ 1,097,337</b>	<b>\$ 1,169,403</b>	<b>\$ 2,598,514</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 25,053	\$ -	\$ -	\$ 25,053
Deposits	\$ 5,000	\$ -	\$ -	\$ 5,000
Due To Debt Service	\$ 9,341	\$ -	\$ -	\$ 9,341
<b>Total Liabilities</b>	<b>\$ 39,394</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 39,394</b>
<b>Fund Balances:</b>				
Unassigned	\$ 292,380	\$ -	\$ -	\$ 292,380
Assigned for:				
Debt Service - Series 2021	\$ -	\$ 538,991	\$ -	\$ 538,991
Debt Service - Series 2024	\$ -	\$ 558,347	\$ -	\$ 558,347
Capital Projects - Series 2021	\$ -	\$ -	\$ 29,435	\$ 29,435
Capital Projects - Series 2024	\$ -	\$ -	\$ 1,139,968	\$ 1,139,968
<b>Total Fund Balances</b>	<b>\$ 292,380</b>	<b>\$ 1,097,337</b>	<b>\$ 1,169,403</b>	<b>\$ 2,559,120</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 331,774</b>	<b>\$ 1,097,337</b>	<b>\$ 1,169,403</b>	<b>\$ 2,598,514</b>

# Grande Pines

## Community Development District

### General Fund

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

For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 618,635	\$ 618,635	\$ 601,255	\$ (17,380)
Developer Contribution	\$ -	\$ -	\$ 6,319	\$ 6,319
Cost Share Revenue	\$ 6,242	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ 1,029	\$ 1,029
Miscellaneous Revenue	\$ -	\$ -	\$ 788	\$ 788
<b>Total Revenues</b>	<b>\$ 624,877</b>	<b>\$ 618,635</b>	<b>\$ 609,390</b>	<b>\$ (9,245)</b>
<b>Expenditures:</b>				
<u>Administrative Expenditures</u>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 2,600	\$ 7,400
FICA Expense	\$ 918	\$ 765	\$ 199	\$ 566
Engineering	\$ 12,000	\$ 10,000	\$ 3,271	\$ 6,729
Attorney	\$ 25,000	\$ 20,833	\$ 7,373	\$ 13,461
Arbitrage	\$ 900	\$ 900	\$ 900	\$ -
Annual Audit	\$ 6,000	\$ 6,000	\$ 6,700	\$ (700)
Dissemination Fees	\$ 7,000	\$ 5,833	\$ 5,833	\$ -
Trustee Fees	\$ 8,200	\$ 6,164	\$ 6,164	\$ -
Assessment Administration	\$ 5,562	\$ 5,562	\$ 5,562	\$ -
Management Fees	\$ 42,500	\$ 35,417	\$ 35,417	\$ -
Information Technology	\$ 1,890	\$ 1,575	\$ 1,575	\$ -
Website Administration	\$ 1,260	\$ 1,050	\$ 1,050	\$ -
Telephone	\$ 300	\$ 250	\$ -	\$ 250
Postage	\$ 200	\$ 200	\$ 408	\$ (208)
Insurance	\$ 6,684	\$ 6,684	\$ 6,319	\$ 365
Printing & Binding	\$ 350	\$ 292	\$ 16	\$ 275
Legal Advertising	\$ 5,000	\$ 2,291	\$ 2,291	\$ -
Other Current Charges	\$ 1,000	\$ 833	\$ 382	\$ 452
Office Supplies	\$ 200	\$ 167	\$ 2	\$ 165
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<u>Total Administrative Expenditures</u>	<u>\$ 137,139</u>	<u>\$ 114,991</u>	<u>\$ 86,237</u>	<u>\$ 28,754</u>

# Grande Pines

## Community Development District

### General Fund

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

For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<i><u>Field Expenditures</u></i>				
Field Management	\$ 15,750	\$ 13,125	\$ 13,125	\$ -
Security	\$ 240,000	\$ 200,000	\$ 155,069	\$ 44,931
Gate Attendants	\$ -	\$ -	\$ 12,100	\$ (12,100)
Gate Repairs	\$ 6,000	\$ 5,000	\$ 2,415	\$ 2,585
Gate Internet, Phone, Cable	\$ 3,000	\$ 2,500	\$ -	\$ 2,500
Gate Cameras	\$ 1,200	\$ 1,000	\$ -	\$ 1,000
Gate Supplies	\$ 1,500	\$ 1,250	\$ -	\$ 1,250
Property Insurance	\$ 2,465	\$ 2,465	\$ -	\$ 2,465
Electric	\$ 27,000	\$ 22,500	\$ 16,609	\$ 5,891
Streetlights	\$ 60,648	\$ 50,540	\$ -	\$ 50,540
Water & Sewer	\$ 21,740	\$ 18,117	\$ 2,319	\$ 15,798
Landscape Maintenance	\$ 69,900	\$ 58,250	\$ 36,657	\$ 21,593
Landscape Contingency	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Irrigation Repairs	\$ 3,000	\$ 2,500	\$ 334	\$ 2,166
Lake Maintenance	\$ 12,035	\$ 10,029	\$ 7,540	\$ 2,489
Pressure Washing	\$ 6,000	\$ 5,000	\$ -	\$ 5,000
Repairs & Maintenance	\$ 10,000	\$ 8,333	\$ 182	\$ 8,151
Contingency	\$ 2,500	\$ 2,083	\$ 1,067	\$ 1,016
<b><u>Total Field Expenditures</u></b>	<b>\$ 487,738</b>	<b>\$ 406,859</b>	<b>\$ 247,418</b>	<b>\$ 159,441</b>
<b>Total Expenditures</b>	<b>\$ 624,877</b>	<b>\$ 521,850</b>	<b>\$ 333,655</b>	<b>\$ 188,196</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 275,735</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 16,644</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 292,380</b>	

# Grande Pines

## Community Development District

### Debt Service Fund Series 2021

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

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
<b>Revenues</b>				
Assessment - Tax Roll	\$ 383,353	\$ 383,353	\$ 372,160	\$ (11,193)
Interest	\$ 7,000	\$ 7,000	\$ 17,425	\$ 10,425
<b>Total Revenues</b>	<b>\$ 390,353</b>	<b>\$ 390,353</b>	<b>\$ 389,585</b>	<b>\$ (768)</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)	\$ -	\$ -	\$ (12,684)	\$ (12,684)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (12,684)</b>	<b>\$ (12,684)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 7,478</b>		<b>\$ (5,973)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 149,549</b>		<b>\$ 544,964</b>	
<b>Fund Balance - Ending</b>	<b>\$ 157,027</b>		<b>\$ 538,991</b>	



# Grande Pines

## Community Development District

### Debt Service Fund Series 2024

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

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
<b>Revenues</b>				
Assessment - Tax Roll	\$ 399,845	\$ 399,845	\$ 389,036	\$ (10,809)
Interest	\$ -	\$ -	\$ 17,502	\$ 17,502
<b>Total Revenues</b>	<b>\$ 399,845</b>	<b>\$ 399,845</b>	<b>\$ 406,539</b>	<b>\$ 6,694</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>\$ (11,922)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 163,630</b>		<b>\$ 570,268</b>	
<b>Fund Balance - Ending</b>	<b>\$ 127,663</b>		<b>\$ 558,347</b>	

# Grande Pines

## Community Development District

### Capital Projects Fund Series 2021

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

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 724	\$ 724
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 724</b>	<b>\$ 724</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)	\$ -	\$ -	\$ 12,684	\$ 12,684
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,684</b>	<b>\$ 12,684</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,000</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,435</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,435</b>	

# Grande Pines

## Community Development District

### Capital Projects Fund Series 2024

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

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 87,952	\$ 87,952
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 87,952</b>	<b>\$ 87,952</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>\$ (3,807,930)</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>\$ 1,139,968</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	\$ 7,378	\$ -	\$ -	\$ 601,255
Developer Contribution	\$ 6,319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,319
Cost Share Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 459	\$ 570	\$ -	\$ -	\$ 1,029
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>\$ 7,948</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 609,390</b>
<b>Expenditures:</b>													
<i>Administrative Expenditures</i>													
Supervisor Fees	\$ 200	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 2,600
FICA Expense	\$ 15	\$ 46	\$ 46	\$ -	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ 199
Engineering	\$ -	\$ 155	\$ 139	\$ -	\$ -	\$ -	\$ 138	\$ -	\$ 345	\$ 2,495	\$ -	\$ -	\$ 3,271
Attorney	\$ 1,301	\$ 636	\$ 1,196	\$ 27	\$ 27	\$ 439	\$ 621	\$ 872	\$ 27	\$ 2,228	\$ -	\$ -	\$ 7,373
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ 450	\$ -	\$ -	\$ -	\$ 900
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,700
Dissemination Fees	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ 5,833
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	\$ 3,542	\$ -	\$ -	\$ 35,417
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ 1,575
Website Administration	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ 1,050
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 6	\$ 5	\$ 113	\$ 33	\$ 38	\$ 101	\$ 6	\$ 35	\$ 50	\$ 23	\$ -	\$ -	\$ 408
Insurance	\$ 6,319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,319
Printing & Binding	\$ 8	\$ -	\$ 1	\$ -	\$ -	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16
Legal Advertising	\$ 759	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,005	\$ -	\$ -	\$ 527	\$ -	\$ -	\$ 2,291
Other Current Charges	\$ 41	\$ 41	\$ 41	\$ 41	\$ 44	\$ 44	\$ 44	\$ 43	\$ 44	\$ -	\$ -	\$ -	\$ 382
Office Supplies	\$ 0	\$ 0	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ 2
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>\$ 10,306</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 86,237</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	\$ 1,313	- \$	- \$	13,125
Security	\$ 6,517	\$ 18,526	\$ 19,040	\$ 19,094	\$ 16,896	\$ 18,675	\$ 18,110	\$ 19,083	- \$	\$ 19,129	- \$	- \$	155,069
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	\$ 1,757	- \$	- \$	16,609
Streetlights	\$ -	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Water & Sewer	\$ -	- \$	- \$	- \$	- \$	- \$	- \$	- \$	\$ 1,685	\$ 634	- \$	- \$	2,319
Landscape Maintenance	\$ 3,666	\$ 3,666	\$ 3,666	\$ 3,666	\$ 3,666	\$ 3,666	\$ 3,666	\$ 3,666	\$ 3,666	\$ 3,666	- \$	- \$	36,657
Landscape Contingency	\$ -	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Irrigation Repairs	\$ 334	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	334
Lake Maintenance	\$ 675	\$ 675	\$ 1,070	\$ 675	\$ 675	\$ 1,070	\$ 675	\$ 675	\$ 675	\$ 675	- \$	- \$	7,540
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	\$ 27,173	- \$	- \$	247,418
<b>Total Expenditures</b>	\$ 46,858	\$ 30,899	\$ 35,821	\$ 31,500	\$ 28,897	\$ 31,268	\$ 43,023	\$ 33,397	\$ 14,514	\$ 37,479	- \$	- \$	333,655
<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	\$ (29,530)	- \$	- \$	275,735

**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	\$404,950
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
07/15/25	DELINQUENT	\$16,232.53	\$0.00	\$0.00	\$486.98	\$16,719.51	\$7,378.38	\$4,567.01	\$4,774.12	\$16,719.51
<b>TOTAL</b>		<b>\$ 1,405,481.39</b>	<b>\$ (54,729.81)</b>	<b>\$ (301.65)</b>	<b>\$ 12,001.30</b>	<b>\$ 1,362,451.23</b>	<b>\$ 601,254.61</b>	<b>\$ 372,160.12</b>	<b>\$ 389,036.50</b>	<b>\$ 1,362,451.23</b>

97%	Net Percent Collected
<b>\$37,855.10</b>	<b>Balance Remaining to Collect</b>

# SECTION D



# Grande Pines CDD

## Field Management Report



September 15th, 2025

Jarett Wright

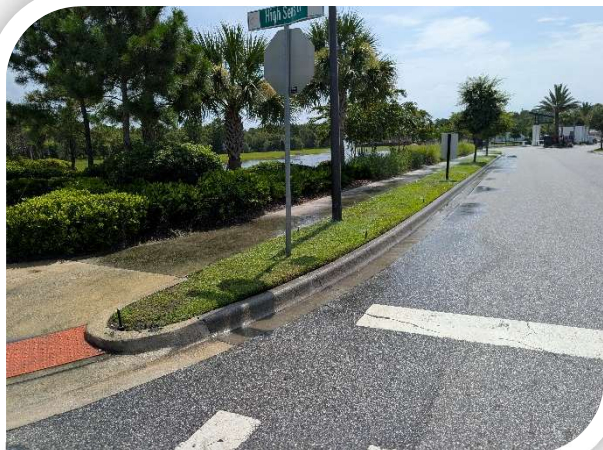
Field Team Supervisor

GMS

# Site Items

## Landscape Maintenance

- ✚ Exclusive Landscaping has assumed responsibilities of the CDD areas.
- ✚ Changes to the irrigation on the main entrance verge area is being conducted.
- ✚ Tree stakes on Sand Skipper Rd are being removed.
- ✚ Gathering proposal to replace declining sod across from the amenity center.



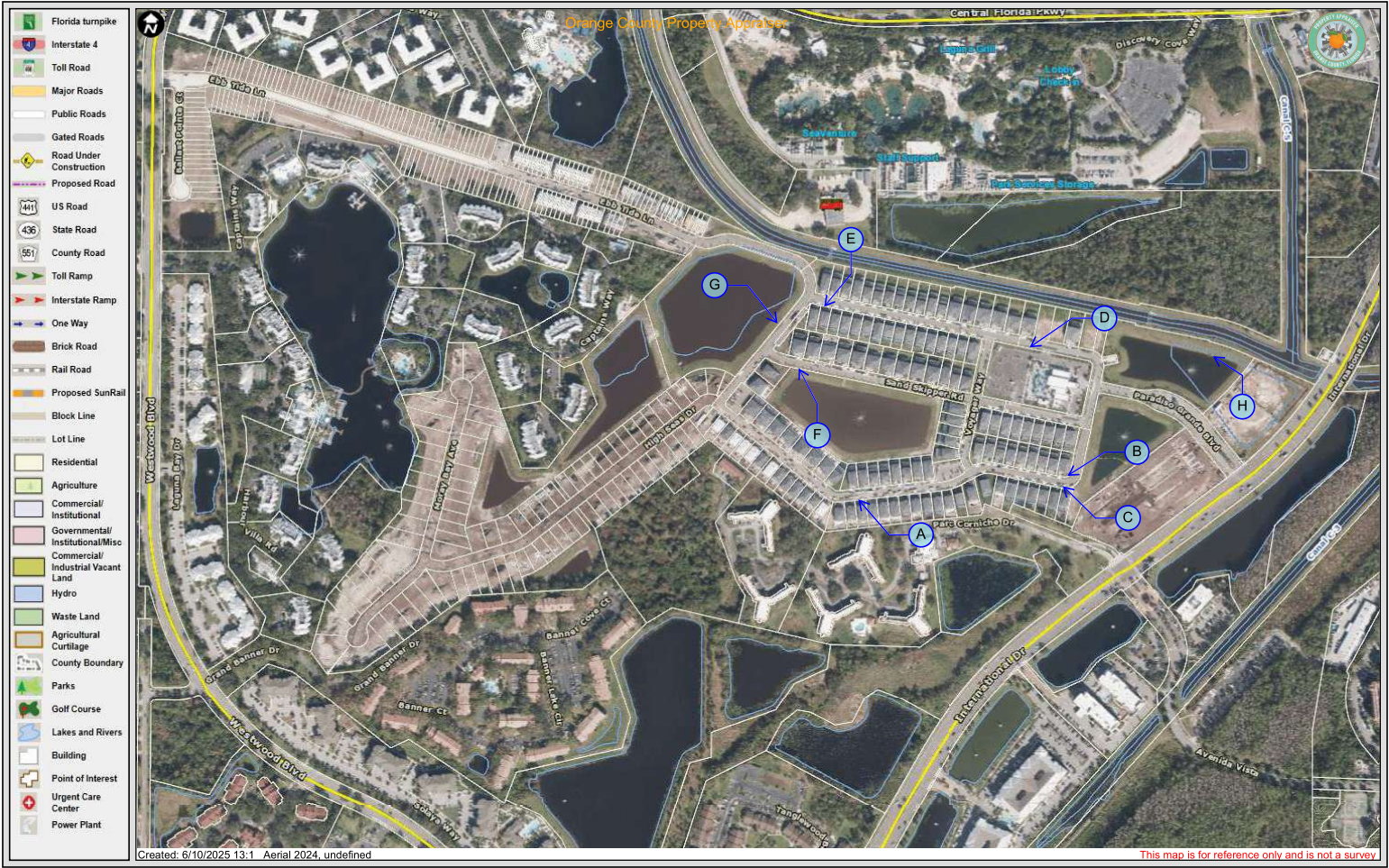
# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-750-3599, or by email at [jwright@gmscfl.com](mailto:jwright@gmscfl.com). Thank you.

Respectfully,  
Jarett Wright



EXHIBIT A - DEFICIENCY MAP







**Grande Pines Community Development District**  
**2025 Engineer's Inspection Report**  
**June 25, 2025**

**EXHIBIT B**

The table below is a list of the deficiencies observed during a site inspection of CDD owned infrastructure. Recommended repairs are provided.

<p>DEFICIENCY #1 (Map ID: Def-A)</p> <p>View in front of 5851 High Seas Dr.</p> <p>Remove and Replace 4' sidewalk panel.</p>	
<p>DEFICIENCY #2 (Map ID: Def-B)</p> <p>View on the corner of 5960 High Seas Dr.</p> <p>Remove and Replace 7 LF of cracked gutter</p>	



**Grande Pines Community Development District**  
**2025 Engineer's Inspection Report**  
**June 25, 2025**

<p>DEFICIENCY #3 (Map ID: Def-C)</p> <p>View in front of 5961 High Seas Dr.</p> <p>Remove and Replace 6 LF of cracked gutter</p>	
<p>DEFICIENCY #4 (Map ID: Def-D)</p> <p>View on the sidewalk opposite to 6061 High Seas Dr.</p> <p>Remove and Replace 4' sidewalk panel</p>	
<p>DEFICIENCY #5 (Map ID: Def-E)</p> <p>View in front of 6164 High Seas Dr.</p> <p>Remove and Replace 18" x 3" portion of spalled gutter.</p>	



**Grande Pines Community Development District**  
**2025 Engineer's Inspection Report**  
**June 25, 2025**

<p>DEFICIENCY #6 (Map ID: Def-F)</p> <p>View opposite of 6337 Sand Skipper Rd.</p> <p>Remove and Replace 5' sidewalk panel.</p>	
<p>DEFICIENCY #7 (Map ID: Def-G)</p> <p>View of Gutter next to the pond off of High Seas Dr.</p> <p>Clean out sand and debris from gutters.</p>	
<p>DEFICIENCY #8 (Map ID: Def-H)</p> <p>View of Control Structure (Reference Deficiency Map).</p> <p>Clear any blockage from the outflow pipe.</p>	



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# Grande Pines Cdd

Presented by: Christian Diaz



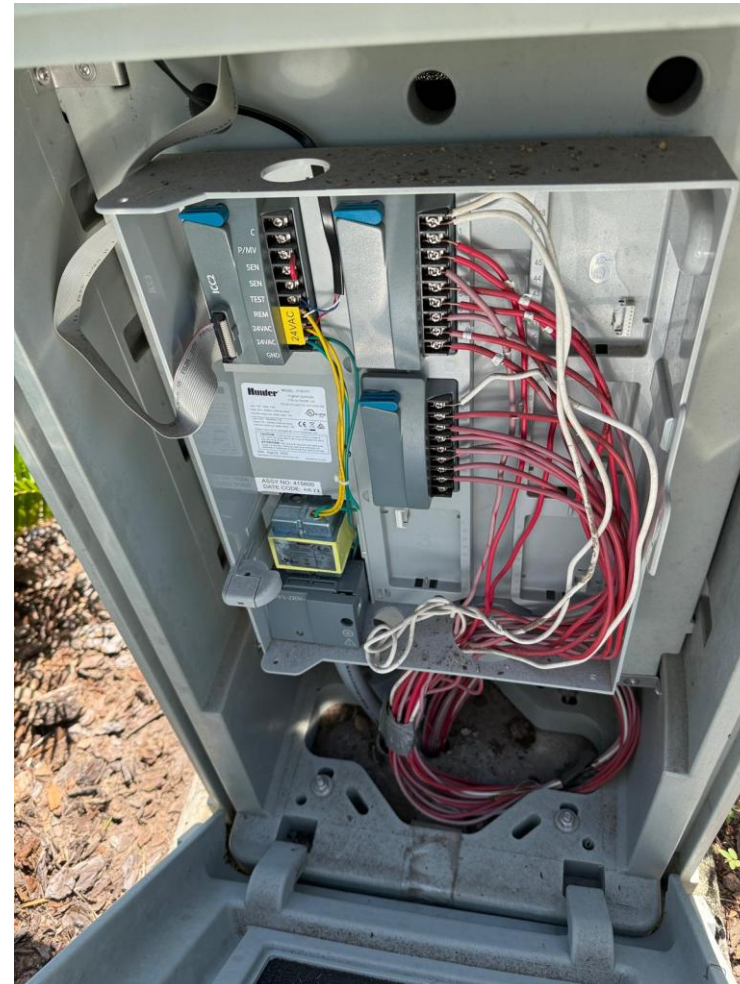
An inspection of the irrigation system was conducted on July 2025. The purpose of this inspection was to assess the current condition of the system, identify any deficiencies or damages, and recommend potential upgrades to improve its overall efficiency.

The system includes 1 controller Hunter Icc 2 conventional system and the point of connection (POC) is reclaimed water. During the inspection we have identified a area with no water we need to investigate to reconnected or provide water with a existing zone. Additionally recommended to install a rain sensor.



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## Irrigation Controller





## Poc Meter



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## Broken Spray Head







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## Broken lines

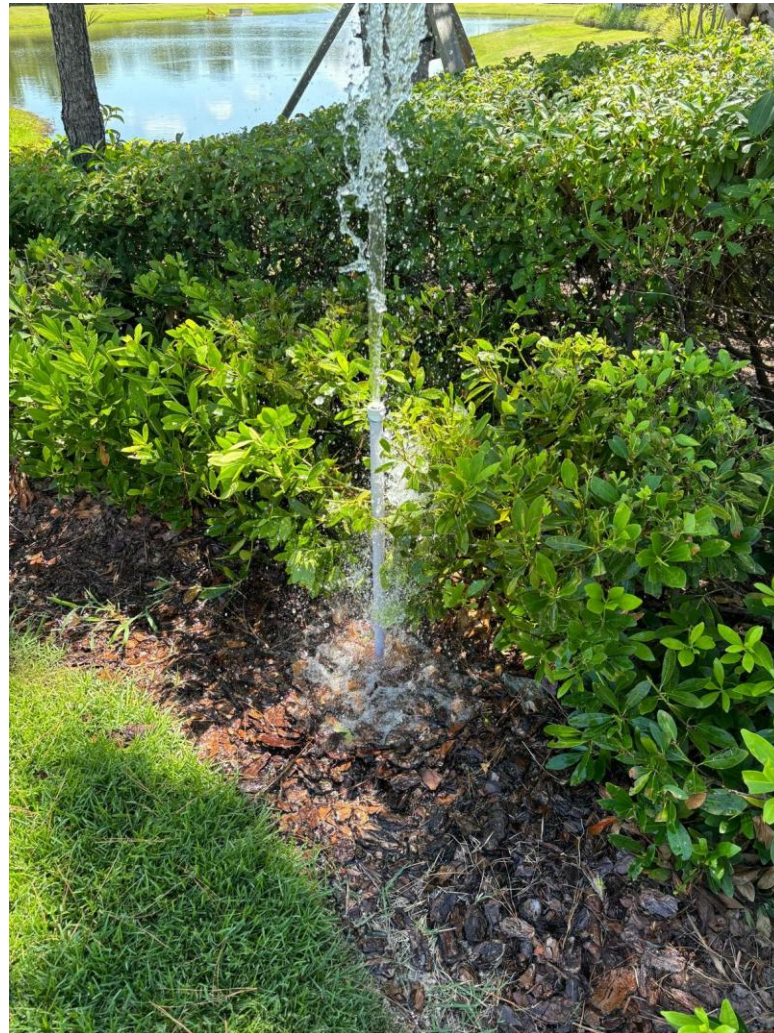






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## Broken Riser







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## Capping heads



# MONTHLY IRRIGATION INSPECTION SHEET



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Report for GRANDE PINES CDD  
Controller Name A  
Job # \_\_\_\_\_  
Date 8-6-25  
Page 1 of 1

Program A Start time	12	AM	Days		TU		TH		SAT	
Program B Start time			Days							

Controller Make / Model HUNTER ICC 2  
POC info RECLAIMED  
Pump type and status \_\_\_\_\_

Rain Sensor	Yes	
Sensor Working	Yes	
Relocate Rain Sensor		No

ZONE NUMBERS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
SPRAYS/ROTORS	S	B	S	S	S	S	S	S	S	S	?	S/D	S	S	S	
RUN TIME																

## PRIORITY REPAIRS

Low pressure																0
Valve not working																0

## GENERAL REPAIRS

Straightened/Adjust																0
6" popups broken	2			1									4			7
12" popups broken										1						1
6" Rotor broken																0
12" Rotor broken																0
Riser broken					1	1				2						4
MP Nozzle broken	3		1	1				8	2							15
Incorrect nozzles																0
Line breaks		3	1		2											0
Raise in turf																0
Lower in turf																0

## UPGRADES

4" to 6" popups																0
6" to 12" popups																0
12" on risers																0
Raise 12" popups																0
Raise rotor																0
Raise risers																0
Lower risers																0
Add 6" popup																0
Add 12" popup									2							2
Add rotor																0
Add rotary Nozzle																0
Relocate head W/ft																0
Stake existing heads																0
Cap heads								2				2		1		5
																0
																0
																0

More comments on back

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## Exclusive

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The following is a list of repairs for the property. These were noted at the time of the initial irrigation inspection. All repair costs are valid for 30 days. **NOTE: Please initial/mark all items to be approved for completion.**

Item #	Description	Quantity	Rate	Total	Approval
--------	-------------	----------	------	-------	----------

#1	Priority Repairs				
	Investigate area with sod and plants no water	30	\$ 65.00	\$ 1,950.00	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
				\$ -	
Priority Repair Total				\$ 1,950.00	

#2	General Repairs				
	Straighten/adjust head			\$ -	
	Replace broken/leaking 6" pop-up	7	\$ 31.00	\$ 217.00	
	Replace broken/leaking 12" spray	1	\$ 35.50	\$ 35.50	
	Cap head	5	\$ 12.00	\$ 60.00	
	Broken Riser	4	\$ 22.50	\$ 90.00	
	Repair 1/2" to 3/4" lateral line break	6	\$ 52.00	\$ 312.00	
	Raise head in turf			\$ -	
	rotary nozzle broken	15	\$ 18.00	\$ 270.00	
				\$ -	
				\$ -	
				\$ -	
General Repair Total				\$ 984.50	

Priority and General Repair Totals				\$ 2,934.50	
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This Proposal properly signed by your agent has been accepted as authorization to perform the work. An invoice will be forwarded to your office for payment when the work is completed. All work will be performed in accordance with the "General Terms & Conditions" which are printed on, attached and or incorporated herein by reference.

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Sign Name: \_\_\_\_\_



## Exclusive

LANDSCAPING

[illegible]

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Sign Name:** \_\_\_\_\_

# Grande Pines CDD

## ZONES

- 1-S
- 2-B
- 3-S
- 4-S
- 5-S
- 6-S
- 7-S
- 8-S
- 9-S
- 10-S
- 12-S
- 13-S
- 14-S
- 15-S

