

*Grande Pines
Community Development District*

Agenda

December 15, 2025

AGENDA

Grande Pines
Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

December 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, December 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. Approval of Minutes of the September 15, 2025 Board of Supervisors Meeting
4. Consideration of Proposal for Security Services from 5th Avenue Concierge
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Ratification of Series 2024 Requisitions #26-27
 - D. Field Manager's Report
6. Other Business
7. Supervisors Requests
8. Adjournment

Sincerely,



Jason Showe
District Manager

MINUTES

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

The regular meeting of the Board of Supervisors of the Grande Pines Community Development District was held Monday, **September 15, 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

Chairman
Vice Chairperson
Assistant Secretary

Also present were:

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

District Manager
District Counsel
District Engineer
Field Manager

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 stated that there were no members of the public present to provide any comments.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Kevin Parrish, Seat #5

Mr. Showe stated that they recently received a resignation from Mr. Kevin Parrish. He noted that the first step would be to accept that resignation from the Board.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Acceptance of the Resignation of Mr. Kevin Parrish, Seat #5, was approved.

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

Mr. Showe stated that there was a vacancy in seat #5 and he asked the Board if there was an appointment at this time to fill that vacancy. Mr. Aggarwal stated that the Board would like to appoint Ms. Ashley Baksh.

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

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

Mr. Showe stated that they will work on getting the administration of oath to Ms. Ashley Baksh at the next meeting.

D. Consideration of Resolution 2025-10 Appointing Assistant Secretary

Mr. Showe stated that they are looking for a motion of Resolution 2025-10, appointing Ms. Ashley Baksh as an Assistant Secretary.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Resolution 2025-10 Appointing Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 18, 2025 Board of Supervisors Meeting

Mr. Showe presented the Minutes of the August 18, 2025, Board of Supervisors Meeting to the Board. He asked for any corrections or changes to the Minutes and there were no corrections or changes from the Board.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Minutes of the August 18, 2025, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS**Consideration of Fiscal Year 2026
Contract Renewals**

- A. Aquatic Plant Management Agreement with Aquatic Weed Management, Inc.**
- B. Fountain Maintenance Agreement with Cascades Fountains**
- C. Security Services Agreement with DSI Security Services**

Mr. Showe stated that they have just got renewals for Fiscal Year 2026, and both the Aquatic Weed Management as well as the Cascade Fountains are just an extension in time. He noted that there was no proposal or increase proposed by the vendor. He added that security did propose a 3% increase, which had already been factored into the budget. Mr. Showe stated that they are doing a decent job at this point so it would be their recommendation if the Board is amenable to approve those extensions as presented.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Aquatic Plant Management Agreement with Aquatic Weed Management, Inc., the Fountain Maintenance Agreement with Cascades Fountains and the Security Services Agreement with DSI Security Services, were approved.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Carpenter stated that they are still working with the easement and that they should be there soon. She noted that she had no further updates for the Board.

B. Engineer

Mr. Eisa stated that he had nothing to report.

C. District Manager's Report**i. Check Register**

Mr. Showe reviewed the check register and noted that they have checks 336 through 343 for \$40,102.59 in the general fund and they also have August payroll for a grand total of \$40,656.69.

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 presented the Balance and Income Statement to the Board and noted that it does not require any action from the Board. He added that so far for 2025 through July 31, 2025, they are performing better than budget actuals and that they are in good shape on their assessments.

D. Field Managers Report

Mr. Wright stated that Exclusive Landscaping has taken over responsibility for the CDD and they are doing good so far. He noted that he had them tearing through the irrigation system and they are getting everything up and running, especially before dormant season. He added that there were a lot of issues beforehand with tree bubbler caps broken off and the wrong irrigation heads in some areas and they are already in progress correcting those issues. Mr. Wright stated that those repairs should be done by now, but he has not got confirmation yet. He noted that one of the things they are doing is all the tree stakes that are on San Skipper Road, and a few other areas are going to be pulled because they aren't really doing anything. He added that those trees have been there long enough to at least root and establish. Mr. Wright stated that if one of the trees falls, they can just put it back up at this point. He noted that he thinks it looks like a nuisance, and it creates a hazard if there is a storm and the actual ropes keep breaking. He added that now they are looking at things flying into the road and he would rather just pull them up now and get rid of that.

Mr. Wright stated that they are also looking at replacing a couple of damaged sod areas and this would be on a strip-by-strip basis in maybe two pallets. He noted that once he gets that pricing, they will go from there. He added that this is directly across from the clubhouse, so he is assuming that they want that area to look good. Mr. Wright stated that they are starting to work on the engineer report that was submitted. He noted that normally all these districts will put these out at the end of June, and they must sort through which districts have the biggest issues at their immediate needs for hurricane risk and potentials like that. He added that they just have some minor curb repairs and sidewalk repairs. Mr. Wright stated that this will be worked on in the next 30 days, and they will get some debris cleared from the storm water system. He noted that he included Exclusive Landscaping irrigation reports so the Board can see some of the pictures of where all the leaks came from and that all this area is being replaced. He added that it was about \$2,500.00 to do all the head change outs and repairs but that will save time and money on water, pressure washing and potential slip hazards because the concrete was getting watered way too

much. Mr. Wright stated that they have been using new software for making maps for all their districts. He noted that this will have locations for any landscaping, fencing and fountains that insurance has been requiring. He added that if they are looking to ensure fencing, they must provide all this information, but it also provides resources where if they ever must have a vendor change it is fully interactive.

SEVENTH ORDER OF BUSINESS**Other Business**

Mr. Showe stated that there was no other business or Supervisor requests.

EIGHTH ORDER OF BUSINESS**Supervisors' Requests**

Mr. Showe stated that there was no other business or Supervisor requests.

NINTH ORDER OF BUSINESS**Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

Paradiso Grande

6001 High Seas Dr,
Orlando, FL 32821

Concierge Services Proposal



Grande Pines CDD
6013 Paradiso Grand Blvd,
Orlando, FL 32821

REGARDING

Paradiso Grande
6001 High Seas Dr,
Orlando, FL 32821

Dear Grande Pines CDD,

Thank you for inviting **5th Avenue Concierge Services** to submit a proposal for services at *Paradiso Grande, 6001 High Seas Dr, Orlando, FL 32821*.

Welcome to **5th Avenue Concierge Services**, where our services are designed to help you provide a unique experience to your residents and their guests and visitors.

Through our Concierge Program we strive to build strong relationships with our clients bringing amenities of a building to life and creating a safe environment for everyone to enjoy.

Our services are targeted exclusively to the high-end apartment segment, providing property owners and management with timely communication, easy to understand monthly statements, as well as daily logs and reports. We also pride ourselves in offering the highest level of customer service through our hotel-trained concierge team.

May this proposal serve as the basis for the terms of our engagement.

I look forward to discussing more detail the extent of our services.

Regards,

Edgar Cuevas
CEO
5th Avenue Concierge Services

About us

The team at **5th Avenue Concierge Services** has experience in providing luxury concierge and hospitality services around the world for over 10 years.

Our staff is provided with ongoing educational opportunities including in-house training, participation in industry events, and memberships with professional associations.

Our exclusive Concierge Program has been developed to provide an extraordinary service experience for our clients setting them aside from their competitors.

Operations Manager

Edgar Abreu

Operations Manager

Edgar has worked in concierge and customer service for more than 8 years. He has a major in Supervision and Management at Florida International University.

Edgar has managed a wide variety of luxury properties including new condominiums and class A apartment buildings. He is a member of the SEEFA (South East Florida Apartment Association) and has served on multiple committees within the organization.

Offered Services

5th Avenue Corporate Concierge Program includes:

- 24-Hour concierge services, 7 days a week†
- Front Desk / Help Desk Concierge*
- Reception and administration of packages**
- Daily activity reports
- Staff members in uniforms and with name tags
- Customized Procedure Manual (upon discussion and approval by management)
- Team's ongoing evaluation of procedures
- 24/7 on-call Operations Manager available for control and team support purposes.

† Service *does not* include concierge security or on-site guards.

* Service *does not* include reception and/or management of key unit. 5th Avenue Concierge Services does and will not assume any liability for loss of resident or non-resident's property.

** Service is limited to assisting carriers delivering packages into lockers.

NOTE.

Requests of video surveillance recordings will only be produced to third parties upon your approval.

Concierge Service Terms

PARTIES

Contractor/Provider: 5th Avenue Concierge Services Corporation
Owner: Grande Pines CDD
Owner's Agent: Icon Management

PROPERTY

6001 High Seas Dr,
Orlando, FL 32821

PRICING SCHEDULE 2026

- a. Concierge staff rate at **\$24.55** per hour, as follows:
 - 24 daily hours, 7 days per week per tower
 - 168 weekly hours per tower
 - Total of **US \$4,124.40** per week (excluding holidays)
- b. Supervisor rate at **\$234.08** per week
- c. Grand Total: **\$4,358.48** per week

The following holidays will be billed at 1.5 times the rate: New Year's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, and Christmas Day.

PRICING SCHEDULE 2027

As of January 1, 2027, all rates are subject to an annual increase of at least 4.50%

BILLING

Unless otherwise stated in the Agreement, fees are billed biweekly and due fifteen (15) days after receipt of the invoice. Invoices reflect daily charges. Payments shall be made pursuant to invoice instructions. Unpaid balances after the Due Date (as shown on the invoice) will incur interest at the rate of 1.5% per month or part of a month until the date of payment. Owner agrees to reimburse Provider for any legal fees and costs incurred in the process of collecting overdue balances.

CONCIERGE SERVICES

Provider agrees to provide front desk services at the Property. Concierge services do not include security services or on-site guards; monitoring Property's surveillance equipment; responding to security or emergency related calls; enforcing rules and regulations of Property; patrolling tasks, building inspection, prevent loss and damage, or restraining trespassers; management, maintenance, or housekeeping services, including cleaning up public areas following a spill; handling resident lock outs or distribution of key units; or any other related service.

TERMINATION

Either party shall have the option to terminate the Agreement with a 30-day written notice to the other party.

CONFIDENTIALITY

Owner acknowledges that these terms and any non-public, proprietary, or confidential information obtained from Provider in the course of performing its obligations under this Agreement (the "Confidential Information") shall remain confidential. Owner agrees not to disclose or allow the disclosure of Confidential Information to any third party without Provider's prior written consent. This obligation shall survive the termination of this Agreement. A breach of this provision may result in injunctive relief or other equitable remedies in addition to any other legal rights available to Provider.

NON-SOLICITATION

Owner (as well as its Agent) acknowledges that it shall not -unless authorized in writing by Provider- directly or indirectly solicit, offer to hire, or hire, Provider's employees who provide or have provided services at the Property, during the term of the Agreement and for a period of six (6) months thereafter. Upon violation of this restrictive covenant, Owner irrevocably agrees to pay Provider a fee in the amount of five thousand dollars (\$5,000.00) per occurrence.

CONTRACTOR

EDGAR CUEVAS

Edgar Cuevas

Title: CEO

5th Avenue Concierge Services Corporation

OWNER/CUSTOMER

Name: Grande Pines CDD
Agent for ICON Management
Paradiso Grande

Proposal accepted on: _____

SECTION V

SECTION C

SECTION 1

Grande Pines Community Development District

Summary of Check Register

September 4, 2025 to November 30, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	9/8/25	344-346	\$ 65,538.10
	9/18/25	347-348	\$ 6,738.93
	9/23/25	349	\$ 6,699.00
	9/30/25	350-352	\$ 30,824.41
	10/7/25	353-354	\$ 13,966.04
	10/14/25	355-358	\$ 26,267.60
	10/21/25	359-361	\$ 1,341.00
	10/27/25	362	\$ 758.16
	11/6/25	363	\$ 6,752.10
	11/11/25	364-365	\$ 7,727.10
	11/18/25	366-370	\$ 6,795.19
			<u>\$ 173,407.63</u>
General Fund - Auto Pays			
	10/7/25-11/10/25	80000-80009	\$ 4,908.20
			<u>\$ 4,908.20</u>
<u>Supervisors September 2025</u>			
	Achal Aggarwal	50107	\$ 184.70
	Linda Kepfer	50108	\$ 184.70
			<u>\$ 369.40</u>
Total Amount			\$ 178,685.23

CHECK DATE	VEND#	.....INVOICE..... DATE	EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/08/25	00024	8/28/25	20215	202508	320-53800-47000					*	675.00		
			LAKE MAINTENANCE AUG 25						AQUATIC WEED MANAGEMENT, INC			675.00	000344
9/08/25	00026	6/30/25	1807331	202506	320-53800-34500					*	18,092.88		
			SECURITY JUNE 25						DSI SECURITY SERVICES			18,092.88	000345
9/08/25	00013	9/02/25	09022025	202509	300-20700-10000					*	22,866.64		
			ASSESSMENTS TSFR SER2021										
		9/02/25	09022025	202509	300-20700-10000					*	23,903.58		
			ASSESSMENTS TSFR SER2024						US BANK AS TRUSTEE FOR GRANDE PINES			46,770.22	000346
9/18/25	00001	9/01/25	105	202509	320-53800-34000					*	1,312.50		
			FIELD MANAGMENT SEPT 25										
		9/01/25	105	202509	320-53800-48000					*	538.20		
			GUARDHOUSE A/C REPAIR										
		9/01/25	106	202509	310-51300-34000					*	3,541.67		
			MANAGEMENT FEES SEPT 25										
		9/01/25	106	202509	310-51300-35200					*	105.00		
			WEBSITE ADMIN SEPT 25										
		9/01/25	106	202509	310-51300-35100					*	157.50		
			INFORMATION TECH SEPT 25										
		9/01/25	106	202509	310-51300-31300					*	583.33		
			DISSEMINATION SVC SEPT 25										
		9/01/25	106	202509	310-51300-51000					*	.30		
			OFFICE SUPPLIES										
		9/01/25	106	202509	310-51300-42000					*	7.43		
			POSTAGE						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,245.93	000347
9/18/25	00002	9/10/25	144935	202508	310-51300-31500					*	493.00		
			GENERAL COUNSEL AUG 25						LATHAM LUNA EDEN & BEAUDINE			493.00	000348
9/23/25	00005	9/12/25	29166	202509	300-15500-10000					*	6,699.00		
			FY26 ANNUAL INSURANCE						EGIS INSURANCE ADVISORS, LLC			6,699.00	000349
9/30/25	00024	9/29/25	20382	202509	320-53800-47000					*	675.00		
			AQUATIC MAINT SEPT 25						AQUATIC WEED MANAGEMENT, INC			675.00	000350
9/30/25	00026	8/31/25	1807566	202508	320-53800-34500					*	18,700.56		
			SECURITY AUG 25						DSI SECURITY SERVICES			18,700.56	000351
									GPCD GRANDE PINES CWRIGHT				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/14/25	00003	10/01/25 93463	202510 310-51300-54000	SPECIAL DISTRICT FEE FY26	*	175.00	
				FLORIDA DEPARTMENT OF COMMERCE			175.00 000358
10/21/25	00018	6/27/25 36567A	202506 320-53800-47000	QRTLY FOUNTAIN CLEANING	*	395.00	
				FOUNTAIN DESIGN GROUP, INC			395.00 000359
10/21/25	00002	10/15/25 146426	202509 310-51300-31500	GENERAL COUNSEL SEPT 25	*	736.00	
				LATHAM LUNA EDEN & BEAUDINE			736.00 000360
10/21/25	00006	10/02/25 20500048	202509 310-51300-31100	ENGINEER SVCS SEPT 25	*	210.00	
				POULOS & BENNETT			210.00 000361
10/27/25	00013	10/21/25 10212025	202510 300-20700-10000	ASSESSMENT TSFR SER2021	*	370.67	
		10/21/25 10212025	202510 300-20700-10000	ASSESSMENT TSFR SER2024	*	387.49	
				US BANK AS TRUSTEE FOR GRANDE PINES			758.16 000362
11/06/25	00029	8/05/25 44174	202508 320-53800-46200	LANDSCAPING MAINT AUG 25	*	6,752.10	
				EXCLUSIVE LANDSCAPING GROUP			6,752.10 000363
11/11/25	00024	10/31/25 20673	202510 320-53800-47000	LAKE MAINTENANCE OCT 25	*	975.00	
				AQUATIC WEED MANAGEMENT, INC			975.00 000364
11/11/25	00029	11/01/25 50847	202511 320-53800-46200	LANDSCAPE MAINT NOV 25	*	6,752.10	
				EXCLUSIVE LANDSCAPING GROUP			6,752.10 000365
11/18/25	00022	11/11/25 256003	202511 320-53800-34800	ENTRANCE GATE REPAIR	*	245.00	
				ACCESS CONTROL SOLUTIONS			245.00 000366
11/18/25	00001	11/01/25 110	202511 320-53800-34000	FIELD MANAGEMENT NOV 25	*	1,351.92	
		11/01/25 111	202511 310-51300-34000	MANAGEMENT FEES NOV 25	*	3,647.92	
		11/01/25 111	202511 310-51300-35200	WEBSITE ADMIN NOV 25	*	108.17	
		11/01/25 111	202511 310-51300-35100	INFORMATION TECH NOV 25	*	162.25	

GPCD GRANDE PINES CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/01/25 111	202511 310-51300-31300		*	600.83	
			DISSEMINATION SVC NOV 25				
		11/01/25 111	202511 310-51300-51000		*	.33	
			OFFICE SUPPLIES				
		11/01/25 111	202511 310-51300-42000		*	7.59	
			POSTAGE				
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,879.01 000367
11/18/25 00002		11/12/25 147039	202510 310-51300-31500		*	243.00	
			GENERAL COUNSEL OCT 25				
				LATHAM LUNA EDEN & BEAUDINE			243.00 000368
11/18/25 00004		9/30/25 12481051	202509 310-51300-48000		*	275.68	
			NOT BID MISC 9/5/25				
				ORLANDO SENTINEL			275.68 000369
11/18/25 00006		11/12/25 20500048	202510 310-51300-31100		*	152.50	
			ENGINEER SVCS OCT 25				
				POULOS & BENNETT			152.50 000370
				TOTAL FOR BANK A		173,407.63	
				TOTAL FOR REGISTER		173,407.63	

CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	....CHECK.....	
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER										4,908.20	

SECTION 2

Grande Pines
Community Development District

Unaudited Financial Reporting
October 31, 2025



Table Of Contents

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

Grande Pines
Community Development District
Combined Balance Sheet
October 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Total Governmental Funds</i>
Assets:				
Cash	\$ 61,371	\$ -	\$ -	\$ 61,371
State Board of Administration	\$ 152,700	\$ -	\$ -	\$ 152,700
Receivables	\$ 12,484	\$ -	\$ -	\$ 12,484
<u>Series 2021</u>				
Reserve	\$ -	\$ 382,500	\$ -	\$ 382,500
Revenue	\$ -	\$ 181,233	\$ -	\$ 181,233
Construction	\$ -	\$ -	\$ 33,331	\$ 33,331
<u>Series 2024</u>				
Reserve	\$ -	\$ 404,898	\$ -	\$ 404,898
Revenue	\$ -	\$ 179,165	\$ -	\$ 179,165
Construction	\$ -	\$ -	\$ 1,154,443	\$ 1,154,443
Total Assets	\$ 226,555	\$ 1,147,796	\$ 1,187,774	\$ 2,562,125
Liabilities:				
Accounts Payable	\$ 10,343	\$ -	\$ -	\$ 10,343
Deposits	\$ 5,000	\$ -	\$ -	\$ 5,000
Total Liabilities	\$ 15,343	\$ -	\$ -	\$ 15,343
Fund Balances:				
Unassigned	\$ 211,212	\$ -	\$ -	\$ 211,212
Assigned for:				
Debt Service - Series 2021	\$ -	\$ 563,733	\$ -	\$ 563,733
Debt Service - Series 2024	\$ -	\$ 584,063	\$ -	\$ 584,063
Capital Projects - Series 2021	\$ -	\$ -	\$ 33,331	\$ 33,331
Capital Projects - Series 2024	\$ -	\$ -	\$ 1,154,443	\$ 1,154,443
Total Fund Balances	\$ 211,212	\$ 1,147,796	\$ 1,187,774	\$ 2,546,783
Total Liabilities & Fund Equity	\$ 226,555	\$ 1,147,796	\$ 1,187,774	\$ 2,562,125

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 618,635	\$ -	\$ -	\$ -
Cost Share Revenue	\$ 6,242	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ 554	\$ 554
Total Revenues	\$ 624,877	\$ -	\$ 554	\$ 554
Expenditures:				
<u>Administrative Expenditures</u>				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ -	\$ 1,000
FICA Expense	\$ 918	\$ 77	\$ -	\$ 77
Engineering	\$ 12,000	\$ 1,000	\$ 153	\$ 848
Attorney	\$ 25,000	\$ 2,083	\$ 243	\$ 1,840
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Annual Audit	\$ 6,000	\$ -	\$ -	\$ -
Dissemination Fees	\$ 7,210	\$ 601	\$ 601	\$ -
Trustee Fees	\$ 9,020	\$ 4,143	\$ 4,143	\$ -
Assessment Administration	\$ 5,729	\$ 5,729	\$ 5,729	\$ -
Management Fees	\$ 43,775	\$ 3,648	\$ 3,648	\$ -
Information Technology	\$ 1,947	\$ 162	\$ 162	\$ (0)
Website Administration	\$ 1,298	\$ 108	\$ 108	\$ (0)
Telephone	\$ 300	\$ 25	\$ -	\$ 25
Postage	\$ 200	\$ 17	\$ 30	\$ (13)
Insurance	\$ 7,352	\$ 7,352	\$ 6,699	\$ 653
Printing & Binding	\$ 350	\$ 29	\$ 2	\$ 28
Legal Advertising	\$ 5,000	\$ 417	\$ -	\$ 417
Other Current Charges	\$ 1,000	\$ 83	\$ -	\$ 83
Office Supplies	\$ 200	\$ 17	\$ 0	\$ 16
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<u>Total Administrative Expenditures</u>	\$ 140,374	\$ 26,666	\$ 21,693	\$ 4,973

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
<i><u>Field Expenditures</u></i>				
Field Management	\$ 16,223	\$ 1,352	\$ 1,352	\$ -
Security	\$ 230,000	\$ 19,167	\$ -	\$ 19,167
Gate Repairs	\$ 8,500	\$ 708	\$ -	\$ 708
Gate Internet, Phone, Cable	\$ 3,000	\$ 250	\$ -	\$ 250
Gate Cameras	\$ 1,200	\$ 100	\$ -	\$ 100
Property Insurance	\$ 2,712	\$ -	\$ -	\$ -
Electric	\$ 25,344	\$ 2,112	\$ 1,944	\$ 168
Streetlights	\$ 52,000	\$ 4,333	\$ -	\$ 4,333
Water & Sewer	\$ 20,000	\$ 1,667	\$ 538	\$ 1,129
Landscape Maintenance	\$ 82,000	\$ 6,833	\$ 6,752	\$ 81
Landscape Contingency	\$ 5,000	\$ 417	\$ -	\$ 417
Irrigation Repairs	\$ 3,000	\$ 250	\$ -	\$ 250
Lake Maintenance	\$ 15,000	\$ 1,250	\$ 975	\$ 275
Pressure Washing	\$ 5,790	\$ 483	\$ -	\$ 483
Repairs & Maintenance	\$ 10,000	\$ 833	\$ -	\$ 833
Contingency	\$ 4,735	\$ 395	\$ 1,700	\$ (1,305)
<i><u>Total Field Expenditures</u></i>	\$ 484,503	\$ 40,149	\$ 13,261	\$ 26,888
Total Expenditures	\$ 624,877	\$ 66,816	\$ 34,954	\$ 31,861
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (34,400)	
Fund Balance - Beginning	\$ -		\$ 245,613	
Fund Balance - Ending	\$ -		\$ 211,212	

Grande Pines

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Assessment - Tax Roll	\$ 383,353	\$ -	\$ -	\$ -
Interest	\$ 9,447	\$ 1,688	\$ 1,688	\$ -
Total Revenues	\$ 392,800	\$ 1,688	\$ 1,688	\$ -
Expenditures:				
Series 2021				
Interest - 11/1	\$ 117,125	\$ -	\$ -	\$ -
Principal - 5/1	\$ 150,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 117,125	\$ -	\$ -	\$ -
Total Expenditures	\$ 384,250	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (1,162)	\$ (1,162)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (1,162)	\$ (1,162)
Excess (Deficiency) of Revenues over Expenditures	\$ 8,550		\$ 526	
Fund Balance - Beginning	\$ 171,558		\$ 563,207	
Fund Balance - Ending	\$ 180,108		\$ 563,733	

Grande Pines

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Assessment - Tax Roll	\$ 399,845	\$ -	\$ -	\$ -
Interest	\$ 9,429	\$ -	\$ 1,745	\$ 1,745
Total Revenues	\$ 409,274	\$ -	\$ 1,745	\$ 1,745
Expenditures:				
Series 2024				
Interest - 11/1	\$ 156,285	\$ -	\$ -	\$ -
Principal - 5/1	\$ 85,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 156,285	\$ -	\$ -	\$ -
Total Expenditures	\$ 397,570	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 11,704		\$ 1,745	
Fund Balance - Beginning	\$ 167,952		\$ 582,318	
Fund Balance - Ending	\$ 179,656		\$ 584,063	

Grande Pines

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 97	\$ 97
Total Revenues	\$ -	\$ -	\$ 97	\$ 97
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 1,162	\$ 1,162
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 1,162	\$ 1,162
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1,259	
Fund Balance - Beginning	\$ -	\$ -	\$ 32,072	
Fund Balance - Ending	\$ -	\$ -	\$ 33,331	

Grande Pines

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 3,496	\$ 3,496
Total Revenues	\$ -	\$ -	\$ 3,496	\$ 3,496
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 189	\$ (189)
Total Expenditures	\$ -	\$ -	\$ 189	\$ (189)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 3,307	
Fund Balance - Beginning	\$ -	\$ -	\$ 1,151,136	
Fund Balance - Ending	\$ -	\$ -	\$ 1,154,443	

Grande Pines
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cost Share Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Interest Income	\$ 554	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	554
Total Revenues	\$ 554	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	554
Expenditures:													
<u>Administrative Expenditures</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ 153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	153
Attorney	\$ 243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	243
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination Fees	\$ 601	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	601
Trustee Fees	\$ 4,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,143
Assessment Administration	\$ 5,729	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,729
Management Fees	\$ 3,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,648
Information Technology	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	162
Website Administration	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	108
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	30
Insurance	\$ 6,699	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,699
Printing & Binding	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total Administrative Expenditure	\$ 21,693	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,693

Grande Pines
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Field Expenditures</u>													
Field Management	\$ 1,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,352
Security	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Internet, Phone, Cable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Cameras	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ 1,944	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,944
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ 538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	538
Landscape Maintenance	\$ 6,752	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,752
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	975
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ 1,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,700
<u>Total Field Expenditures</u>	\$ 13,261	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,261
Total Expenditures	\$ 34,954	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	34,954
Excess (Deficiency) of Revenues over Expenditures	\$ (34,400)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(34,400)

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)
Current Bonds Outstanding	\$6,205,000

Series 2024, Special Assessment Bonds

Interest Rates:	4.650%, 5.450%, 5.800%
Maturity Date:	5/1/2054
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$399,845
Reserve Fund Balance	\$404,898
Bonds Outstanding - 11/1/24	\$5,765,000
Less: Principal Payment - 5/1/25	(\$85,000)
Current Bonds Outstanding	\$5,680,000

SECTION 3

REQUISITION

Grande Pines Community Development District
Orange County, Florida

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

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

The undersigned, a Responsible Officer of the Grande Pines Community Development District (the “District”), hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the “Trustee”), dated as of March 1, 2021, as supplemented by that certain Second Supplemental Trust Indenture dated as of March 1, 2024 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number; 26
- (B) Name of Payee; Latham, Luna, Eden & Beaudine
- (C) Amount Payable; \$189.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 146455 - Conveyances/Reqs for Sept 2025
- (E) Account from which disbursement to be made: 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in “(E)” above;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Two Capital Improvement Program;

4. each disbursement represents a Cost of the Assessment Area Two Capital Improvement Program which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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

GRANDE PINES COMMUNITY
DEVELOPMENT DISTRICT

By: 

Responsible Officer

Date: 10/27/25

The undersigned Consulting Engineer hereby certifies that; (i) this disbursement is for the Cost of the Assessment Area Two Capital Improvement Program and is consistent with the report of the Consulting Engineer, as such report has been amended or modified; (ii) that the portion of the Assessment Area Two Capital Improvement Program improvements being acquired from the proceeds of the 2024 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Assessment Area Two Capital Improvement Program improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Assessment Area Two Capital Improvement Program improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Assessment Area Two Capital Improvement Program improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.



Consulting Engineer

10/21/25



<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
		Payments & Credits	\$0.00
		Total Due	\$189.00

the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the nature, sources, uses, and management of information, and the study of the nature, sources, uses, and management of communication. (p. 1)

The 'communication' field is defined as:

...the study of the nature, sources, uses, and management of communication, and the study of the nature, sources, uses, and management of information. (p. 1)

These definitions are clearly circular, but they do indicate that the two fields are closely related.

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*This item will be provided under
separate cover*

SECTION D

Grande Pines CDD

Field Management Report

Conservation Area Cleanup



Photo Description:

- ✚ A small section of conservation area will be cleared to help mitigate flow restrictions to the stormwater structure.
- ✚ Gathering proposal to add spray treatments to the monthly aquatics scope.

Tract D-1 Fountain

Photo Description:

- ✚ The Tract D-1 fountain continues to trip due to the lights causing outages. The lights have been temporarily disabled for repairs.



Entrance Pressure Washing



Photo Description:

- Both entrance and exits sidewalks were pressure washed.



Guardhouse Pressure Washing



Photo Description:

- Pressure washing of the guardhouse is being scheduled.

New Phase Landscaping

Photo Description:

- ✚ Most of the sod in the new phases is establishing properly.
- ✚ Working with the landscaper to address minor maintenance issues.

