

*Grande Pines
Community Development District*

Agenda

January 26, 2026

AGENDA

Grande Pines

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

January 19, 2026

**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, January 26, 2026 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 December 15, 2025 Board of Supervisors Meeting
4. Consideration of Consent to Assignment and Assumption Agreement
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
6. Other Business
7. Supervisors Requests
8. Adjournment

Sincerely,



Jason Showe
District Manager

MINUTES

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

The regular meeting of the Board of Supervisors of the Grande Pines Community Development District was held Monday, **December 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
Maria Perez

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

**Approval of Minutes of the September 15,
2025 Board of Supervisors Meeting**

Mr. Showe presented the minutes of the September 15, 2025 Board of Supervisors meeting to the Board and asked for any corrections or changes to the minutes. The Board had no corrections or changes.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Minutes of the September 15, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Proposal for Security Services from 5th Avenue Concierge**

Mr. Showe presented the proposal for security services from 5th Avenue Concierge. He stated that it is around \$100 more than the current vendor on an annual basis. He noted that they wanted the Board to discuss the proposal and decide if it is something the Board is interested in moving forward with. He stated that they would have to draft up a full contract and they want that executed by the new vendor first because they only have ten days to terminate the prior vendor. He stated if the Board is amenable, they can make a motion to engage in a contract with 5th Avenue and then subsequently, when the contract is signed, they will do a 30-day notice to DSI. He stated that the goal is to make the switch by February 1, 2026.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Proposal for Security Services from 5th Avenue Concierge and Terminating DSI with a 30-day notice, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Acquisition Agreement for Series 2026 Bonds**

Mr. Showe presented the Acquisition Agreement for the Series 2026 bonds. Ms. Carpenter stated that the Acquisition Agreement is the agreement where the CDD says they will accept the completed improvements. She added that these would be for a potential new series for the MUP Master Utility Plan required by the County.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Acquisition Agreement for Series 2026 Bonds, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Bond Issuing Funding Agreement for Series 2026 Bonds**

Mr. Showe presented the Bond Issuing Funding Agreement for Series 2026 Bonds to the Board. Ms. Carpenter stated that the developer wants to issue a new series of bonds to fund the

master utilities that are required by Orange County. She noted to get started on that they always require a bond funding agreement where the developer agrees they will pay for the costs in the event that it doesn't close.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Bond Issuing Funding Agreement for Series 2026 Bonds, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Carpenter stated that her rolling report was working on the new bonds, trying to figure out structure and issues associated with that. She stated that she had nothing further to report.

B. Engineer

Mr. Eisa had nothing to report.

C. District Manager's Report

i. Check Register

Mr. Showe reviewed the check register and noted in the general fund they have checks 344 through 370, plus auto pay and September payroll for a total of \$178,685.23. He offered to answer any questions from the Board and stated that they have a lot of transfers to the debt service, as well as the normal expenses.

On MOTION by Mr. Aggarwal, seconded by Ms. Perez, 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 since this is only through October, it is hard to look at any kind of trend lines right now, but they are performing better than budget actuals and that they are in good shape on their assessments.

iii. Ratification of Series 2024 Requisition #26

Mr. Showe stated that this is legal expenses and he asked for a motion to ratify.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Series 2024 Requisition #26, was ratified.
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iv. Consideration of Series 2024 Requisition #27

Mr. Showe stated that this is Series 2024 construction funds, paying out the remaining amounts to the developer. He noted that this includes all the documents that counsel has already looked at. Ms. Carpenter stated that they are working on the deeds and bill of sale to acquire the improvements but other than that, the engineers reviewed it, staff has reviewed it and they are comfortable proceeding with this final requisition for Series 2024.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Series 2024 Requisition #27, was approved.
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D. Field Managers Report

Mr. Wright stated that they are looking at doing a conservation area cleanup just over the north side of the canal. He noted that there is a storm water flume that comes out and is overgrown. He added it is still restricting flow slightly so they want to push the conservation area back about ten feet on each side and then they are looking at having the aquatics vendor come by and spray that every month when they are doing their normal pond treatment to keep it clear so they will not have any issues in the future. He stated that the tract D1 fountain is at the apartments and every time he has been to the site it wasn't working and he would have to reset it. He noted that functionally it didn't seem to have any issues. He stated that he would have to turn the lights off first, turn the motor on and reset the lights and then everything would work, but then the next day the same thing would happen. They had the vendor come out when they first did the inspection and there didn't seem to be anything wrong with it, so they continued to monitor it and it kept happening. He stated that he had the vendor come out again and they figured out that when they turn it on at the same time, the amperage that it would pull would be higher than what we had the limit breakers set for, so they had to bump that up. He added that it is still at a safe value. He stated that they also did all the servicing for the other fountains while they were on site. Mr. Wright stated that they had a vendor come out and do all the pressure washing at the front entrance because it was in rough shape. Their crew will be coming out to do this for the guard house and they will do this in conjunction with pond cleaning, getting any trash that might be out there, street sign straightening, and anything of the minor maintenance stuff that would need to be done, and they

will do that in the same day to reduce the cost. He noted that they had some issues early on for the new phase landscaping where there were some terrain elevation changes, but over the last month it is all rooted in and settled nicely. There were some minor cleanup issues that he will have to get with Exclusive about and he has already sent them a report to start addressing those to make sure water levels have gone down and they need to start getting as close to the water as they can to get that cleared up for the spring. The main issue that he has seen is a couple of spots where the sod is not in good condition. He stated that the idea would be to leave it as it is until spring and then if they need three or four pounds of sod to repair anything that wouldn't have been established, that would be something they would worry about around the March time frame. Mr. Wright stated that he would like to do some general landscaping enhancements at the front entrance and he would like to start transitioning from pine bark mulch to river rock to get a cleaner appearance.

EIGHTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS**Supervisors' Requests**

Mr. Showe stated that there were no Supervisor requests.

TENTH 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

CONSENT TO ASSIGNMENT AND ASSUMPTION

This CONSENT TO ASSIGNMENT AND ASSUMPTION is executed and delivered by Grande Pines Community Development District (“Client”).

The undersigned Client hereby consents to the assignment by Poulos & Bennett LLC (the “Company”) to Pape-Dawson Consulting Engineers, LLC (“Purchaser”) of the following contract:

The Professional Engineering Services Agreement between the Grande Pines Community Development District and Poulos & Bennett LLC, dated February 17, 2020 (the “Assigned Contract”).

Pursuant to the Assigned Contract, the Purchaser shall assume and agree to perform all obligations and assume all liabilities of the Company under the Assigned Contract from and after the consummation of the transactions described in the Assigned Contract.

The undersigned acknowledges that as of the date hereof, and to the best of Client’s knowledge, neither the Client nor the Company is currently in breach of its obligations under the Agreement. Notwithstanding the foregoing, the Client does not waive any claims it may have under the Assigned Contract or subsequent agreements, certificates, etc. executed by Company for the benefit of the Client, and the Client expressly reserves and preserves all of its rights and remedies in law and equity.

Finally, the undersigned Client acknowledges that this Consent to Assignment and Assumption is being relied upon by the Company and Purchaser in connection with the recent purchase or transfer of substantially all of the Company’s assets, including the Assigned Contract from the Company to Purchaser. The parties agree that the Assigned Contract shall inure to the benefit of the successors and assigns of the Company, Purchaser and their respective affiliates and shall be binding upon Client and its successors and assigns.

IN WITNESS WHEREOF, the undersigned has signed this Consent to Assignment and Assumption as of this _____ day of _____ 2026.

Grande Pines Community Development District

By: _____

Name _____

Title _____

SECTION V

SECTION C

SECTION 1

Grande Pines Community Development District

Summary of Check Register

December 1, 2025 to January 9, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	12/9/25	371-373	\$ 19,580.63
	12/16/25	374-380	\$ 105,786.56
	12/23/25	381	\$ 469.69
	1/6/26	382-383	\$ 7,147.65
			<u>\$ 132,984.53</u>
General Fund - Auto Pays			
	12/8-1/8/26	80010-80021	\$ 4,653.66
			<u>\$ 4,653.66</u>
<u>Supervisors December 2025</u>			
	Achal Aggarwal	50109	\$ 184.70
	Linda Kepfer	50110	\$ 184.70
	Maria Perez	5011	\$ 154.70
			<u>\$ 524.10</u>
Total Amount			\$ 138,162.29

*** CHECK DATES 12/01/2025 - 01/09/2026 ***
 GRANDE PINES - GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/09/25	00022	12/04/25 256504	202512 320-53800-34800	GATE REPAIR	*	342.50	
				ACCESS CONTROL SOLUTIONS			342.50 000371
12/09/25	00024	11/25/25 20741	202511 320-53800-47000	LAKE MAINTENANCE NOV 25	*	675.00	
				AQUATIC WEED MANAGEMENT, INC			675.00 000372
12/09/25	00026	11/30/25 1807922	202511 320-53800-34500	SECURITY NOV 25	*	18,563.13	
				DSI SECURITY SERVICES			18,563.13 000373
12/16/25	00026	10/31/25 1807810	202510 320-53800-34500	SECURITY OCT 25	*	18,834.53	
				DSI SECURITY SERVICES			18,834.53 000374
12/16/25	00029	12/01/25 52795	202512 320-53800-46200	LANDSCAPE MAINT DEC 25	*	6,752.65	
		12/12/25 53906	202512 320-53800-47300	IRRIGATIIN REPAIRS	*	1,026.66	
				EXCLUSIVE LANDSCAPING GROUP			7,779.31 000375
12/16/25	00001	12/01/25 112	202512 320-53800-34000	FIELD MANAGEMENT DEC 25	*	1,351.92	
		12/01/25 113	202512 310-51300-34000	MANAGEMENT FEES DEC 25	*	3,647.92	
		12/01/25 113	202512 310-51300-35200	WEBSITE ADMIN DEC 25	*	108.17	
		12/01/25 113	202512 310-51300-35100	INFORMATION TECH DEC 25	*	162.25	
		12/01/25 113	202512 310-51300-31300	DISSEMINATION SVC DEC 25	*	600.83	
		12/01/25 113	202512 310-51300-51000	OFFICE SUPPLIES	*	.21	
		12/01/25 113	202512 310-51300-42000	POSTAGE	*	5.20	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,876.50 000376
12/16/25	00002	12/12/25 148325	202511 310-51300-31500	GENERAL COUNSEL NOV 25	*	728.50	
				LATHAM LUNA EDEN & BEAUDINE			728.50 000377
12/16/25	00032	12/09/25 2118	202512 320-53800-48600	PRESSURE WASH SIDEWALKS	*	1,200.00	
				PRESSURE WASH THIS INC.			1,200.00 000378

GPCD GRANDE PINES CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/16/25	00006	11/25/25	20500048 202511 310-51300-31100 ENGINEER SVCS NOV 25		*	882.50	
		11/25/25	20500048 202511 310-51300-31100 ENGINEER SVCS NOV 25		*	472.50	
				POULOS & BENNETT			1,355.00 000379
12/16/25	00013	12/16/25	12162025 202512 300-20700-10000 ASSESSMENT TRANSFER S2021		*	34,230.24	
		12/16/25	12162025 202512 300-20700-10000 ASSESSMENT TRANSFER S2024		*	35,782.48	
				US BANK AS TRUSTEE FOR GRANDE PINES			70,012.72 000380
12/23/25	00018	9/11/25	37130A 202510 320-53800-47000 QUARTERLY FOUNTAIN CLEAN		*	469.69	
				FOUNTAIN DESIGN GROUP, INC			469.69 000381
1/06/26	00029	1/01/26	55069 202601 320-53800-46200 LANDSCAPE MAINT JAN 26		*	6,752.65	
				EXCLUSIVE LANDSCAPING GROUP			6,752.65 000382
1/06/26	00018	12/29/25	38087A 202512 320-53800-47000 QRTLY FOUNTAIN CLEANING		*	395.00	
				FOUNTAIN DESIGN GROUP, INC			395.00 000383
				TOTAL FOR BANK A		132,984.53	

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 1/19/26		PAGE 3		
*** CHECK DATES 12/01/2025 - 01/09/2026 ***		GRANDE PINES - GENERAL FUND BANK Z GENERAL FUND AUTOPAY									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB		SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/08/25	00020	12/01/25	3728-11.	202511	320-53800-43000			*	688.83		
			6009 PARADISO GR BD NOV25				DUKE ENERGY			688.83 080010	
12/08/25	00020	12/01/25	5305-11.	202511	320-53800-43000			*	652.79		
			6302 SAND SKIPPER NOV25				DUKE ENERGY			652.79 080011	
12/08/25	00020	12/01/25	5952-11.	202511	320-53800-43000			*	114.07		
			6000 PARADISO GUARD NOV25				DUKE ENERGY			114.07 080012	
12/08/25	00020	12/01/25	7058-11.	202511	320-53800-43000			*	46.76		
			6003 PARADISO GR BD NOV25				DUKE ENERGY			46.76 080013	
12/08/25	00020	12/02/25	1990-11.	202511	320-53800-43000			*	21.76		
			6009 PARADISO GR BD NOV25				DUKE ENERGY			21.76 080014	
12/08/25	00031	11/19/25	2749-11.	202511	320-53800-43200			*	28.63		
			6013 PARADISO GR BD NOV25					*	627.20		
		11/19/25	2749-11.	202511	320-53800-43200						
			6025 HIGH SEAS DR NOV 25				ORANGE COUNTY UTILITIES DEPT			655.83 080015	
12/23/25	00031	12/18/25	2749-12.	202512	320-53800-43200			*	53.32		
			6013 PARADISO GR BD DEC25					*	669.71		
		12/18/25	2749-12.	202512	320-53800-43200						
			6025 HIGH SEAS DR DEC25				ORANGE COUNTY UTILITIES DEPT			723.03 080016	
1/08/26	00020	12/31/25	1990-12.	202512	320-53800-43000			*	171.11		
			6009 PARADISO GR BV DEC25				DUKE ENERGY			171.11 080017	
1/08/26	00020	12/31/25	3728-12.	202512	320-53800-43000			*	736.80		
			6009 PARADISO GR BD DEC25				DUKE ENERGY			736.80 080018	
1/08/26	00020	12/31/25	5305-12.	202512	320-53800-43000			*	682.29		
			6302 SAND SKIPPER DEC 25				DUKE ENERGY			682.29 080019	
1/08/26	00020	12/31/25	5952-12.	202512	320-53800-43000			*	112.00		
			6000 PARADISO GR BD DEC25				DUKE ENERGY			112.00 080020	

					GPCD GRANDE PINES		CWRIGHT				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/08/26	00020	12/31/25 7058-12.	202512 320-53800-43000		*	48.39	
		6003 PARADISO GR BD DEC25		DUKE ENERGY			48.39 080021

TOTAL FOR BANK Z						4,653.66	
TOTAL FOR REGISTER						137,638.19	

SECTION 2

Grande Pines
Community Development District

Unaudited Financial Reporting
December 31, 2025



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Total Governmental Funds</i>
Assets:				
Cash	\$ 78,027	\$ -	\$ -	\$ 78,027
Due From Developer	\$ -	\$ -	\$ -	\$ -
Due From General Fund	\$ -	\$ 13,833	\$ -	\$ 13,833
State Board of Administration	\$ 153,740	\$ -	\$ -	\$ 153,740
<u>Series 2021</u>				
Reserve	\$ -	\$ 382,500	\$ -	\$ 382,500
Revenue	\$ -	\$ 99,096	\$ -	\$ 99,096
Construction	\$ -	\$ -	\$ 35,778	\$ 35,778
<u>Series 2024</u>				
Reserve	\$ -	\$ 403,444	\$ -	\$ 403,444
Revenue	\$ -	\$ 59,304	\$ -	\$ 59,304
Construction	\$ -	\$ -	\$ 1,165,074	\$ 1,165,074
Total Assets	\$ 231,766	\$ 958,177	\$ 1,200,852	\$ 2,390,795
Liabilities:				
Accounts Payable	\$ 2,821	\$ -	\$ -	\$ 2,821
Deposits	\$ 5,000	\$ -	\$ -	\$ 5,000
Due To Debt Service	\$ 13,833	\$ -	\$ -	\$ 13,833
Total Liabilities	\$ 21,653	\$ -	\$ -	\$ 21,653
Fund Balances:				
Unassigned	\$ 210,113	\$ -	\$ -	\$ 210,113
Assigned for:				
Debt Service - Series 2021	\$ -	\$ 488,359	\$ -	\$ 488,359
Debt Service - Series 2024	\$ -	\$ 469,818	\$ -	\$ 469,818
Capital Projects - Series 2021	\$ -	\$ -	\$ 35,778	\$ 35,778
Capital Projects - Series 2024	\$ -	\$ -	\$ 1,165,074	\$ 1,165,074
Total Fund Balances	\$ 210,113	\$ 958,177	\$ 1,200,852	\$ 2,369,141
Total Liabilities & Fund Equity	\$ 231,766	\$ 958,177	\$ 1,200,852	\$ 2,390,795

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 618,635	\$ 66,228	\$ 66,228	\$ -
Cost Share Revenue	\$ 6,242	\$ 6,242	\$ 6,242	\$ -
Interest Income	\$ -	\$ -	\$ 1,593	\$ 1,593
Total Revenues	\$ 624,877	\$ 72,470	\$ 74,566	\$ 2,096
Expenditures:				
<u>Administrative Expenditures</u>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 600	\$ 2,400
FICA Expense	\$ 918	\$ 230	\$ 46	\$ 184
Engineering	\$ 12,000	\$ 3,000	\$ 1,508	\$ 1,493
Attorney	\$ 25,000	\$ 6,250	\$ 972	\$ 5,279
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Annual Audit	\$ 6,000	\$ -	\$ -	\$ -
Dissemination Fees	\$ 7,210	\$ 1,803	\$ 1,802	\$ -
Trustee Fees	\$ 9,020	\$ 4,143	\$ 4,143	\$ -
Assessment Administration	\$ 5,729	\$ 5,729	\$ 5,729	\$ -
Management Fees	\$ 43,775	\$ 10,944	\$ 10,944	\$ -
Information Technology	\$ 1,947	\$ 487	\$ 487	\$ (0)
Website Administration	\$ 1,298	\$ 324	\$ 325	\$ (0)
Telephone	\$ 300	\$ 75	\$ -	\$ 75
Postage	\$ 200	\$ 50	\$ 43	\$ 7
Insurance	\$ 7,352	\$ 7,352	\$ 6,699	\$ 653
Printing & Binding	\$ 350	\$ 88	\$ 2	\$ 86
Legal Advertising	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Other Current Charges	\$ 1,000	\$ 250	\$ 42	\$ 208
Office Supplies	\$ 200	\$ 50	\$ 1	\$ 49
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<u>Total Administrative Expenditures</u>	\$ 140,374	\$ 45,199	\$ 33,516	\$ 11,683

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<i>Field Expenditures</i>				
Field Management	\$ 16,223	\$ 4,056	\$ 4,056	\$ -
Security	\$ 230,000	\$ 57,500	\$ 37,398	\$ 20,102
Gate Repairs	\$ 8,500	\$ 2,125	\$ 588	\$ 1,538
Gate Internet, Phone, Cable	\$ 3,000	\$ 750	\$ -	\$ 750
Gate Cameras	\$ 1,200	\$ 300	\$ -	\$ 300
Property Insurance	\$ 2,712	\$ -	\$ -	\$ -
Electric	\$ 25,344	\$ 6,336	\$ 5,219	\$ 1,117
Streetlights	\$ 52,000	\$ 13,000	\$ -	\$ 13,000
Water & Sewer	\$ 20,000	\$ 5,000	\$ 1,917	\$ 3,083
Landscape Maintenance	\$ 82,000	\$ 20,500	\$ 20,257	\$ 243
Landscape Contingency	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 3,000	\$ 750	\$ 1,027	\$ (277)
Lake Maintenance	\$ 15,000	\$ 3,750	\$ 3,190	\$ 560
Pressure Washing	\$ 5,790	\$ 1,448	\$ 1,200	\$ 248
Repairs & Maintenance	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Contingency	\$ 4,735	\$ 1,184	\$ 1,700	\$ (516)
Total Field Expenditures	\$ 484,503	\$ 120,448	\$ 76,550	\$ 43,898
Total Expenditures	\$ 624,877	\$ 165,647	\$ 110,066	\$ 55,581
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (35,500)	
Fund Balance - Beginning	\$ -		\$ 245,613	
Fund Balance - Ending	\$ -		\$ 210,113	

Grande Pines

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues				
Assessment - Tax Roll	\$ 383,353	\$ 40,993	\$ 40,993	\$ -
Interest	\$ 9,447	\$ 4,694	\$ 4,694	\$ -
Total Revenues	\$ 392,800	\$ 45,687	\$ 45,687	\$ -
Expenditures:				
Series 2021				
Interest - 11/1	\$ 117,125	\$ 117,125	\$ 117,125	\$ -
Principal - 5/1	\$ 150,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 117,125	\$ -	\$ -	\$ -
Total Expenditures	\$ 384,250	\$ 117,125	\$ 117,125	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (3,410)	\$ (3,410)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (3,410)	\$ (3,410)
Excess (Deficiency) of Revenues over Expenditures	\$ 8,550		\$ (74,848)	
Fund Balance - Beginning	\$ 171,558		\$ 563,207	
Fund Balance - Ending	\$ 180,108		\$ 488,359	

Grande Pines

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues				
Assessment - Tax Roll	\$ 399,845	\$ 42,852	\$ 42,852	\$ -
Interest	\$ 9,429	\$ 4,760	\$ 4,760	\$ -
Total Revenues	\$ 409,274	\$ 47,612	\$ 47,612	\$ -
Expenditures:				
Series 2024				
Interest - 11/1	\$ 156,285	\$ 156,285	\$ 156,285	\$ -
Principal - 5/1	\$ 85,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 156,285	\$ -	\$ -	\$ -
Total Expenditures	\$ 397,570	\$ 156,285	\$ 156,285	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (3,827)	\$ (3,827)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (3,827)	\$ (3,827)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,704		\$ (112,500)	
Fund Balance - Beginning	\$ 167,952		\$ 582,318	
Fund Balance - Ending	\$ 179,656		\$ 469,818	

Grande Pines

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 296	\$ 296
Total Revenues	\$ -	\$ -	\$ 296	\$ 296
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 3,410	\$ 3,410
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 3,410	\$ 3,410
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 3,706	
Fund Balance - Beginning	\$ -	\$ -	\$ 32,072	
Fund Balance - Ending	\$ -	\$ -	\$ 35,778	

Grande Pines

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 10,300	\$ 10,300
Total Revenues	\$ -	\$ -	\$ 10,300	\$ 10,300
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 3,827	\$ 3,827
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 3,827	\$ 3,827
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 14,127	
Fund Balance - Beginning	\$ -	\$ -	\$ 1,150,947	
Fund Balance - Ending	\$ -	\$ -	\$ 1,165,074	

Grande Pines
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 8,968	\$ 57,260	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	66,228
Cost Share Revenue	\$ -	\$ 6,242	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,242
Interest Income	\$ 554	\$ 520	\$ 519	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,593
Total Revenues	\$ 554	\$ 16,233	\$ 57,779	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	74,566
Expenditures:													
<u>Administrative Expenditures</u>													
Supervisor Fees	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
FICA Expense	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	46
Engineering	\$ 153	\$ 1,355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,508
Attorney	\$ 243	\$ 729	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	972
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination Fees	\$ 601	\$ 601	\$ 601	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,802
Trustee Fees	\$ 4,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,143
Assessment Administration	\$ 5,729	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,729
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,944
Information Technology	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	487
Website Administration	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	325
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 30	\$ 8	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	43
Insurance	\$ 6,699	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,699
Printing & Binding	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ -	\$ 8	\$ 34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<u>Total Administrative Expenditure</u>	\$ 21,693	\$ 6,619	\$ 5,204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,516

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	\$ 1,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,056
Security	\$ 18,835	\$ 18,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	37,398
Gate Attendants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Repairs	\$ -	\$ 245	\$ 343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	588
Gate Internet, Phone, Cable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Cameras	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gate Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ 1,944	\$ 1,524	\$ 1,751	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,219
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ 538	\$ 656	\$ 723	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,917
Landscape Maintenance	\$ 6,752	\$ 6,752	\$ 6,753	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,257
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ 1,027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,027
Lake Maintenance	\$ 1,445	\$ 675	\$ 1,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,190
Pressure Washing	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,200
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ 1,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,700
<u>Total Field Expenditures</u>	\$ 32,566	\$ 29,767	\$ 14,217	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	76,550
Total Expenditures	\$ 54,259	\$ 36,386	\$ 19,421	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	110,066
Excess (Deficiency) of Revenues over Expenditures	\$ (53,704)	\$ (20,153)	\$ 38,357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(35,500)

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	\$403,444
Bonds Outstanding - 11/1/24	\$5,765,000
Less: Principal Payment - 5/1/25	(\$85,000)
Current Bonds Outstanding	\$5,680,000

Grande Pines CDD
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026
ON ROLL ASSESSMENTS

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

44.13%	27.32%	28.55%	100.00%
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<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>
11/25/25	11/2-11/7/25	\$21,508.09	(\$860.32)	(\$325.29)	\$0.00	\$20,322.48	\$8,968.38	\$5,551.18	\$5,802.91	\$20,322.48
12/05/25	11/8-11/17/25	\$102,264.88	(\$4,090.59)	\$0.00	\$0.00	\$98,174.29	\$43,324.67	\$26,816.78	\$28,032.84	\$98,174.29
12/15/25	11/18-11/19/25	\$7,101.73	(\$284.07)	\$0.00	\$0.00	\$6,817.66	\$3,008.66	\$1,862.28	\$1,946.73	\$6,817.66
12/22/25	9/01-11/30/25	\$410.45	\$0.00	\$0.00	\$0.00	\$410.45	\$181.13	\$112.12	\$117.20	\$410.45
12/22/25	11/20-11/24/25	\$25,363.32	(\$1,014.53)	\$0.00	\$0.00	\$24,348.79	\$10,745.21	\$6,650.99	\$6,952.59	\$24,348.79
TOTAL		\$ 156,648.47	\$ (6,249.51)	\$ (325.29)	\$ -	\$ 150,073.67	\$ 66,228.05	\$ 40,993.35	\$ 42,852.28	\$ 150,073.67

11%	Net Percent Collected
\$1,250,232.66	Balance Remaining to Collect

SECTION D

Grande Pines CDD

Field Management Report

Completed Items

- The guardhouse was pressure washed to improve aesthetics. Preparing to paint the interior of the building.
- Repairs were made to the pedestrian entrance gate, and additional actions are being taken here to improve performance.



Contracted Services

- Landscape maintenance, aquatics, and fountain maintenance are performing as expected.
- Ornamental grasses are being reset at the front entrance.
- Tract D-1 fountain issues are being investigated as this continues to have problems.



Site Items

- 2 new gate barrier arms will be ordered and installed upon delivery. The rear gates were damaged and repairs are scheduled.
- Gathering quotes to replace dead and declined plant material in the front entrance median.
- Coordinating with the HOA and Guardian Access to ensure the camera systems are fully functional.

