

*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	Chairman
Linda Kepfer	Vice Chairperson
Maria Perez	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jan Carpenter	District Counsel
Mohammad Eisa <i>by phone</i>	District Engineer
Jarett Wright	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.

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.

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
			<hr/> \$ 132,984.53
General Fund - Auto Pays			
	12/8-1/8/26	80010-80021	\$ 4,653.66
			<hr/> \$ 4,653.66
<u>Supervisors December 2025</u>			
	Achal Aggarwal	50109	\$ 184.70
	Linda Kepfer	50110	\$ 184.70
	Maria Perez	5011	\$ 154.70
			<hr/> \$ 524.10
Total Amount			\$ 138,162.29

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

GPCD GRANDE PINES CWRIGHT

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/19/26 PAGE 2
*** CHECK DATES 12/01/2025 - 01/09/2026 *** GRANDE PINES - GENERAL FUND
BANK A GENERAL FUND

GPCD GRANDE PINES CWRIGHT

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	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
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			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			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

CHECK DATE	VEND#	INVOICE DATE	INVOICE	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	

GPCD GRANDE PINES CWRIGHT

SECTION 2

Grande Pines
Community Development District

Unaudited Financial Reporting
December 31, 2025



Table Of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
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>
11	<u>Assessment Receipt Schedule</u>

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		Variance
	Budget	Thru 12/31/25	Thru 12/31/25			
<u>Revenues:</u>						
Assessments - Tax Roll	\$ 618,635	\$ 66,228	\$ 66,228	\$ -	\$ -	
Cost Share Revenue	\$ 6,242	\$ 6,242	\$ 6,242	\$ -	\$ -	
Interest Income	\$ -	\$ -	\$ 1,593	\$ 1,593	\$ 1,593	
Total Revenues	\$ 624,877	\$ 72,470	\$ 74,566	\$ 2,096		
<u>Expenditures:</u>						
<i><u>Administrative Expenditures</u></i>						
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	\$ -	\$ -	
Total Administrative Expenditures	\$ 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		Variance
	Budget	Thru 12/31/25	Thru 12/31/25			
<u>Field Expenditures</u>						
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)
<u>Total Field Expenditures</u>	\$ 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:				
<u>Series 2021</u>				
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:				
<i>Series 2024</i>				
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
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 296	\$ 296
Total Revenues	\$ -	\$ -	\$ 296	\$ 296
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses)</u>				
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:													
<i>Administrative Expenditures</i>													
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
Total Administrative Expenditure	\$ 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
<i>Field Expenditures</i>													
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
Total Field Expenditures	\$ 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

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	44.13%	27.32%	28.55%	100.00%
								2021 Debt Service	2024 Debt Service	Total	
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.

