Grande Pines
Community Development District

Agenda

November 16, 2026

AGENDA

Grande Pines
Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

November 9, 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, November 16, 2026 at 10:00 AM at the Offices of GMS-CF, LLC, 219 East Livingston Street, Orlando, FL 32801.** Following is the advance agenda for the meeting:

Landowners' Meeting

1. Determination of Number of Voting Unites Represented
2. Call to Order
3. Election of Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Positions of Supervisors (3)
5. Casting of Ballots
6. Tabulation of Ballots and Announcement of Results
7. Landowners' Questions and Comments
8. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Organizational Matters
    A. Administration of Oaths of Office to Newly Elected Supervisors
    B. Consideration of Resolution 2027-03 Canvassing and Certifying the Results of the Landowners' Election
    C. Election of Officers
    D. Consideration of Resolution 2027-04 Electing Officers
4. Approval of Minutes of the October 19, 2026 Board of Supervisors Meeting
5. Consideration of Resolution 2027-05 Setting a Public Hearing on the Adoption of Parking and Towing Rules
6. Consideration of Payment Processing Services Agreement with PayGOV.US
7. 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
        i. Consideration of Wildlife Signage Proposal
        ii. Consideration of Proposal for Tree Replacements with Exclusive Landscaping Group
8. Other Business

9. Supervisors Requests
10. Adjournment

Sincerely,



Jason Showe
District Manager

LANDOWNERS' MEETING

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **Monday, November 16, 2026**

TIME: **10:00 AM**

LOCATION: **Offices of GMS-CF, LLC, 219 East Livingston Street, Orlando, FL 32801**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property**.**

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful landowner candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by <u>one</u> of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

BOARD OF SUPERVISORS MEETING

SECTION III

SECTION B

RESOLUTION 2027-03

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES

WHEREAS, pursuant to Section 190.006(2), Florida Statute, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing three (3) supervisors for the District; and

WHEREAS, following proper notice of once a week for 2 consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election, such landowners' meeting was held on **November 16, 2026**, at which the below-recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors by means of this Resolution desire to canvas the votes and declare and certify the results of said election;

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

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as follows:

Supervisor	**# of Votes**	**Terms**
_____	_____	4 Year Term
_____	_____	4 Year Term
_____	_____	2 Year Term

2. The terms of office shall commence immediately upon the adoption of this Resolution:

PASSED AND ADOPTED this 16th day of November, 2026.

ATTEST:

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairman/Vice Chairman

SECTION D

RESOLUTION 2027-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Grande Pines Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

Section 1. The following persons are elected to the offices shown:

Chairman _____

Vice Chairman _____

Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Treasurer _____

Assistant Treasurer _____

Assistant Treasurer _____

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 16th day of November, 2026.

ATTEST:

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairman/Vice Chairman

SECTION IV

MINUTES OF MEETING
GRANDE PINES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Grande Pines Community Development District was held Monday, **October 19, 2026** 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
Ashleigh Baksh	Assistant Secretary
Maria Perez *joined late*	Assistant Secretary

Also present were:

Jason Showe	District Manager, GMS
Karly Chambers	Field Manager, GMS
Jan Carpenter	District Counsel, LLEB
Sara Zare *by phone*	MBS/Raymond James
Tim Bramwell *by phone*	Bond Counsel

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 Ernestina Whitney, Seat #4

Mr. Showe presented the resignation from Ernestina Whitney.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Accepting the Resignation from Ernestina Whitney, was approved.

B. Appointment of Individual to Fulfill Board Vacancy in Seat #4 with a Term Ending November 2026

Mr. Showe stated the vacancy term ends in November of 2026. He also stated they will be doing a landowners' election at the next meeting. The Board agreed to fill the vacancy at the next landowner's election. The necessary paperwork will be prepared.

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

This item is tabled until the next landowners' election.

D. Consideration of Resolution 2027-01 Appointing an Assistant Secretary

This item is tabled until the next landowners' election.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the July 20, 2026 Board of Supervisors Meeting**

Mr. Showe presented the minutes of the July 20, 2026 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 July 20, 2026 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS **Financing Matters**

A. Consideration of Agreement for Underwriting Services

Mr. Showe presented the agreement for underwriting services. Ms. Zare, representing MBS, now a division of Raymond James, explained that the agreement remains substantially consistent with prior investment banking agreements, with no change to the fee. The agreement was updated to reflect the company's acquisition by Raymond James, with its role in structuring, marketing, and selling the bonds remaining unchanged.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Agreement for Underwriting Services, was approved.

B. Consideration of Bond Counsel Engagement Letter

Mr. Showe presented the bond counsel engagement letter for Board consideration. The Board and staff discussed a request to transfer the case file from Akerman to Mr. Tim Bramwell's new firm, as Mr. Bramwell would be leaving Akerman effective the following day. Ms. Carpenter noted that client approval was required under bar ethics rules to transfer the file and that no attorneys would remain at Akerman who handled this type of work. The Board expressed support for continuing with Mr. Bramwell at his new firm.

On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Bond Counsel Agreement with Tim Bramwell's New Firm, was approved.

C. Consideration of Resolution 2027-02 Amended and Restated Delegation Resolution

i. Exhibit A: Form of Supplemental Indenture
ii. Exhibit B: Form of Bond Purchase Agreement
iii. Exhibit C: Form of Preliminary Limited Offering Memorandum
iv. Exhibit D: Form of Continuing Disclosure Agreement
v. Exhibit E: Form of Acquisition Agreement, Completion Agreement, Collateral Assignment, True-Up Agreement, and Tri-Party Agreement

Mr. Showe presented Resolution 2027-02, an amended and restated delegation resolution repealing and restating the District's prior bond resolutions to incorporate the latest changes. Mr. Bramwell explained that the resolution authorizes the issuance of the Series 2026 Special Assessment Revenue Bonds in an aggregate principal amount not to exceed $5,500,000 to finance the Series 2026 Project. The bonds will be issued pursuant to a third supplemental trust indenture, with Raymond James serving as underwriter. The resolution establishes parameters for the bond issuance, including maximum principal amount, interest rate, underwriter's discount not exceeding 2%, redemption provisions, and final maturity no later than May 1, 2059. It also approves the forms of the continuing disclosure agreement, amended and restated acquisition agreement, completion agreement, collateral assignment, and true-up agreement with the developer. It was noted that the true-up agreement may not ultimately be necessary but was included for approval in the event it is needed. In response to Mr. Aggarwal's question, it was clarified that the final

homeowner assessments would not be established until the bonds are priced and the final amounts are determined. The Board approved the resolution, subject to revising the documents to reflect Raymond James in place of MBS throughout.

> On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Resolution 2027-02 Amended and Restated Delegation Resolution, was approved in substantially final form.

*****_Supervisor Perez joined the meeting at this time._

D. Review of Memo Regarding New CDD Distribution Schedule Policy from Orange County Tax Collector Office

Mr. Showe presented the memo regarding new CDD distribution schedule policy from Orange County Tax Collector Office. The Board and staff discussed the memo and thanked District Counsel for their work addressing the matter, noting its impact on all Orange County Districts. Counsel explained that resolving the issue required some negotiation and that counties are increasingly cautious about funding and cash flow matters due to concerns surrounding a potential constitutional amendment related to taxes.

SIXTH ORDER OF BUSINESS Discussion of Security Services

Mr. Showe opened the meeting for discussion of security services. The Board discussed the HOA's request to change security service providers. Staff advised that moving forward would require a formal RFP process, similar to the previous procurement, with approximately 30 days for proposals and a subsequent Board review and ranking. The process was expected to take approximately 90 days. Ms. Carpenter recommended including a form of contract with the RFP to streamline negotiations. Mr. Showe noted that the current contract allows for termination with 10 days' notice, so the transition would primarily depend on the new provider's ability to mobilize.

> On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, Authorizing Staff to Begin the RFP Process for Security Services, was approved.

SEVENTH ORDER OF BUSINESS **Ratification of Fiscal Year 2026 Audit Engagement Letter from Grau & Associates**

Mr. Showe presented the Fiscal Year 2026 audit engagement letter from Grau & Associates for ratification. He explained that the agreement was executed in advance to allow work to begin as quickly as possible in October. The agreement reflects the same terms included in the adopted budget and previously bid.

> On MOTION by Mr. Aggarwal, seconded by Ms. Kepfer, with all in favor, the Fiscal Year 2026 Audit Engagement Letter from Grau & Associates, was ratified.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Carpenter had nothing to report to the Board.

B. Engineer

i. Review of Parking Map

Mr. Showe presented the proposed parking map reflecting the District's existing parking and no-parking zones as an exhibit for the development of parking rules. The Board discussed the proposed restrictions, including concerns about limited parking availability in certain townhome areas. Board members suggested potentially allowing parking on one side of the street in select areas, provided fire hydrant access and driveways were not obstructed. Ms. Chambers agreed to coordinate with the engineer to review these areas and consider appropriate signage, including replacing missing speed limit and parking signs. She also noted that new signage directing traffic at the rear gate had been installed, identifying it as emergency access only.

District Counsel explained that adopting parking rules would require a public hearing, with at least 30 days' notice. Mr. Showe advised that proposed parking rules would be presented at the November meeting, at which time the Board could approve setting a public hearing. The Board would have until the anticipated January hearing to review and suggest revisions to the proposed parking map. No formal action was taken.

C. District Manager's Report

i. Check Register

Mr. Showe provided the check register for the general fund, which included checks numbered 455 through 491, auto payments, and Supervisor payroll, totaling $153,573.53. He answered all of the Board's questions.

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. These go through August. He stated they are doing better than budget to actual in the general fund. He noted that they are over 100% collected on assessments.

iii. Presentation of Series 2021 Arbitrage Rebate Calculation Report

Mr. Showe presented the annual arbitrage rebate report, which is required to ensure the District is not earning more interest on its bond proceeds than legally permitted. The report indicated that there was no rebate liability and that the District was in compliance.

D. Field Manager's Report

Ms. Chambers presented the field manager's report.

i. Consideration of Wildlife Signage

Ms. Chambers presented wildlife warning signage near the community ponds and canal. The Board favored signage stating, "*Keep Away from Water – Alligators and Snakes."* Ms. Chambers will revise the map to include additional signage along Canal C1 and return with a formal proposal for the Board's consideration.

ii. Consideration of Proposals for Tree Replacements with Exclusive Landscaping Group

Ms. Chambers presented a proposal for tree replacements with Exclusive Landscaping Group. The Board and staff discussed maintenance responsibility for right-of-way trees adjacent

to residential properties and generally favored having the District assume responsibility. The estimated cost of the current replacement proposals is approximately $8,400, which can be covered by the landscape contingency in the FY2027 budget. The Board requested additional information regarding tree sizes, species, warranties, and root barriers. Ms. Chambers will review the proposals and coordinate with the landscape vendor. The Board and staff also discussed the need for a written sidewalk inspection schedule, with quarterly inspections suggested, and Ms. Chambers will begin identifying sidewalk trip hazards in the completed phases and obtain a proposal for repairs.

iii. Consideration of Proposal for Quarterly Maintenance with Lake Fountains & Aeration

Ms. Chambers presented a proposal for quarterly maintenance with Lake Fountains & Aeration. She advised that Lake Fountains had been more successful in resolving prior maintenance issues. The Board requested that she obtain a comparable proposal from Solitude and seek updated pricing from Cascade before bringing all three proposals back for consideration.

iv. Consideration of Fiscal Year 2027 Contract Renewals

1. Aquatic Plant Management Proposal with Aquatic Weed Management

Ms. Chambers presented the Fiscal Year 2027 contract renewals for Board consideration. The first contract renewal is the aquatic plant management proposal with Aquatic Weed Management. The contract with Aquatic Weed Management was recommended.

2. Fountain Maintenance Proposal with Cascade Fountains

Ms. Chambers presented the fountain maintenance proposal with Cascade Fountains. The Board and staff discussed seeking updated pricing from Cascade. The fountain maintenance renewal was deferred pending additional proposals.

3. Landscape Management Proposal with Exclusive Landscaping Group

Ms. Chambers presented a landscape management proposal with Exclusive Landscaping Group. The contract with Exclusive Landscaping Group was recommended.

4. Security Services Proposal with 5th Avenue Concierge Services

Ms. Chambers presented the security services proposal with 5th Avenue Concierge Services. The Board and staff discussed the contract in light of the HOA's interest in changing

providers. They also discussed maintaining the current arrangement while evaluating the possibility of a new provider and the potential for consolidating HOA and District security services.

On MOTION by Mr. Aggarwal, seconded by Ms. Perez, with all in favor, All Fiscal Year 2027 Contract Renewals Except Fountain Maintenance (Items 1, 3, and 4) Subject to District Counsel Preparing the Agreements, were approved.

NINTH ORDER OF BUSINESS Other Business

A Supervisor asked about holiday decorations and installation timeline. Ms. Chambers reported that the trees had already been decorated and that garlands and other decorations were pending installation. The decorations are subject to a three-year contract with fixed pricing at the same rates as the prior year. Ms. Chambers noted that installation had already begun to avoid potential delays or supply shortages. The decorations will be activated on a designated date, typically shortly after thanksgiving. She also noted that some communities maintain year-round lighting on palm trees and are exploring permanent monument lighting that can be adjusted for seasonal and holiday displays.

TENTH ORDER OF BUSINESS Supervisors' Requests

Mr. Showe stated the next meeting is November 16, 2026 and there will be a landowners' election prior to the regular meeting.

ELEVENTH ORDER OF BUSINESS Adjournment

Mr. Showe asked for a motion to adjourn the meeting.

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION V

RESOLUTION NO. 2027-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON JANUARY 25, 2027, AT 10:00 A.M. AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON THE PROPOSED PARKING AND TOWING RULES OF THE DISTRICT, IN ACCORDANCE WITH CHAPTERS 120 AND 190, FLORIDA STATUTES.

WHEREAS, the Board desires to hold a public hearing to consider the advisability and propriety of the proposed Parking and Towing Rules, including but not limited to, parking and no-parking locations, load/unload signage, abandoned vehicles, rideshare service vehicles and other parking measures in the District to respond to safety and parking adequacy concerns to be covered by the Rule, and also desires to provide notice of said public hearing; and

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

1. That there is hereby declared a public hearing to be held at 10:00 a.m., on January 25, 2027, at 219 East Livingston Street, Orlando, Florida 32801, for the purpose of hearing comment and objection to the Parking and Towing Rules. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager, 219 East Livingston Street, Orlando, Florida 32801 or via email to JShowe@gmscfl.com.

2. That the Board also hereby authorizes the preliminary, proposed Parking and Towing Rules, attached hereto as Exhibit "A".

3. That notice of said hearing shall be advertised in accordance with Chapters 120 and 190 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Orange County.

4. That this Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 16th day of November, 2026.

[*SIGNATURES BELOW*]

SIGNATURE PAGE TO RESOLUTION 2027-05
GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS OF THE GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

ATTEST:

_____
Jason Showe
Secretary / Assistant Secretary

_____
Chairman / Vice Chairman

EXHIBIT "A"

PRELIMINARY PROPOSED PARKING AND TOWING RULES AND POLICIES

[ATTACHED BELOW]

GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT
PARKING AND TOWING RULES

Adopted _____ __, 2026 by Resolution 2027-__

1.0 Parking and Towing. The rules and regulations of this Section 1.0 are hereby adopted by the Grande Pines Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules."

1.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District rights-of-way, including but not limited to the roads, streets, thoroughfares, swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of-Way"), as generally depicted on the revised parking and towing map shown in Appendix 1.0 (the "Revised District Parking and Towing Map"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.

1.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes Parking Areas throughout the community on District property. No trailers shall be parked in any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.

1.3 Revised On-Street Parking.

1.3.1 On-street parking in the District is prohibited in those areas as marked in the Revised District Parking and Towing Map attached hereto as Appendix 1.0, in addition the following prohibitions apply through the District:

(a) Reserved.

(b) Commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used in business of or for the purpose of transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one ton, or any dual-

wheel trucks shall not be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, except during the period of delivery or the provision of services to the adjacent residential unit(s). Such vehicles temporarily parked in accordance with this section shall be fully parked on a paved surface designed for parking or vehicular travel. No portion of the vehicle shall be parked on, over, or within a landscaped or grassed surface of the District, including but not limited to the swale.

(c) Recreational vehicles, including campers, mobile homes and motor homes, regardless of size, all-terrain vehicles (ATVs or ATCs), go-carts, motorcycles, mini- motorcycles, mopeds, unregistered vehicles, boats, and trailers of any type, are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas; however, recreational vehicles may be temporarily parked in said areas for no more than eight (8) hours for the purposes of loading and unloading only.

(d) Golf carts are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas. Golf carts being utilized at the time for the purposes of maintenance of properties within the boundaries of the District and which are owned and operated by the District, a homeowners or property owners' association, or an agent thereof, are exempt from this provision between the hours of 6:00 A.M. and 8:00 P.M. of the same day.

(e) Individuals working in the District may park within the areas actively under construction in the District as specifically permitted by the District Manager or his/her designee.

1.3.2 No portion of any vehicle shall be parked on the District Right-of-Way for any period of time within twenty (20') feet of any District mailbox kiosk within the District, unless parked within a designated District parking stall in accordance with Section 1.2 above. No portion of any vehicle shall be parked on the District Right-of-Way in a manner that blocks access to single-family home mailboxes. A clearance of fifteen (15') feet before the mailbox and fifteen (15') feet after the mailbox is required.

1.3.3 No vehicle bearing a "For Sale" or similar sign shall be parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area.

1.3.4 Vehicles temporarily parked in accordance with Section 1.3.1 above shall not park in any manner which has the effect of disrupting the normal flow of traffic, which would block the ingress or egress of trucks, public service vehicles, and emergency vehicles, which would require other vehicles to leave the paved surface of the District Rights-of-Way to pass, or which would result in a vehicle being parked in a portion of more than one parking stall of a District Parking Area. Vehicles temporarily parked

in a fifteen (15) minute loading zone area, as marked in the Revised District Parking and Towing Map attached hereto as Appendix 1.0, shall only use such parking stall for loading and/or unloading and shall not remain parked in such parking stall for a period exceeding fifteen (15) minutes. In addition, vehicles temporarily parked in accordance with Section 1.3.1 above:

(a) Shall not park facing the wrong direction on the street.
(b) Shall not park in any manner that blocks access to a driveway.
(c) Shall not park in any manner that blocks a sidewalk.
(d) Shall not park with tires on the grass, as this may cause damage to the District's irrigation.
(e) Shall not park within thirty (30') feet of the approach to a stop sign.

1.3.5 Any vehicle that cannot operate on its own power is prohibited from being parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area, and shall immediately be removed.

1.3.6 No vehicle bearing an expired registration, missing license plate, or a license plate that fails to match the vehicle registration shall be parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area.

1.3.7 It is a violation of the District Parking and Towing Rules for a vehicle otherwise lawfully parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area to be covered or partially covered with a tarpaulin or other type of vehicle cover. No vehicle parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area shall be used as a domicile or residence either temporarily or permanently.

1.3.8 No abandoned, inoperable and/or discarded vehicle (including a Commercial Vehicle, Vehicle, vessel or Recreational Vehicle), or any part thereof, shall be parked, stored or left upon on the District's Property for a period in excess of seventy-two (72) hours. Abandoned, inoperable and/or discarded means a state of disuse, neglect or abandonment. Evidence of "abandoned, inoperable and/or discarded" may include, any one (1) or a combination of the following factors: (1) the vehicle is wrecked; (2) the vehicle is inoperable, as evidenced by vegetation underneath as high as the vehicle body or frame; debris collected underneath; or, the vehicle is being used solely for storage/habitation purposes; (3) the vehicle is partially dismantled, having no engine, transmission or other major and visible part; (4) the vehicle has major and visible parts which are dismantled; (5) the vehicle is incapable of functioning as a vehicle in its present state; (6) the vehicle has only nominal salvage value; (7) the vehicle is incapable of safe operation under its own power, or a vehicle that cannot be self-propelled or moved in a manner it was originally intended to move.

1.4 Parking in Other Areas of the District. Parking of any vehicle or trailer, including but not limited to those referenced in Section 1.3.1 above, is strictly prohibited on or within all non-paved District property, including but not limited to, landscaped or grassed

areas within or adjacent to any District Right-of-Way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.

1.5 Enforcement

1.5.1 Towing. Any vehicle parked in violation of the District Parking and Towing Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors pursuant to Section 715.07, *Florida Statutes*. Vehicles and vessels parked in violation of the District Parking and Towing Rules may receive a courtesy warning. Notwithstanding the foregoing, any vehicle, trailer, or object parked in violation of the District Parking and Towing Rules shall be subject to towing. Upon direction in writing (email and facsimile are acceptable) from the District Manager or a designee of the District Manager, the tow contractor is authorized to commence towing for a violation or violations of these Rules pursuant to Section 715.07, *Florida Statutes*.

1.5.2 Suspension and Termination of Privileges. A resident's privileges at any or all District Amenity Facilities may be subject to various lengths of suspension or termination by the Board of Supervisors due to violations of these rules.

1.6 Suspension of Rules. The enforcement of the District Parking and Towing Rules may be suspended in whole or in part for specified periods of time, as determined by resolution of the Board of Supervisors of the District. In addition, the enforcement of the District Parking and Towing Rules may be suspended during emergency situations at the discretion of the District Manager.

1.7 Damage to District Property. Should the parking of any vehicle on, over, or within the District Rights-of-Way, District parking lots or Parking Areas, or District Property, or any portion thereof, even if on a temporary basis, cause damage to District infrastructure, landscaping or other improvement, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such improvement. Damage includes, but is not limited to, staining caused by fluid leaking onto District parking areas. The decision on whether to repair or replace a damaged improvement shall be at the discretion of the District.

1.8 Vehicle Repairs. No vehicle maintenance or repair shall be performed on, over, or within any portion of the District Rights-of-Way, District parking lot or Parking Area, or District property. No vehicles shall be stored, even temporarily, on blocks on, within, or over the District Rights-of-Way, District parking lots or Parking Areas, or District Property.

1.9 Other Traffic and Parking Regulations. Nothing in these District Parking and Towing Rules shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, *Florida Statutes*, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.

1.10 Parking at Your Own Risk. The District assumes no liability for any theft, vandalism and/or damage that may occur to personal property or vehicles parked on the District's

Property pursuant to the District Parking and Towing Rules

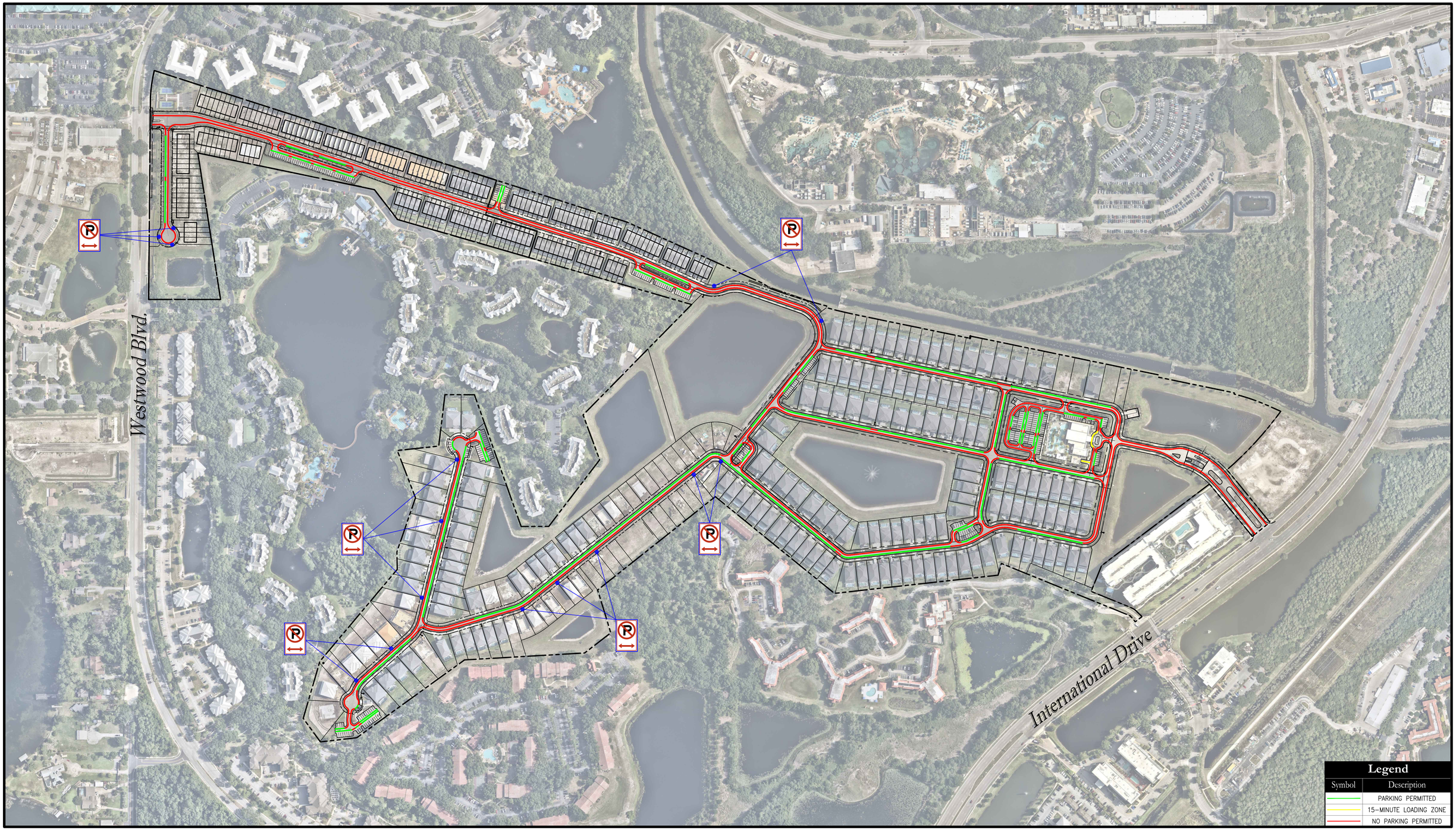
1.11 Severability. The invalidity or unenforceability of any one or more provisions of this Rule shall not affect the validity or enforceability of the remaining portions of this Rule or any part of this Rule not held to be invalid or unenforceable

Appendix 1.0

District Parking and Towing Map

[ATTACHED BELOW]

'No Parking' sign inventory per site visit on 9/10/26;



Master On-Site Parking Map

Grande Pines Community Development District

PAPE-DAWSON
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

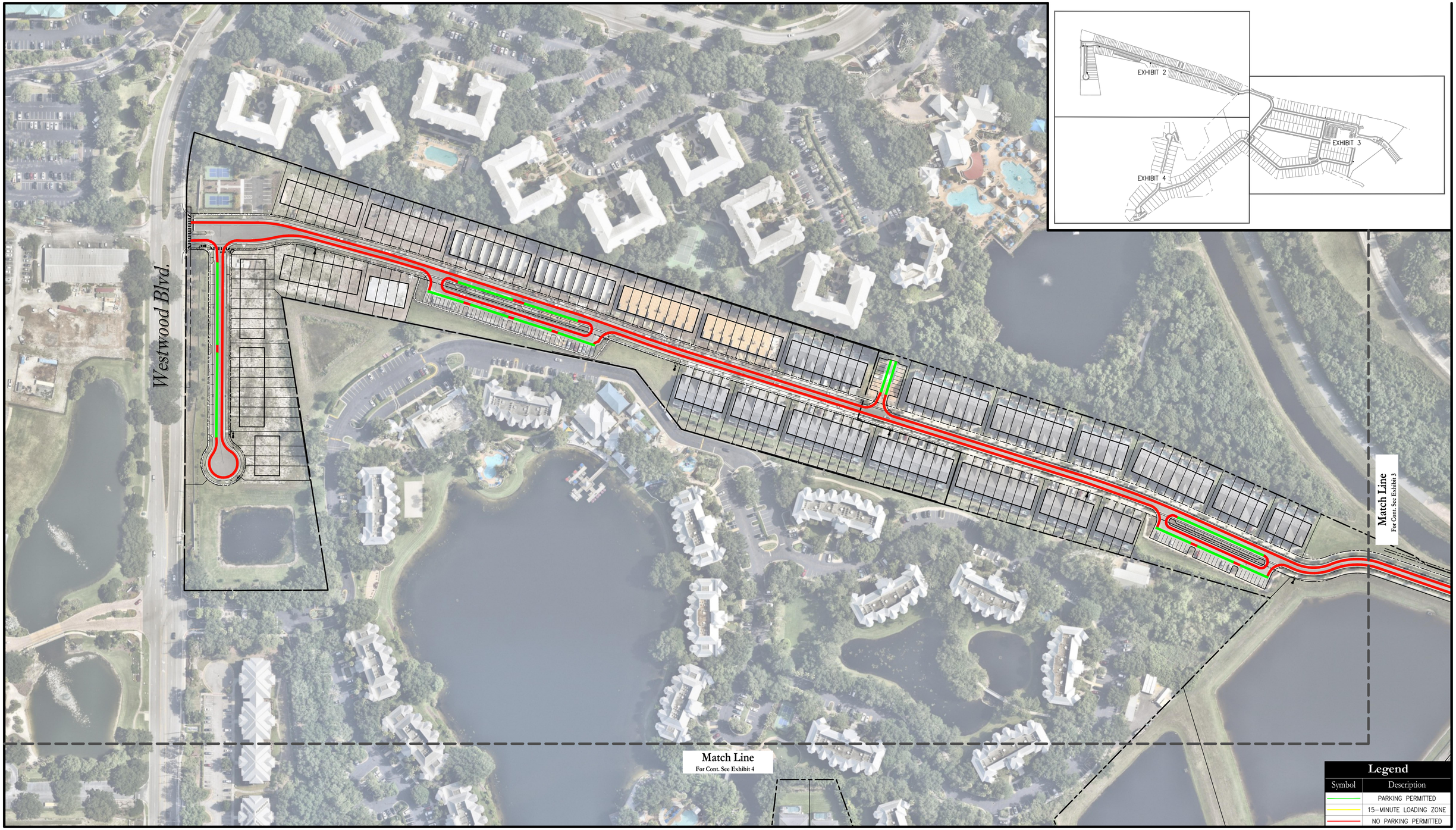
N

200' 0 200' 400'
SCALE IN FEET

August 2026
PD Job No.: 18-007

Exhibit 1

Z:\2018\18-007 PARK SQUARE – GRANDE PINES SFR\CAD\GRAND PINES MASTER PARKING EXHIBIT



Master On-Site Parking Map

Grande Pines Community Development District

PAPE-DAWSON
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

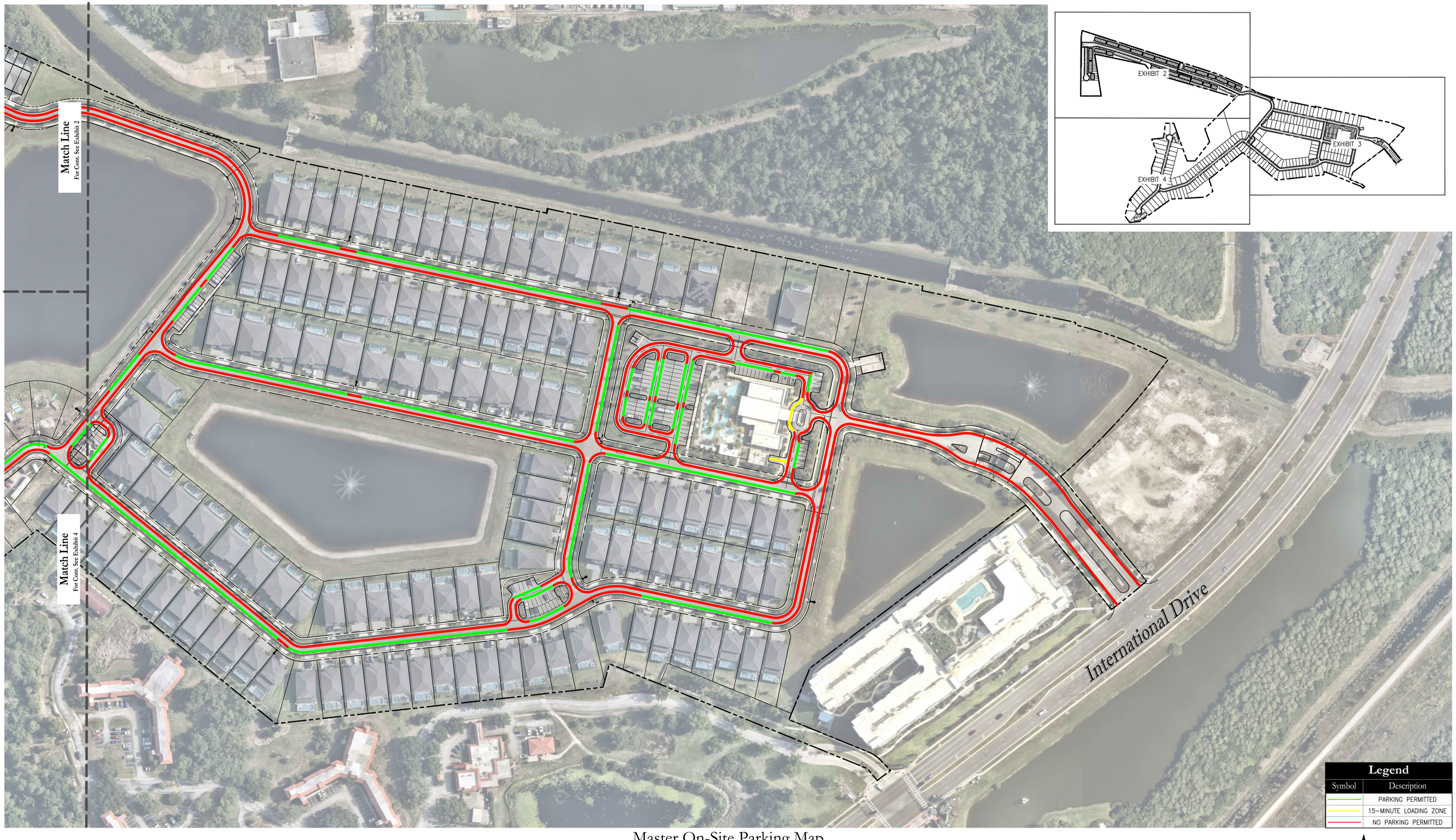
N

100' 0 100' 200'
SCALE IN FEET

August 2026
PD Job No.: 18-007

Exhibit 2

Z:\2018\18-007 PARK SQUARE – GRANDE PINES SFR\CAD\GRAND PINES MASTER PARKING EXHIBIT



Master On-Site Parking Map

Grande Pines Community Development District

PAPE-DAWSON
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 I FLORIDA SURVEYING FIRM #LB8694

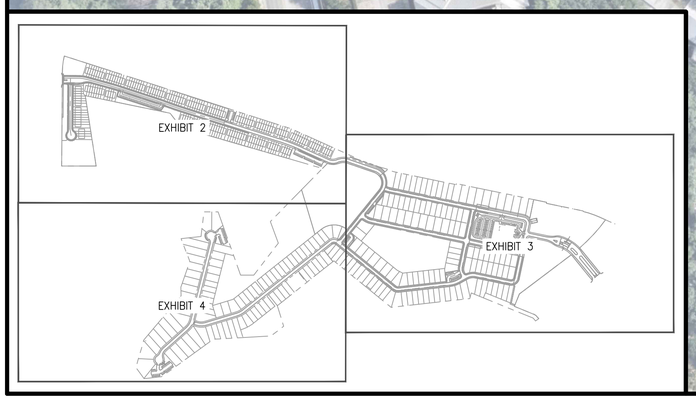
August 2026
PD Job No.: 18-007

Exhibit 3

Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\CAD\GRAND PINES MASTER PARKING EXHIBIT

Match Line
For Cont. See Exhibit 2

Match Line
For Cont. See Exhibit 3



Legend

Symbol	Description
	PARKING PERMITTED
	15-MINUTE LOADING ZONE
	NO PARKING PERMITTED

Master On-Site Parking Map

Grande Pines Community Development District

PAPE-DAWSON
2602 E. LIVINGSTON ST | ORLANDO, FL 32803 | 407.487.2594
FLORIDA ENGINEERING FIRM #39101 I FLORIDA SURVEYING FIRM #LB8694

N

100' 0 100' 200'
SCALE IN FEET

August 2026
PD Job No.: 18-007

Exhibit 4

Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\CAD\GRAND PINES MASTER PARKING EXHIBIT

SECTION VI

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective _____, 20__ (the "**Effective Date**"), by and between **PayGOV.US**, LLC, an Indiana limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the **GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"), with its principal address at c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within two (2) business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 4 and 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District and shall not be disclosed, other than in strict compliance with the law or court order.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, , agents, employees, and its district manager (including its employees and agents), from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are

excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Orange County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV

must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
GRANDE PINES COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, an Indiana limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, JSHOWE@GMSCFL.COM , OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA, 32801, ATTENTION: DISTRICT PUBLIC RECORDS CUSTODIAN.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless

the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF FLORIDA

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the Grande Pines Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION VII

SECTION C

SECTION i

Grande Pines
Community Development District

Summary of Check Register

October 1, 2026 to October 31, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	10/6/2026	492-496	$	20,692.24
	10/13/2026	497-500	$	21,955.13
	10/20/2026	501-505	$	10,555.50
	10/27/2026	506	$	175.00
			$	53,377.87
General Fund - Auto Pays				
	10/20/2026	80073	$	967.25
	10/26/2026	80074-80078	$	1,659.87
			$	2,627.12
	Supervisor Fees - October 2026			
	Achal Aggarwal	50129	$	184.70
	Ashley F Baksh	50130	$	184.70
	Linda M Kepfer	50131	$	184.70
	Maria E Perez	50132	$	184.70
			$	738.80
		Total Amount	**$**	**56,743.79**

*** CHECK DATES 10/01/2026 - 10/31/2026 *** GRANDE PINES - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/06/26	00029	9/29/26	22602	202609	320-53800-46200		*	975.00		
			LAKE MAINTENANCE SEPT26							
		9/29/26	22602	202609	320-53800-46200		V	975.00-		
			LAKE MAINTENANCE SEPT26							
						EXCLUSIVE LANDSCAPING GROUP			.00	000492
10/06/26	00034	9/29/26	207150	202609	320-53800-48000		*	1,072.50		
			DEP PYMT ELECTRICAL PANEL							
						NEUWIRE INC			1,072.50	000493
10/06/26	00013	10/05/26	10052026	202610	300-20700-10000		*	4,549.42		
			ASSESSMENT TSFR S2021							
		10/05/26	10052026	202610	300-20700-10000		*	4,755.72		
			ASSESSMENT TSFR S2024							
						US BANK AS TRUSTEE FOR GRANDE PINES			9,305.14	000494
10/06/26	00035	9/16/26	8456	202609	320-53800-34500		*	9,339.60		
			SECURITY 9/16/26-9/30/26							
						5TH AVENUE CONCIERGE SERVICES			9,339.60	000495
10/06/26	00024	9/29/26	22602	202609	320-53800-46200		*	975.00		
			LAKE MAINTENANCE SEPT26							
						AQUATIC WEED MANAGEMENT, INC			975.00	000496
10/13/26	00029	10/01/26	79345	202610	320-53800-46200		*	6,752.65		
			LANDSCAPE MAINT OCT26							
						EXCLUSIVE LANDSCAPING GROUP			6,752.65	000497
10/13/26	00001	9/30/26	137	202609	320-53800-47000		*	440.00		
			CLEAN UP POND TRASH							
		10/01/26	135	202610	310-51300-34000		*	3,830.33		
			MANAGEMENT FEES OCT26							
		10/01/26	135	202610	310-51300-35200		*	113.58		
			WEBSITE ADMIN OCT26							
		10/01/26	135	202610	310-51300-35100		*	170.33		
			INFORMATION TECH OCT26							
		10/01/26	135	202610	310-51300-31300		*	630.92		
			DISSEMINATION SVC OCT26							
		10/01/26	135	202610	310-51300-51000		*	.33		
			OFFICE SUPPLIES							
		10/01/26	135	202610	310-51300-42000		*	22.49		
			POSTAGE							
		10/01/26	136	202610	320-53800-34000		*	1,419.50		
			FIELD MANAGEMENT OCT26							
		10/08/26	139	202610	310-51300-31700		*	6,015.00		
			ASSESSMENT ROLL CERT FY27							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			12,642.48	000498

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/13/26	00038	10/06/26	97268	202610	320-53800-34800			*	660.00		
			GATE REPAIRS								
							MAILBOX & SIGN SOLUTIONS			660.00	000499
10/13/26	00032	10/07/26	2163	202610	320-53800-48600			*	1,900.00		
			PRESSURE WASHING								
							PRESSURE WASH THIS INC.			1,900.00	000500
10/20/26	00026	1/31/26	2510	202601	320-53800-34500			*	71.00		
			FUEL								
							DSI SECURITY SERVICES			71.00	000501
10/20/26	00029	10/15/26	79849	202610	320-53800-47300			*	550.00		
			MAIN LINE REPAIR								
							EXCLUSIVE LANDSCAPING GROUP			550.00	000502
10/20/26	00002	10/13/26	159192	202609	310-51300-31500			*	267.50		
			GENERAL COUNSEL SEPT26								
							LATHAM LUNA EDEN & BEAUDINE			267.50	000503
10/20/26	00004	9/30/26	OSA12498	202609	310-51300-48000			*	327.40		
			NOT FY27 MTG DATE 9/14/26								
							ORLANDO SENTINEL			327.40	000504
10/20/26	00035	10/01/26	8526	202610	320-53800-34500			*	9,339.60		
			SECURITY 10/1/26-10/15/26								
							5TH AVENUE CONCIERGE SERVICES			9,339.60	000505
10/27/26	00003	10/01/26	95568	202610	310-51300-54000			*	175.00		
			SPECIAL DISTRICT FEE FY27								
							FLORIDA DEPARTMENT OF COMMERCE			175.00	000506

TOTAL FOR BANK A 53,377.87

*** CHECK DATES 10/01/2026 - 10/31/2026 *** 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	#
10/20/26	00020	9/25/26	6258-09. 00000 INTERNATIONAL SEP26	202609	320	53800-43100				*	967.25		
									DUKE ENERGY			967.25	080073
10/26/26	00020	9/30/26	1990-09. 6009 PARADISO # B SEPT26	202609	320	53800-43000				*	433.68		
									DUKE ENERGY			433.68	080074
10/26/26	00020	9/30/26	3728-09. 6009 PARADISO #A SEP26	202609	320	53800-43000				*	569.49		
									DUKE ENERGY			569.49	080075
10/26/26	00020	9/30/26	5305-09. 6302 SAND SKIPPER SEPT26	202609	320	53800-43000				*	522.83		
									DUKE ENERGY			522.83	080076
10/26/26	00020	9/30/26	5952-09. 6000 PARADISO GUARD SEP26	202609	320	53800-43000				*	98.76		
									DUKE ENERGY			98.76	080077
10/26/26	00020	9/30/26	7058-09. 6003 PARADISO GRAND SEP26	202609	320	53800-43000				*	35.11		
									DUKE ENERGY			35.11	080078

TOTAL FOR BANK Z 2,627.12

TOTAL FOR REGISTER 56,004.99

SECTION ii

Grande Pines

Community Development District

Unaudited Financial Reporting

September 30, 2026

Table Of Contents

1	Balance Sheet
2-3	General Fund
4	Debt Service Fund - Series 2021
5	Debt Service Fund - Series 2024
6	Capital Projects Fund - Series 2021
7	Capital Projects Fund - Series 2024
8-9	Month to Month
10	Long Term Debt Report
11	Special Assessment Receipt Schedule

Grande Pines

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Total Governmental Funds
Assets:				
Cash	$ 266,037	$ -	$ -	$ 266,037
Due From General Fund	$ -	$ 9,305	$ -	$ 9,305
State Board of Administration	$ 137,279	$ -	$ -	$ 137,279
Prepaid Expenses	$ 14,533	$ -	$ -	$ 14,533
Series 2021				
Reserve	$ -	$ 382,500	$ -	$ 382,500
Revenue	$ -	$ 202,280	$ -	$ 202,280
Construction	$ -	$ -	$ 45,735	$ 45,735
Series 2024				
Reserve	$ -	$ 402,990	$ -	$ 402,990
Revenue	$ -	$ 204,498	$ -	$ 204,498
Construction	$ -	$ -	$ 10,808	$ 10,808
Total Assets	**$ 417,849**	**$ 1,201,573**	**$ 56,542**	**$ 1,675,965**
Liabilities:				
Accounts Payable	$ 16,284	$ -	$ -	$ 16,284
Deposits	$ 5,000	$ -	$ -	$ 5,000
Due To Debt Service	$ 9,305	$ -	$ -	$ 9,305
Total Liabilities	**$ 30,589**	**$ -**	**$ -**	**$ 30,589**
Fund Balances:				
Nonspendable:				
Deposits and Prepaid Items	$ 14,533	$ -	$ -	$ 14,533
Restricted:				
Debt Service - Series 2021	$ -	$ 589,330	$ -	$ 589,330
Debt Service - Series 2024	$ -	$ 612,244	$ -	$ 612,244
Capital Projects - Series 2021	$ -	$ -	$ 45,735	$ 45,735
Capital Projects - Series 2024	$ -	$ -	$ 10,808	$ 10,808
Unassigned	$ 372,727	$ -	$ -	$ 372,727
Total Fund Balances	**$ 387,260**	**$ 1,201,573**	**$ 56,542**	**$ 1,645,376**
Total Liabilities & Fund Equity	$ 417,849	$ 1,201,573	$ 56,542	$ 1,675,965

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 618,635	$ 618,635	$ 656,051	$ 37,416
Cost Share Revenue	$ 6,242	$ 6,242	$ 6,242	$ -
Interest Income	$ -	$ -	$ 9,067	$ 9,067
Miscellaneous Revenue	$ -	$ -	$ 503	$ 503
Total Revenues	**$ 624,877**	**$ 624,877**	**$ 671,862**	**$ 46,986**
Expenditures:				
Administrative Expenditures				
Supervisor Fees	$ 12,000	$ 12,000	$ 4,000	$ 8,000
FICA Expense	$ 918	$ 918	$ 306	$ 612
Engineering	$ 12,000	$ 12,000	$ 22,018	$ (10,018)
Attorney	$ 25,000	$ 25,000	$ 13,483	$ 11,517
Arbitrage	$ 900	$ 900	$ 900	$ -
Annual Audit	$ 6,000	$ 6,000	$ 4,000	$ 2,000
Dissemination Fees	$ 7,210	$ 7,210	$ 7,210	$ -
Trustee Fees	$ 9,020	$ 9,020	$ 8,489	$ 531
Assessment Administration	$ 5,729	$ 5,729	$ 5,729	$ (0)
Management Fees	$ 43,775	$ 43,775	$ 43,775	$ -
Information Technology	$ 1,947	$ 1,947	$ 1,947	$ (0)
Website Administration	$ 1,298	$ 1,298	$ 1,298	$ (0)
Telephone	$ 300	$ 300	$ -	$ 300
Postage	$ 200	$ 200	$ 927	$ (727)
Insurance	$ 7,352	$ 7,352	$ 7,064	$ 288
Printing & Binding	$ 350	$ 350	$ 8	$ 342
Legal Advertising	$ 5,000	$ 5,000	$ 5,154	$ (154)
Other Current Charges	$ 1,000	$ 1,000	$ 613	$ 387
Office Supplies	$ 200	$ 200	$ 4	$ 196
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total Administrative Expenditures	**$ 140,374**	**$ 140,374**	**$ 127,100**	**$ 13,274**

Grande Pines

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Field Expenditures				
Field Management	$ 16,223	$ 16,223	$ 16,223	$ -
Security	$ 230,000	$ 230,000	$ 227,247	$ 2,753
Gate Repairs	$ 8,500	$ 8,500	$ 15,719	$ (7,219)
Gate Internet, Phone, Cable	$ 3,000	$ 3,000	$ -	$ 3,000
Gate Cameras	$ 1,200	$ 1,200	$ -	$ 1,200
Property Insurance	$ 2,712	$ 2,712	$ -	$ 2,712
Electric	$ 25,344	$ 25,344	$ 17,167	$ 8,177
Streetlights	$ 52,000	$ 52,000	$ 4,641	$ 47,359
Water & Sewer	$ 20,000	$ 20,000	$ 9,029	$ 10,971
Landscape Maintenance	$ 82,000	$ 82,000	$ 82,006	$ (6)
Landscape Contingency	$ 5,000	$ 5,000	$ 2,193	$ 2,807
Irrigation Repairs	$ 3,000	$ 3,000	$ 6,430	$ (3,430)
Lake Maintenance	$ 15,000	$ 15,000	$ 13,601	$ 1,399
Pressure Washing	$ 5,790	$ 5,790	$ 1,200	$ 4,590
Repairs & Maintenance	$ 10,000	$ 10,000	$ 5,109	$ 4,891
Contingency	$ 4,735	$ 4,735	$ 2,550	$ 2,185
Total Field Expenditures	**$ 484,503**	**$ 484,503**	**$ 403,115**	**$ 81,389**
Total Expenditures	**$ 624,877**	**$ 624,877**	**$ 530,215**	**$ 94,662**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 141,647	
Fund Balance - Beginning	$ -		$ 245,613	
Fund Balance - Ending	$ -		$ 387,260	

Grande Pines

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Assessment - Tax Roll	$ 383,353	$ 383,353	$ 406,077	$ 22,724
Interest	$ 9,447	$ 9,447	$ 16,717	$ 7,270
Total Revenues	**$ 392,800**	**$ 392,800**	**$ 422,794**	**$ 29,994**
Expenditures:				
Series 2021				
Interest - 11/1	$ 117,125	$ 117,125	$ 117,125	$ -
Principal - 5/1	$ 150,000	$ 150,000	$ 150,000	$ -
Interest - 5/1	$ 117,125	$ 117,125	$ 117,125	$ -
Total Expenditures	**$ 384,250**	**$ 384,250**	**$ 384,250**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 8,550		$ 38,544	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (12,422)	$ (12,422)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (12,422)**	**$ (12,422)**
Net Change in Fund Balance	$ 8,550		$ 26,123	
Fund Balance - Beginning	$ 171,558		$ 563,207	
Fund Balance - Ending	$ 180,108		$ 589,330	

Grande Pines

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Assessment - Tax Roll	$ 399,845	$ 399,845	$ 424,492	$ 24,647
Interest	$ 9,429	$ 9,429	$ 16,771	$ 7,341
Total Revenues	**$ 409,274**	**$ 409,274**	**$ 441,262**	**$ 31,988**
Expenditures:				
Series 2024				
Interest - 11/1	$ 156,285	$ 156,285	$ 156,285	$ -
Principal - 5/1	$ 85,000	$ 85,000	$ 85,000	$ -
Interest - 5/1	$ 156,285	$ 156,285	$ 156,285	$ -
Total Expenditures	**$ 397,570**	**$ 397,570**	**$ 397,570**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 11,704		$ 43,692	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (13,767)	$ (13,767)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (13,767)**	**$ (13,767)**
Net Change in Fund Balance	$ 11,704		$ 29,926	
Fund Balance - Beginning	$ 167,952		$ 582,318	
Fund Balance - Ending	$ 179,656		$ 612,244	

Grande Pines

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest	$ -	$ -	$ 1,241	$ 1,241
Total Revenues	**$ -**	**$ -**	**$ 1,241**	**$ 1,241**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 1,241	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 12,422	$ 12,422
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 12,422**	**$ 12,422**
Net Change in Fund Balance	$ -		$ 13,663	
Fund Balance - Beginning	$ -		$ 32,072	
Fund Balance - Ending	$ -		$ 45,735	

Grande Pines

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest	$ -	$ -	$ 13,779	$ 13,779
Total Revenues	**$ -**	**$ -**	**$ 13,779**	**$ 13,779**
Expenditures:				
Capital Outlay	$ -	$ -	$ 1,167,685	$ (1,167,685)
Total Expenditures	**$ -**	**$ -**	**$ 1,167,685**	**$ (1,167,685)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (1,153,906)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 13,767	$ 13,767
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 13,767**	**$ 13,767**
Net Change in Fund Balance	$ -		$ (1,140,139)	
Fund Balance - Beginning	$ -		$ 1,150,947	
Fund Balance - Ending	$ -		$ 10,808	

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	$ 29,055	$ 134,702	$ 5,631	$ 2,425	$ 99,508	$ 291,454	$ 19,645	$ 54	$ 7,350	$ 656,051
Cost Share Revenue	$ -	$ 6,242	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,242
Interest Income	$ 554	$ 520	$ 519	$ 640	$ 780	$ 734	$ 609	$ 604	$ 994	$ 1,114	$ 1,056	$ 945	$ 9,067
Miscellaneous Revenue	$ -	$ 503	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 503
Total Revenues	**$ 554**	**$ 16,233**	**$ 57,779**	**$ 29,695**	**$ 135,482**	**$ 6,364**	**$ 3,033**	**$ 100,111**	**$ 292,448**	**$ 20,758**	**$ 1,109**	**$ 8,295**	**$ 671,862**
Expenditures:													
Administrative Expenditures													
Supervisor Fees	$ -	$ -	$ 600	$ 1,200	$ 800	$ -	$ 600	$ -	$ -	$ 800	$ -	$ -	$ 4,000
FICA Expense	$ -	$ -	$ 46	$ 92	$ 61	$ -	$ 46	$ -	$ -	$ 61	$ -	$ -	$ 306
Engineering	$ 153	$ 1,355	$ -	$ 6,559	$ 326	$ 271	$ 138	$ 2,920	$ 3,795	$ 300	$ 5,038	$ 1,164	$ 22,018
Attorney	$ 243	$ 729	$ 1,371	$ 730	$ 879	$ 135	$ 698	$ 3,391	$ 1,903	$ 2,739	$ 400	$ 268	$ 13,483
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ 450	$ -	$ -	$ -	$ 450	$ -	$ 900
Annual Audit	$ -	$ -	$ -	$ -	$ 4,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,000
Dissemination Fees	$ 601	$ 601	$ 601	$ 601	$ 601	$ 601	$ 601	$ 601	$ 601	$ 601	$ 601	$ 601	$ 7,210
Trustee Fees	$ 4,143	$ -	$ -	$ -	$ -	$ -	$ 4,345	$ -	$ -	$ -	$ -	$ -	$ 8,489
Assessment Administration	$ 5,729	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,729
Management Fees	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 43,775
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 1,947
Website Administration	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 1,298
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 30	$ 8	$ 5	$ 17	$ 14	$ 605	$ 6	$ 96	$ 7	$ 60	$ 67	$ 12	$ 927
Insurance	$ 6,699	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 365	$ -	$ 7,064
Printing & Binding	$ 2	$ -	$ -	$ -	$ -	$ -	$ 7	$ -	$ -	$ -	$ -	$ -	$ 8
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ 4,162	$ -	$ -	$ -	$ 665	$ -	$ 327	$ 5,154
Other Current Charges	$ -	$ 8	$ 34	$ 60	$ 41	$ 43	$ 42	$ 194	$ 67	$ 42	$ 41	$ 42	$ 613
Office Supplies	$ 0	$ 0	$ 0	$ 0	$ 1	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 4
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total Administrative Expenditure	**$ 21,693**	**$ 6,619**	**$ 6,575**	**$ 13,177**	**$ 10,641**	**$ 9,735**	**$ 10,850**	**$ 11,120**	**$ 10,291**	**$ 9,186**	**$ 10,880**	**$ 6,332**	**$ 127,100**

Grande Pines

Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Field Expenditures													
Field Management	$ 1,352	$ 1,352	$ 1,352	$ 1,352	$ 1,352	$ 1,352	$ 1,352	$ 1,352	$ 1,352	$ 1,352	$ 1,352	$ 1,352	$ 16,223
Security	$ 18,835	$ 18,563	$ 19,149	$ 19,138	$ 17,434	$ 19,302	$ 18,679	$ 19,596	$ 18,679	$ 19,596	$ 19,302	$ 18,974	$ 227,247
Gate Repairs	$ 295	$ 3,267	$ 343	$ 2,509	$ -	$ 6,000	$ -	$ 857	$ 1,128	$ 1,065	$ 256	$ -	$ 15,719
Gate Internet, Phone, Cable	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gate Cameras	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property Insurance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Electric	$ 1,944	$ 1,524	$ 1,751	$ 1,666	$ 1,290	$ 1,276	$ 1,054	$ 1,144	$ 1,173	$ 1,271	$ 1,413	$ 1,660	$ 17,167
Streetlights	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,641	$ 4,641
Water & Sewer	$ 538	$ 656	$ 723	$ 724	$ 756	$ 1,099	$ 818	$ 1,824	$ 679	$ 459	$ 398	$ 355	$ 9,029
Landscape Maintenance	$ 6,752	$ 6,752	$ 6,753	$ 6,753	$ 6,753	$ 6,753	$ 6,753	$ 6,753	$ 6,753	$ 6,753	$ 6,753	$ 7,728	$ 82,006
Landscape Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,216	$ -	$ -	$ 978	$ -	$ 2,193
Irrigation Repairs	$ -	$ -	$ 1,027	$ 564	$ 700	$ 980	$ 198	$ 650	$ 850	$ 482	$ 497	$ 483	$ 6,430
Lake Maintenance	$ 1,445	$ 675	$ 1,370	$ 975	$ 975	$ 1,370	$ 975	$ 975	$ 1,370	$ 975	$ 1,661	$ 835	$ 13,601
Pressure Washing	$ -	$ -	$ 1,200	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,200
Repairs & Maintenance	$ -	$ -	$ 990	$ -	$ 950	$ 592	$ -	$ 150	$ 1,355	$ -	$ -	$ 1,073	$ 5,109
Contingency	$ 1,700	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 850	$ -	$ -	$ 2,550
Total Field Expenditures	**$ 32,861**	**$ 32,789**	**$ 34,656**	**$ 33,681**	**$ 30,210**	**$ 38,723**	**$ 29,830**	**$ 34,516**	**$ 33,339**	**$ 32,802**	**$ 32,609**	**$ 37,100**	**$ 403,115**
Total Expenditures	**$ 54,554**	**$ 39,408**	**$ 41,231**	**$ 46,857**	**$ 40,851**	**$ 48,459**	**$ 40,680**	**$ 45,636**	**$ 43,630**	**$ 41,989**	**$ 43,489**	**$ 43,432**	**$ 530,215**
Excess (Deficiency) of Revenues over Expenditures	$ (53,999)	$ (23,175)	$ 16,547	$ (17,162)	$ 94,632	$ (42,094)	$ (37,646)	$ 54,475	$ 248,818	$ (21,230)	$ (42,380)	$ (35,137)	$ 141,647

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	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)
Less: Principal Payment - 5/1/26		($150,000)
Current Bonds Outstanding		**$6,055,000**

Series 2024, Special Assessment Bonds

Interest Rates:	4.650%, 5.450%, 5.800%	
Maturity Date:	5/1/2054	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	$399,845	
Reserve Fund Balance	$402,990	
Bonds Outstanding - 11/1/24		$5,765,000
Less: Principal Payment - 5/1/25		($85,000)
Less: Principal Payment - 5/1/26		($85,000)
Current Bonds Outstanding		**$5,595,000**

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%
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Net Receipts*	*General Fund*	*2021 Debt Service*	*2024 Debt Service*	*Total*
11/25/25	11/2-11/7/25	$ 21,508.09	$ (860.32)	$ (325.29)	$ -	$ 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)	$ -	$ -	$ 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)	$ -	$ -	$ 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	$ -	$ -	$ -	$ 410.45	$ 181.13	$ 112.12	$ 117.20	$ 410.45
12/22/25	11/20-11/24/25	$ 25,363.32	$ (1,014.53)	$ -	$ -	$ 24,348.79	$ 10,745.21	$ 6,650.99	$ 6,952.59	$ 24,348.79
01/15/26	11/25-11/26/25	$ 68,582.41	$ (2,743.26)	$ -	$ -	$ 65,839.15	$ 29,055.05	$ 17,984.28	$ 18,799.82	$ 65,839.15
02/13/26	11/27-11/27/25	$ 317,954.54	$ (12,718.09)	$ -	$ -	$ 305,236.45	$ 134,701.94	$ 83,376.81	$ 87,157.70	$ 305,236.45
03/13/26	11/28-11/30/25	$ 8,116.26	$ -	$ (324.64)	$ -	$ 7,791.62	$ 3,438.47	$ 2,128.32	$ 2,224.83	$ 7,791.62
03/13/26	12/1/25-02/28/26	$ 4,967.25	$ -	$ -	$ -	$ 4,967.25	$ 2,192.07	$ 1,356.83	$ 1,418.36	$ 4,967.25
04/15/26	12/1-12/10/25	$ 5,681.38	$ (186.67)	$ -	$ -	$ 5,494.71	$ 2,424.84	$ 1,500.91	$ 1,568.97	$ 5,494.71
05/15/26	12/11-12/31/25	$ 232,459.12	$ (6,973.75)	$ -	$ -	$ 225,485.37	$ 99,507.50	$ 61,592.42	$ 64,385.45	$ 225,485.37
06/15/26	01/01-03/31/26	$ 644,653.65	$ (2,361.27)	$ -	$ -	$ 642,292.38	$ 283,445.93	$ 175,445.26	$ 183,401.19	$ 642,292.38
06/16/26	Interest	$ -	$ -	$ -	$ 18,146.52	$ 18,146.52	$ 8,008.12	$ 4,956.81	$ 5,181.59	$ 18,146.52
07/15/26	Delinquent	$ 43,219.10	$ -	$ -	$ 1,296.57	$ 44,515.67	$ 19,644.92	$ 12,159.67	$ 12,711.08	$ 44,515.67
08/14/26	Interest	$ -	$ -	$ -	$ 121.74	$ 121.74	$ 53.72	$ 33.25	$ 34.76	$ 121.74
09/15/26	Delinquent	$ 12,783.11	$ -	$ -	$ 383.49	$ 13,166.60	$ 5,810.47	$ 3,596.52	$ 3,759.61	$ 13,166.60
09/15/26	Interest	$ -	$ -	$ -	$ 3,488.51	$ 3,488.51	$ 1,539.49	$ 952.90	$ 996.11	$ 3,488.51
	TOTAL	**$ 1,495,065.29**	**$ (31,232.55)**	**$ (649.93)**	**$ 23,436.83**	**$ 1,486,619.64**	**$ 656,050.57**	**$ 406,077.32**	**$ 424,491.74**	**$ 1,486,619.64**

106%	**Net Percent Collected**
0	**Balance Remaining to Collect**

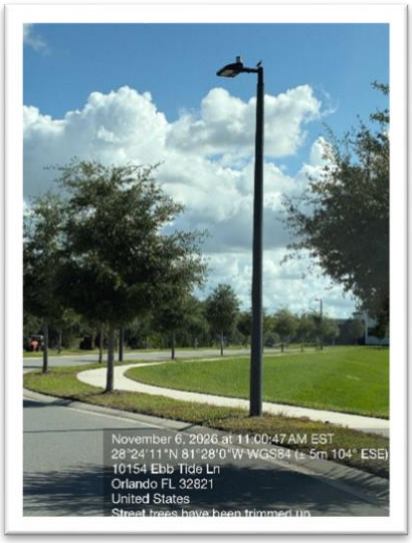
SECTION D

Grande Pines CDD

Field Management Report

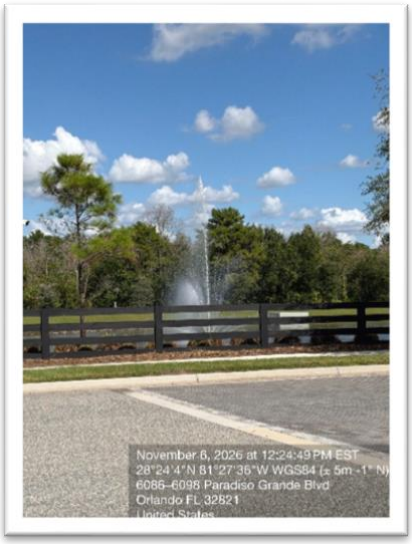
Contracted Services

- Landscape contractor's performance has been satisfactory. Winter detail work has been in progress. Irrigation inspections have been on going, repairs as needed.
- Aquatic maintenance continues and algae blooms have been treated as conditions arise. Small duckweed boom was addressed quickly and resolved.
- Fountains have been preforming as expected with no reported outages.



Site Items

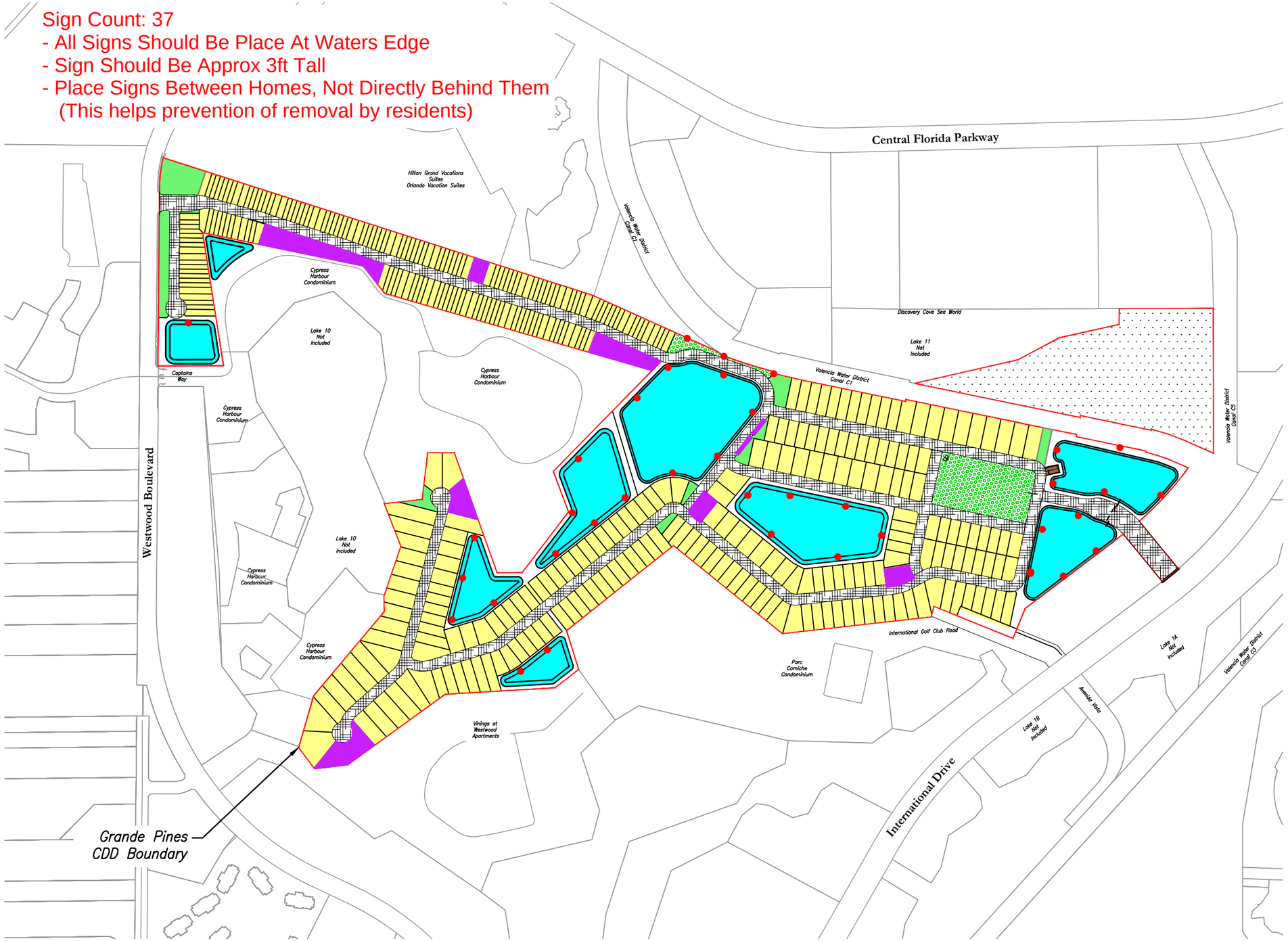
- Pressure washing of the common spaces complete. Especially noticeable in the entry and around the amenity.
- Sidewalk inspections paused to cleaning, to resume.
- Leaning tree audit completed for ROW trees previously not under CDD maintenance.
- HVAC repairs recently completed and no new outages.
- Trash clean has been requested, lots of construction trash has been blowing.
- Microwave and chairs replaced. Storage to be ordered.
- In process of soliciting pest control for guardhouse. Working with HOA to have similar vendor.
- Awaiting Solitude proposal for fountain services.
- Soliciting bids for regular HVAC service.





SECTION i

Sign Count: 37
- All Signs Should Be Place At Waters Edge
- Sign Should Be Approx 3ft Tall
- Place Signs Between Homes, Not Directly Behind Them
  (This helps prevention of removal by residents)



LEGEND

Tract Type (Public or Private Designation /Ownership & Maintenance Entity)

CDD Boundary

12.00”

18.00”

DANGER

BEWARE OF ALLIGATORS AND SNAKES

NO TRESPASSING
NO FISHING
NO SWIMMING
NO WADING

DO NOT FEED ALLIGATORS OR WILDLIFE
Fla. Admin. Code R. 68A-25.001
Fla. Statute 379.412
Concerned about an alligator?
Call FWC-GATOR (866-392-4286)
MyFWC.com/Alligator

12.00”

18.00”

DANGER

KEEP AWAY FROM WATER ALLIGATORS AND SNAKES IN AREA

NO TRESPASSING
NO FISHING
NO SWIMMING
NO WADING

DO NOT FEED ALLIGATORS OR WILDLIFE
Fla. Admin. Code R. 68A-25.001
Fla. Statute 379.412
Concerned about an alligator?
Call FWC-GATOR (866-392-4286)
MyFWC.com/Alligator

N

250 0 250 500
SCALE IN FEET

Proposed Public and Private Uses Within CDD

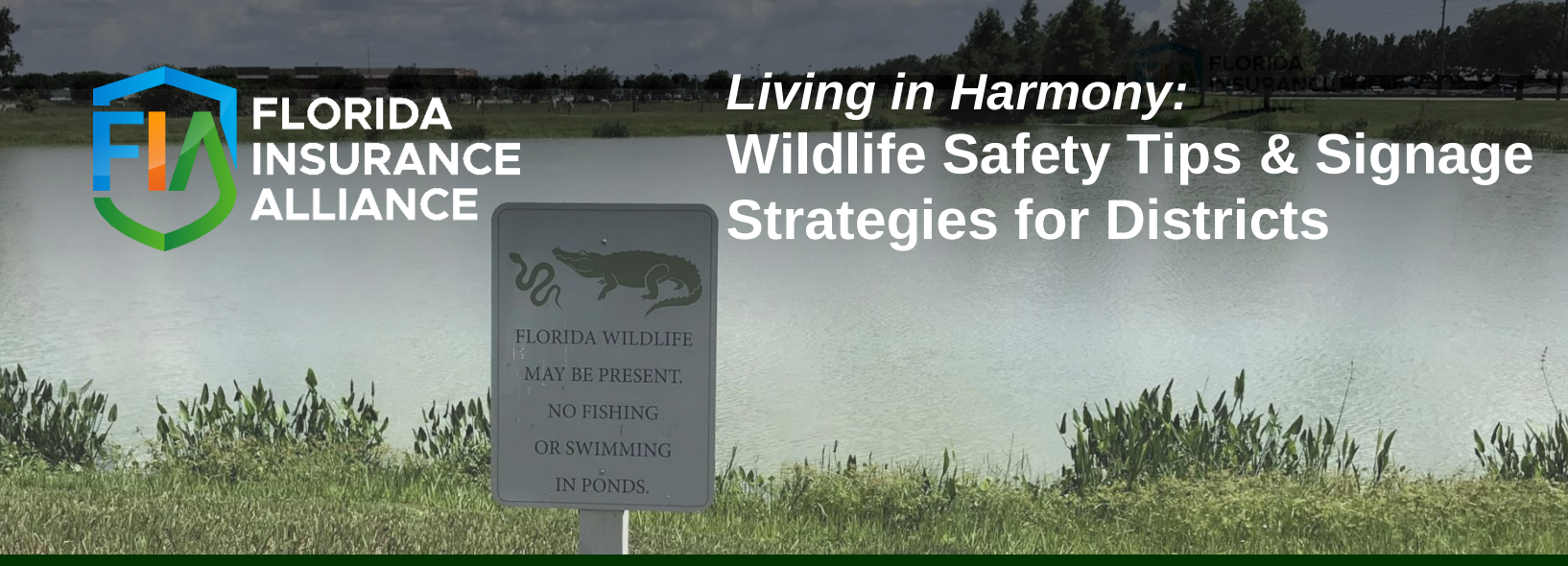
Grande Pines

January 6, 2020
P & B Job No.: 18-007

2602 E. Livingston St.
Orlando, Florida 32803- 407.487.2594
POULOS & BENNETT
www.poulosandbennett.com
Certificate of Authorization No. 28567

Exhibit 14

Z:\2018\18-007 PARK SQUARE - GRANDE PINES SFR\CDD\CAD\18-007 CDD PUBLIC AND PRIVATE USE



FLORIDA INSURANCE ALLIANCE

Living in Harmony: Wildlife Safety Tips & Signage Strategies for Districts

Florida's abundant wildlife is a treasure, but it also presents unique challenges for special districts, especially CDDs. As districts manage and maintain common areas, including parks, trails, and ponds, ensuring the safety of residents and visitors amidst wildlife encounters is paramount. While striking a balance between preserving natural beauty and mitigating risks can be complex, proactive measures like wildlife warning signage play a crucial role.

Recent Incidents Highlight the Need for Vigilance:

- **Tragic Toll:** In July 2023, an 85-year-old woman was tragically killed by an alligator while walking near her community pond in Sarasota County.
- **Close Call:** A 37-year-old man was bitten by an alligator while cleaning debris near a pond in Sanibel. Thankfully, he suffered only minor injuries.
- **Unfortunate Encounter:** In June 2022, a toddler was found dead in the mouth of an alligator near a retention pond in Orlando.

Signage: Your First Line of Defense

Clear and conspicuous signs are essential for raising awareness and deterring risky behavior. They are helpful in demonstrating that the districts have taken reasonable steps to inform the public of potential hazards. The presence of clear and visible warning signs can serve as evidence that the district fulfilled its duty to warn, potentially reducing liability in the event of an incident. While there's no "magic language" that guarantees safety or absolves the district from liability, clear and concise wording is essential. Signs should:



- **Indicate the Hazards :** Clearly indicate the presence of wildlife, such as "Caution: Alligators May Be Present."
- **Highlight Risks**: Specify potential dangers, like "Do Not Feed or Approach Alligators."
- **Promote Safety:** Encourage responsible behavior, such as "Keep Pets on Leash" and "Supervise Children."
- **Use Visuals:** Incorporate universally recognized symbols, like alligator and snake silhouettes, for quick comprehension.
- **Align With District Policies**: Clearly communicate any district-specific rules or prohibitions, such as "No Swimming," "No Fishing," or "No Boating." Aligning signage with adopted policies reinforces safety measures.

Strategic Sign Placement

As with the absence of specific language requirements for signs, there's also no single, universally applicable placement, distance, or spacing criteria for wildlife warning signs near ponds in Florida. Several factors influence optimal placement, including:

1. Visibility: Signs should be clearly visible from all potential entry points and commonly frequented areas around the pond. This includes where ponds are in close proximity to playgrounds, parks, benches, dog parks, and other amenities. Dense vegetation or obstructions might necessitate closer placement.

2. Terrain: On uneven or winding paths, consider placing signs more frequently to ensure continuous visibility for approaching individuals.

3. Hazard proximity: If specific dangers like steep slopes or alligator habitat are concentrated in certain areas, place signs closer to those locations for immediate attention.

4. Local regulations: Some Florida municipalities might have specific regulations regarding sign spacing for retention ponds. Consult local authorities for any applicable guidelines.

5. Common sense: Ultimately, use your judgment to ensure adequate coverage. If you feel a specific area lacks clear warning due to distance or other factors, add another sign for better protection.

Here are some general recommendations based on pond size and complexity:

- **Small Ponds (<1 acre):** Place signs at least every 50-75 feet around the perimeter, with additional signs at entry points and near any specific hazards.
- **Medium Ponds (1-5 acres):** Consider spacing signs every 75-100 feet, with additional signs at key access points, pathways, and potential danger zones.
- **Large Ponds (>5 acres):** Increase spacing to 100-150 feet along the main perimeter but maintain closer placement (50-75 feet) near high-traffic areas, entry points, and concentrated hazards.

Beyond Signage: A Multi-Layered Approach

While signage is a crucial first step, a comprehensive wildlife safety strategy requires a multi-layered approach. Here are some additional measures districts can implement:

- **Habitat Maintenance:** Regularly maintain landscaping to reduce areas where wildlife might seek shelter or food. This includes keeping trees and shrubs trimmed, removing debris, and securing garbage cans. Balance maintenance with other ecological requirements, including those related to conservation areas and stormwater system design criteria.
- **Physical Barriers:** In areas with high wildlife activity or known risks, districts may need to consider installing physical barriers like fences or natural buffers to deter wildlife from entering populated areas.
- **Educational Outreach:** Distribute informational materials or utilize online platforms like the district's website to educate residents about local wildlife, their behavior, and safety precautions. The Florida Fish and Wildlife Conservation Commission (FWC) offers valuable resources, including the "Living with Alligators" brochure, that can be shared with the community.
- **FWC's Statewide Nuisance Alligator Program (SNAP):** Familiarize residents with the SNAP program and how to report nuisance alligators. The FWC's hotline (866-FWC-GATOR) is available 24/7 for reporting concerns.
- **Clear Policies and Procedures:** Develop and implement clear policies and procedures for handling wildlife encounters, including reporting protocols and emergency response plans.
- **Regular Inspections and Monitoring:** Conduct routine inspections of common areas to identify potential hazards or signs of wildlife activity. Promptly address any issues to maintain a safe environment.

FAQs: Addressing Liability and Signage Concerns

- **Doesn't putting up warning signs increase our liability by acknowledging the danger?**

  Not necessarily. Warning signs demonstrate that the district has taken reasonable steps to inform the public about potential hazards. This proactive approach can help mitigate liability in the event of an incident by showing that the district fulfilled its duty to warn.

- **What if residents complain that the signs are unsightly?**

  Aesthetics are important, but safety should always be the priority. Districts can choose well-designed signs that blend with the environment and use clear, concise language to strike a balance between visual appeal and effective communication. Perceptions that a district valued aesthetics over safety may present challenges when defending related incidents or allegations and are generally disfavored from a public policy perspective.

- **If we post signs, does that mean we're admitting we're responsible if something happens?**

  No. Posting warning signs would not automatically make a district liable for any incidents. However, it demonstrates a responsible approach to safety, which can be helpful in legal proceedings. The key is to combine signage with other safety measures and ensure that the signs are clear, accurate, and strategically placed.

- **Can't we just rely on common sense? People should know there are alligators in Florida.**

  While Florida is known for its wildlife, not everyone is aware of the potential dangers, especially visitors or new residents. Additionally, even those familiar with alligators may underestimate the risks or engage in risky behavior. Signs serve as a constant reminder and encourage responsible actions.

- **Our district owns a golf course with over 40 water bodies, do we need a sign at each one?**

  Strategic placement is still key. For golf courses, signage at entry points serves as an initial warning and sets expectations for golfers about wildlife safety on the course. Signage within the pro-shop, near the clubhouse, halfway houses or restroom buildings can also be considered.



Wildlife warning signs are an important tool for community development districts in managing safety risks associated with local wildlife. However, they should be part of a broader wildlife management strategy that includes education, physical safety measures, and adherence to local regulations. This approach not only helps protect individuals and wildlife, but it also contributes to a safer, more informed, and more harmonious community. After all, understanding and respecting our local wildlife is part of what makes living in Florida so special.

At Florida Insurance Alliance, we understand the risks and hazards found in our member districts. If you have areas of concern or would like one of our knowledgeable loss control consultants to review and assess your district's risk management program, please contact us at riskservices@egisadvisors.com.

MAILBOX AND SIGN SOLUTIONS

Estimate

Date	Estimate #
10/27/2026	2484

418 Santa Rosa Ct. Suite 1086
Oviedo, FL 32765

Name / Address
Grande Pines CDD 219 E Livingston St Orlando, FL 32801

Builder P.O. #

Rep	Community
	Grande Pines CDD

Item	Description	Qty	Cost	Total
Custom Sign	18”x12” gator signs with 6’ u channels, Installed No higher than 3 feet tall, 3 feet away from the bulkhead	37	95.00	3,515.00
INSTALLAT...	Installation	37	20.00	740.00
	Payment Terms: A 50% deposit is due prior to the commencement of work, with the remaining balance due upon completion. Please note that a 3.5% surcharge will be applied to credit card transactions and a 1% surcharge for a bank transfer (ACH).			

We hereby authorize this work to be done.

Total $4,255.00

Signature _____

SECTION ii



10502 Ebb Tide

Date: Oct 16, 2026 at 1:07 PM



10520 Ebb Tide

Date: Oct 16, 2026 at 1:07 PM



10525 Ebb Tide

Date: Oct 16, 2026 at 1:09 PM



10562 Ebb Tide

Date: Oct 16, 2026 at 1:10 PM



10592 Ebb Tide

Date: Oct 16, 2026 at 1:10 PM



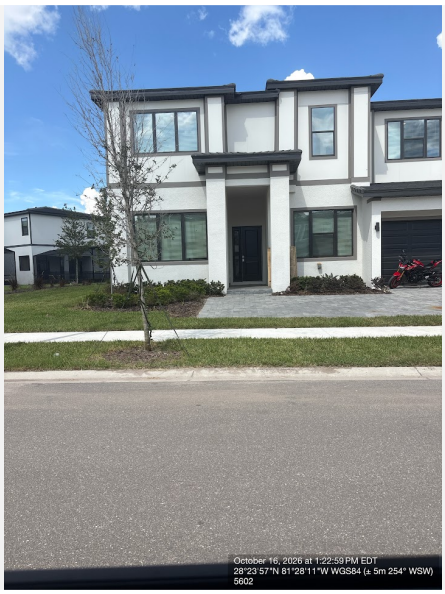
5954 High Seas

Date: Oct 16, 2026 at 1:17 PM



5656 High Seas

Date: Oct 16, 2026 at 1:22 PM



5602 High Seas

Date: Oct 16, 2026 at 1:22 PM



5603 High Seas

Date: Oct 16, 2026 at 1:23 PM



11091 Moray Bay

Date: Oct 16, 2026 at 1:24 PM



11066 Moray Bay - 2 Trees

Date: Oct 16, 2026 at 1:24 PM



11042 Moray Bay

Date: Oct 16, 2026 at 1:25 PM



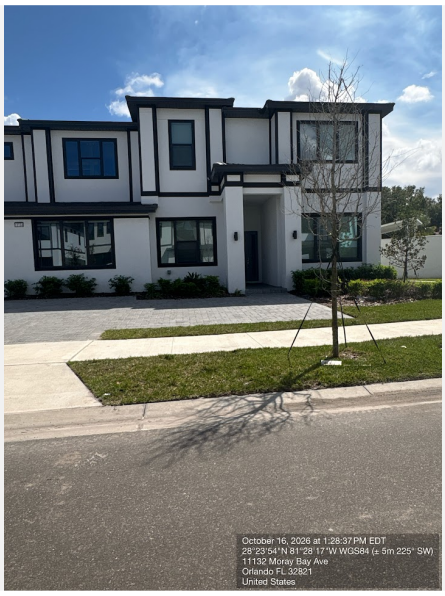
11030 Moray Bay - 2 Trees

Date: Oct 16, 2026 at 1:26 PM



11115 Moray Bay

Date: Oct 16, 2026 at 1:28 PM



11133 Moray Bay

Date: Oct 16, 2026 at 1:28 PM

PROPOSAL

Exclusive
LANDSCAPING GROUP

Exclusive Landscaping Group
399 Central Florida Parkway Suite A
Orlando, FL 32824

Proposal Number	85944
Date	11/05/26
Sales Rep	Walber Carvalho

Customer Address

Property Address

Grande Pines CDD
6001 High Seas Dr.
Orlando, FL 32821

Grande Pine CDD Trees Replacements



Scope of Work

Remove and properly dispose of 17 existing dead Live Oak trees at the locations listed below. Furnish and install 17 new 30-gallon Live Oak trees with 2-inch caliper trunks. All new trees will be properly staked and secured to ensure stability and healthy establishment. Fresh mulch will be installed around the base of each tree to improve the overall landscape appearance of the community.

Tree Replacement Locations

Ebb Tide Drive

1. 10502 Ebb Tide Drive – 1 Tree

2. 10520 Ebb Tide Drive – 1 Tree

3. 10525 Ebb Tide Drive – 1 Tree

4. 10562 Ebb Tide Drive – 1 Tree

5. 10592 Ebb Tide Drive – 1 Tree

High Seas Drive

6. 5954 High Seas Drive – 1 Tree
7. 5656 High Seas Drive – 1 Tree
8. 5602 High Seas Drive – 1 Tree
9. 5603 High Seas Drive – 1 Tree

Moray Bay Drive

10. 11091 Moray Bay Drive – 1 Tree
11. 11066 Moray Bay Drive – 2 Trees
12. 11042 Moray Bay Drive – 1 Tree
13. 11030 Moray Bay Drive – 2 Trees
14. 11115 Moray Bay Drive – 1 Tree
15. 11133 Moray Bay Drive – 1 Tree

Project Includes

- Removal and disposal of 17 existing dead Live Oak trees.
- Delivery and installation of 17 new 30-gallon Live Oak trees, 2-inch caliper.
- Proper staking and securing of all 17 new trees.
- Installation of fresh mulch around each newly planted tree.
- Cleanup and disposal of all debris generated during installation.

Total: 17 Live Oak Tree Replacements.

Description	Amount
Grande Pine CDD Trees Replacements	
EN - Enhancement	$9,107.38

Subtotal:	$9,107.38
Estimated Tax:	$0.00
Total:	**$9,107.38**

Terms & Conditions

	11/5/2026		
Walber Carvalho **Exclusive Landscaping Group**	**Date**	**Client Signature** **Grande Pines CDD**	**Date**