

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

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

May 30, 2024

**Orange County Administrator**  
Mr. Byron Brooks  
201 S. Rosalind Ave  
Orlando, FL 32801

Re: Grande Pines Community Development District  
Proposed Budget Fiscal Year 2025

Dear Mr. Brooks:

In accordance with Section 190.008 (2)(b), Florida Statutes, enclosed please find one copy of the District's proposed budget for Fiscal Year 2025 for purposes of disclosure and information only. The District will schedule a public hearing not less than 60 days from the date of this letter for adoption of the same. Should you have any questions regarding the enclosed, please feel free to contact me.

Sincerely,

Syanne Hall  
Recording Secretary

Enclosure

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

***Proposed Budget***  
***FY 2025***

**GMS**

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**Grande Pines**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<b><u>Revenues</u></b>					
Assessments - Tax Roll	\$ 244,329	\$ 53,847	\$ 190,481	\$ 244,329	\$ 618,635
Cost Share Revenue	\$ 6,242	\$ -	\$ 6,242	\$ 6,242	\$ 6,242
Developer Contributions	\$ 262,004	\$ -	\$ 172,816	\$ 172,816	\$ -
<b>Total Revenues</b>	<b>\$ 512,575</b>	<b>\$ 53,847</b>	<b>\$ 369,539</b>	<b>\$ 423,387</b>	<b>\$ 624,877</b>
<b><u>Expenditures</u></b>					
<b><u>Administrative</u></b>					
Supervisor Fees	\$ 12,000	\$ 2,200	\$ 3,200	\$ 5,400	\$ 12,000
FICA Expense	\$ 918	\$ 168	\$ 459	\$ 627	\$ 918
Engineering	\$ 12,000	\$ 125	\$ 3,000	\$ 3,125	\$ 12,000
Attorney	\$ 25,000	\$ 13,560	\$ 12,500	\$ 26,060	\$ 25,000
Arbitrage	\$ 900	\$ -	\$ 450	\$ 450	\$ 900
Annual Audit	\$ 6,000	\$ 5,100	\$ -	\$ 5,100	\$ 6,000
Dissemination Fees	\$ 7,000	\$ 1,750	\$ 1,750	\$ 3,500	\$ 7,000
Trustee Fees	\$ 8,200	\$ 2,020	\$ 6,180	\$ 8,200	\$ 8,200
Assessment Administration	\$ 5,300	\$ 5,300	\$ -	\$ 5,300	\$ 5,562
Management Fees	\$ 38,955	\$ 19,478	\$ 19,476	\$ 38,954	\$ 42,500
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,260
Telephone	\$ 300	\$ -	\$ 150	\$ 150	\$ 300
Postage	\$ 200	\$ 99	\$ 100	\$ 199	\$ 200
Insurance	\$ 6,718	\$ 6,076	\$ -	\$ 6,076	\$ 6,684
Printing & Binding	\$ 350	\$ 6	\$ 36	\$ 42	\$ 350
Legal Advertising	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Other Current Charges	\$ 1,000	\$ 635	\$ 300	\$ 935	\$ 1,000
Office Supplies	\$ 200	\$ 277	\$ 100	\$ 377	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 133,216</b>	<b>\$ 58,469</b>	<b>\$ 51,701</b>	<b>\$ 110,170</b>	<b>\$ 137,139</b>

**Grande Pines**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<i><b>Field Expenditures</b></i>					
Field Management	\$ 15,000	\$ 7,500	\$ 6,250	\$ 13,750	\$ 15,750
Security	\$ 163,171	\$ 87,533	\$ 92,820	\$ 180,353	\$ 240,000
Gate Repairs	\$ 6,000	\$ 424	\$ 1,500	\$ 1,924	\$ 6,000
Gate Internet, Phone, Cable	\$ 3,000	\$ -	\$ 1,500	\$ 1,500	\$ 3,000
Gate Cameras	\$ 1,200	\$ -	\$ 600	\$ 600	\$ 1,200
Gate Supplies	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 1,500
Property Insurance	\$ 2,465	\$ -	\$ -	\$ -	\$ 2,465
Electric	\$ 6,900	\$ 7,867	\$ 8,400	\$ 16,267	\$ 27,000
Streetlights	\$ 60,648	\$ -	\$ 15,162	\$ 15,162	\$ 60,648
Water & Sewer	\$ 21,740	\$ -	\$ 5,435	\$ 5,435	\$ 21,740
Landscape Maintenance	\$ 69,900	\$ 22,997	\$ 25,200	\$ 48,197	\$ 69,900
Landscape Contingency	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 5,000
Irrigation Repairs	\$ 3,000	\$ -	\$ 1,500	\$ 1,500	\$ 3,000
Lake Maintenance	\$ 12,035	\$ 3,960	\$ 4,050	\$ 8,010	\$ 12,035
Pressure Washing	\$ 6,000	\$ -	\$ 3,000	\$ 3,000	\$ 6,000
Sign Maintenance	\$ 1,800	\$ -	\$ 900	\$ 900	\$ -
Repairs & Maintenance	\$ 1,500	\$ 2,173	\$ 750	\$ 2,923	\$ 10,000
Contingency	\$ 2,500	\$ 6,223	\$ 6,223	\$ 12,446	\$ 2,500
<b>Total Field Expenditures</b>	<b>\$ 379,359</b>	<b>\$ 138,677</b>	<b>\$ 174,540</b>	<b>\$ 313,217</b>	<b>\$ 487,738</b>
<b>Total Expenditures</b>	<b>\$ 512,575</b>	<b>\$ 197,146</b>	<b>\$ 226,241</b>	<b>\$ 423,387</b>	<b>\$ 624,877</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ (143,299)</b>	<b>\$ 143,299</b>	<b>\$ -</b>	<b>\$ -</b>

Product Type	Assessable Units	ERU Value	Total ERU	%	Net Assessments	Gross Assessments
Single Family - 50'	154	1.00	154	42%	\$ 259,202.17	\$ 275,746.99
Single Family - 70'	62	1.40	87	24%	\$ 146,095.77	\$ 155,421.03
Townhouse	169	0.75	127	34%	\$ 213,336.85	\$ 226,954.10
	<b>385</b>	<b>3</b>	<b>368</b>	<b>100%</b>	<b>\$ 618,634.80</b>	

Gross				
Assessments- Per Unit FY 25	Gross Assessments- Per Unit FY 24	Increase (Decrease) Per Unit	% Increase (Decrease)	
\$ 1,790.56	\$ 1,445.23	\$ 345.34	24%	
\$ 2,506.79	\$ 2,023.32	\$ 483.47	24%	
\$ 1,342.92	\$ 1,083.92	\$ 259.00	24%	

**Grande Pines**  
**Community Development District**  
**General Fund Budget**

**REVENUES:**

**Assessments**

The District will levy a non-ad valorem assessment on all the assessable property within the District to pay for operating expenditures during the fiscal year.

**Cost Share Revenue**

The district will earn 23% in revenue from PAC Fair Share.

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**EXPENDITURES:**

**Administrative:**

**Supervisor Fees**

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on 5 Supervisors attending 5 meetings during the fiscal year.

**FICA Expense**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

**Engineering**

The District's engineer, Poulos & Bennett, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, and various projects as directed by the Board of Supervisors and the District Manager.

**Attorney**

The District's legal counsel, Latham, Luna, Eden & Beaudine, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

**Arbitrage**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the proposed bonds.

**Annual Audit**

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau & Associates for these services.



# **Grande Pines Community Development District General Fund Budget**

## **Dissemination Fees**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. Governmental Management Services-Central Florida, LLC, provides these services.

## **Trustee Fees**

The District will pay annual trustee fees for the series 2021 bonds to USBank.

## **Assessment Administration**

The District has contracted with Governmental Management Services-Central Florida, LLC, to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

## **Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

## **Information Technology**

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services-Central Florida, LLC, provides these services.

## **Website Maintenance**

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services-Central Florida, LLC, provides these services.

## **Telephone**

Telephone and fax machine.

## **Postage**

Mailing of agenda packages, overnight deliveries, correspondence, etc.

## **Insurance**

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

## **Printing & Binding**

Represents the cost of printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

**Grande Pines**  
**Community Development District**  
**General Fund Budget**

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Field Expenditures:**

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Security

Represents the day-to-day staffing and operations management of the gate. It also includes gate attendants and roaming patrol.

Gate Repairs

The cost of repairing and maintain the gate.

Gate Internet, Phone, Cable

Represents the cost of the telephone/fax costs, internet and cable for the mechanical gate arm motors.

Gate Cameras

Represents the cost of the control board and cameras for the mechanical gate arm.

Gate Supplies

Supplies used for the gate

Property Insurance

The District's estimated property insurance coverages.



# **Grande Pines Community Development District General Fund Budget**

## *Electric*

Represents current and estimated electric charges of common areas throughout the District.

## *Streetlights*

Encompasses the budgeted amount for the District's decorative light poles and fixtures in various locations.

## *Water & Sewer*

Represents estimated costs for water and refuse services provided for common areas throughout the District.

## *Landscape Maintenance*

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

## *Landscape Contingency*

Represents the estimated cost of replacing landscaping within the common areas of the District.

## *Irrigation Repairs*

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

## *Lake Maintenance*

Represents the estimated costs of maintaining the lake for the District.

## *Pressure Washing*

Represents the cost of pressure washing for the District.

## *Repairs & Maintenance*

Represents estimated costs for general repairs and maintenance of the District's common areas.

## *Contingency*

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

**Grande Pines**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund Series 2021**

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments - Tax Roll	\$ 383,353	\$ 84,487	\$ 298,866	\$ 383,353	\$ 383,353
Interest	\$ -	\$ 10,673	\$ 3,522	\$ 14,195	\$ 7,000
Carry Forward Surplus <sup>(1)</sup>	\$ 139,717	\$ 139,858	\$ -	\$ 139,858	\$ 146,874
<b>Total Revenues</b>	<b>\$ 523,070</b>	<b>\$ 235,018</b>	<b>\$ 302,388</b>	<b>\$ 537,406</b>	<b>\$ 537,227</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 120,688	\$ 120,688	\$ -	\$ 120,688	\$ 118,938
Principal - 5/1	\$ 140,000	\$ -	\$ 140,000	\$ 140,000	\$ 145,000
Interest - 5/1	\$ 120,688	\$ -	\$ 120,688	\$ 120,688	\$ 118,938
<b>Total Expenditures</b>	<b>\$ 381,375</b>	<b>\$ 120,688</b>	<b>\$ 260,688</b>	<b>\$ 381,375</b>	<b>\$ 382,876</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/Out	\$ -	\$ (9,158)	\$ -	\$ (9,158)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (9,158)</b>	<b>\$ -</b>	<b>\$ (9,158)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 141,695</b>	<b>\$ 105,173</b>	<b>\$ 41,701</b>	<b>\$ 146,874</b>	<b>\$ 154,351</b>

Interest - 11/1/2025 \$ 117,125

<sup>(1)</sup> Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 50'	98	\$ 208,888.55	\$ 2,131.52	\$ 2,267.57
Single Family - 70'	29	\$ 86,539.32	\$ 2,984.11	\$ 3,174.59
Townhouse	55	\$ 87,925.16	\$ 1,598.64	\$ 1,700.68
	182	\$ 383,353		

**Grande Pines**  
**Community Development District**  
**Series 2021 Special Assessment Bonds A1**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/24	\$ 6,350,000.00	\$ -	\$ 118,937.50	\$ 379,625.00
05/01/25	\$ 6,350,000.00	\$ 145,000.00	\$ 118,937.50	\$ -
11/01/25	\$ 6,205,000.00	\$ -	\$ 117,125.00	\$ 381,062.50
05/01/26	\$ 6,205,000.00	\$ 150,000.00	\$ 117,125.00	\$ -
11/01/26	\$ 6,055,000.00	\$ -	\$ 115,250.00	\$ 382,375.00
05/01/27	\$ 6,055,000.00	\$ 150,000.00	\$ 115,250.00	\$ -
11/01/27	\$ 5,905,000.00	\$ -	\$ 112,850.00	\$ 378,100.00
05/01/28	\$ 5,905,000.00	\$ 155,000.00	\$ 112,850.00	\$ -
11/01/28	\$ 5,750,000.00	\$ -	\$ 110,370.00	\$ 378,220.00
05/01/29	\$ 5,750,000.00	\$ 160,000.00	\$ 110,370.00	\$ -
11/01/29	\$ 5,590,000.00	\$ -	\$ 107,810.00	\$ 378,180.00
05/01/30	\$ 5,590,000.00	\$ 165,000.00	\$ 107,810.00	\$ -
11/01/30	\$ 5,425,000.00	\$ -	\$ 105,170.00	\$ 377,980.00
05/01/31	\$ 5,255,000.00	\$ 170,000.00	\$ 105,170.00	\$ -
11/01/31	\$ 5,255,000.00	\$ -	\$ 102,450.00	\$ 377,620.00
05/01/32	\$ 5,255,000.00	\$ 180,000.00	\$ 102,450.00	\$ -
11/01/32	\$ 5,075,000.00	\$ -	\$ 99,075.00	\$ 381,525.00
05/01/33	\$ 5,075,000.00	\$ 185,000.00	\$ 99,075.00	\$ -
11/01/33	\$ 4,890,000.00	\$ -	\$ 95,606.25	\$ 379,681.25
05/01/34	\$ 4,890,000.00	\$ 190,000.00	\$ 95,606.25	\$ -
11/01/34	\$ 4,700,000.00	\$ -	\$ 92,043.75	\$ 377,650.00
05/01/35	\$ 4,700,000.00	\$ 200,000.00	\$ 92,043.75	\$ -
11/01/35	\$ 4,500,000.00	\$ -	\$ 88,293.75	\$ 380,337.50
05/01/36	\$ 4,500,000.00	\$ 205,000.00	\$ 88,293.75	\$ -
11/01/36	\$ 4,295,000.00	\$ -	\$ 84,450.00	\$ 377,743.75
05/01/37	\$ 4,295,000.00	\$ 215,000.00	\$ 84,450.00	\$ -
11/01/37	\$ 4,080,000.00	\$ -	\$ 80,418.75	\$ 379,868.75
05/01/38	\$ 4,080,000.00	\$ 225,000.00	\$ 80,418.75	\$ -
11/01/38	\$ 3,855,000.00	\$ -	\$ 76,200.00	\$ 381,618.75
05/01/39	\$ 3,855,000.00	\$ 230,000.00	\$ 76,200.00	\$ -
11/01/39	\$ 3,625,000.00	\$ -	\$ 71,887.50	\$ 378,087.50
05/01/40	\$ 3,625,000.00	\$ 240,000.00	\$ 71,887.50	\$ -
11/01/40	\$ 3,385,000.00	\$ -	\$ 67,387.50	\$ 379,275.00
05/01/41	\$ 3,135,000.00	\$ 250,000.00	\$ 67,387.50	\$ -
11/01/41	\$ 3,135,000.00	\$ -	\$ 62,700.00	\$ 380,087.50
05/01/42	\$ 3,135,000.00	\$ 260,000.00	\$ 62,700.00	\$ -
11/01/42	\$ 2,875,000.00	\$ -	\$ 57,500.00	\$ 380,200.00
05/01/43	\$ 2,875,000.00	\$ 270,000.00	\$ 57,500.00	\$ -
11/01/43	\$ 2,605,000.00	\$ -	\$ 52,100.00	\$ 379,600.00
05/01/44	\$ 2,605,000.00	\$ 280,000.00	\$ 52,100.00	\$ -
11/01/44	\$ 2,325,000.00	\$ -	\$ 46,500.00	\$ 378,600.00
05/01/45	\$ 2,325,000.00	\$ 295,000.00	\$ 46,500.00	\$ -
11/01/45	\$ 2,030,000.00	\$ -	\$ 40,600.00	\$ 382,100.00
05/01/46	\$ 2,030,000.00	\$ 305,000.00	\$ 40,600.00	\$ -

**Grande Pines**  
**Community Development District**  
**Series 2021 Special Assessment Bonds A1**  
**Amortization Schedule**

Date		Balance		Principal		Interest		Total	
11/01/46	\$	1,725,000.00	\$	-	\$	34,500.00	\$	380,100.00	
05/01/47	\$	1,725,000.00	\$	315,000.00	\$	34,500.00	\$	-	
11/01/47	\$	1,410,000.00	\$	-	\$	28,200.00	\$	377,700.00	
05/01/48	\$	1,410,000.00	\$	330,000.00	\$	28,200.00	\$	-	
11/01/48	\$	1,080,000.00	\$	-	\$	21,600.00	\$	379,800.00	
05/01/49	\$	1,080,000.00	\$	345,000.00	\$	21,600.00	\$	-	
11/01/49	\$	735,000.00	\$	-	\$	14,700.00	\$	381,300.00	
05/01/50	\$	735,000.00	\$	360,000.00	\$	14,700.00	\$	-	
11/1/50	\$	375,000.00	\$	-	\$	7,500.00	\$	382,200.00	
5/1/51	\$	375,000.00	\$	375,000.00	\$	7,500.00	\$	382,500.00	
				\$	6,350,000.00	\$	4,022,450.00	\$	10,633,137.50

**Grande Pines**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund Series 2024**

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ 399,845
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 192,551
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 592,396</b>
<b>Expenditures</b>					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 192,551
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 85,000
Interest - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 158,261
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 435,812</b>
<b>Other Financing Sources/(Uses)</b>					
Bond Proceeds	\$ -	\$ -	\$ 592,396	\$ 592,396	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 592,396</b>	<b>\$ 592,396</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 592,396</b>	<b>\$ 592,396</b>	<b>\$ 156,584</b>

Interest - 11/1/2025 \$ 156,285

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 50'	56	\$ 119,293.13	\$ 2,130.23	\$ 2,266.21
Single Family - 70'	33	\$ 98,416.83	\$ 2,982.33	\$ 3,172.69
Townhouse	114	\$ 182,135.04	\$ 1,597.68	\$ 1,699.66
	203	\$ 399,845		



**Grande Pines**  
**Community Development District**  
**Series 2024 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/24	\$ 5,765,000.00	\$ -	\$ 158,261.25	\$ 192,551.19
05/01/25	\$ 5,765,000.00	\$ 85,000.00	\$ 158,261.25	
11/01/25	\$ 5,680,000.00	\$ -	\$ 156,285.00	\$ 399,546.25
05/01/26	\$ 5,680,000.00	\$ 85,000.00	\$ 156,285.00	
11/01/26	\$ 5,595,000.00	\$ -	\$ 154,308.75	\$ 395,593.75
05/01/27	\$ 5,595,000.00	\$ 90,000.00	\$ 154,308.75	
11/01/27	\$ 5,505,000.00	\$ -	\$ 152,216.25	\$ 396,525.00
05/01/28	\$ 5,505,000.00	\$ 95,000.00	\$ 152,216.25	
11/01/28	\$ 5,410,000.00	\$ -	\$ 150,007.50	\$ 397,223.75
05/01/29	\$ 5,410,000.00	\$ 100,000.00	\$ 150,007.50	
11/01/29	\$ 5,310,000.00	\$ -	\$ 147,682.50	\$ 397,690.00
05/01/30	\$ 5,310,000.00	\$ 105,000.00	\$ 147,682.50	
11/01/30	\$ 5,205,000.00	\$ -	\$ 145,241.25	\$ 397,923.75
05/01/31	\$ 5,205,000.00	\$ 110,000.00	\$ 145,241.25	
11/01/31	\$ 4,735,000.00	\$ -	\$ 142,683.75	\$ 397,925.00
05/01/32	\$ 4,735,000.00	\$ 115,000.00	\$ 142,683.75	
11/01/32	\$ 4,735,000.00	\$ -	\$ 140,010.00	\$ 397,693.75
05/01/33	\$ 4,735,000.00	\$ 120,000.00	\$ 140,010.00	
11/01/33	\$ 4,735,000.00	\$ -	\$ 137,220.00	\$ 397,230.00
05/01/34	\$ 4,735,000.00	\$ 125,000.00	\$ 137,220.00	
11/01/34	\$ 4,735,000.00	\$ -	\$ 134,313.75	\$ 396,533.75
05/01/35	\$ 4,735,000.00	\$ 130,000.00	\$ 134,313.75	
11/01/35	\$ 4,605,000.00	\$ -	\$ 130,771.25	\$ 395,085.00
05/01/36	\$ 4,605,000.00	\$ 140,000.00	\$ 130,771.25	
11/01/36	\$ 4,465,000.00	\$ -	\$ 126,956.25	\$ 397,727.50
05/01/37	\$ 4,465,000.00	\$ 150,000.00	\$ 126,956.25	
11/01/37	\$ 4,315,000.00	\$ -	\$ 122,868.75	\$ 399,825.00
05/01/38	\$ 4,315,000.00	\$ 155,000.00	\$ 122,868.75	
11/01/38	\$ 4,160,000.00	\$ -	\$ 118,645.00	\$ 396,513.75
05/01/39	\$ 4,160,000.00	\$ 165,000.00	\$ 118,645.00	
11/01/39	\$ 3,995,000.00	\$ -	\$ 114,148.75	\$ 397,793.75
05/01/40	\$ 3,995,000.00	\$ 175,000.00	\$ 114,148.75	
11/01/40	\$ 3,820,000.00	\$ -	\$ 109,380.00	\$ 398,528.75
05/01/41	\$ 3,820,000.00	\$ 185,000.00	\$ 109,380.00	
11/01/41	\$ 3,440,000.00	\$ -	\$ 104,338.75	\$ 398,718.75
05/01/42	\$ 3,020,000.00	\$ 195,000.00	\$ 104,338.75	
11/01/42	\$ 3,020,000.00	\$ -	\$ 99,025.00	\$ 398,363.75
05/01/43	\$ 3,020,000.00	\$ 205,000.00	\$ 99,025.00	
11/01/43	\$ 3,020,000.00	\$ -	\$ 93,438.75	\$ 397,463.75
05/01/44	\$ 3,020,000.00	\$ 215,000.00	\$ 93,438.75	
11/01/44	\$ 3,020,000.00	\$ -	\$ 87,580.00	\$ 396,018.75
05/01/45	\$ 3,020,000.00	\$ 230,000.00	\$ 87,580.00	
11/01/45	\$ 2,790,000.00	\$ -	\$ 80,910.00	\$ 398,490.00
05/01/46	\$ 2,790,000.00	\$ 245,000.00	\$ 80,910.00	
11/01/46	\$ 2,545,000.00	\$ -	\$ 73,805.00	\$ 399,715.00
05/01/47	\$ 2,545,000.00	\$ 255,000.00	\$ 73,805.00	



**Grande Pines**  
**Community Development District**  
**Series 2024 Special Assessment Bonds**  
**Amortization Schedule**

Date		Balance	Principal		Interest		Total
11/01/47	\$	2,290,000.00	\$	-	\$	66,410.00	\$ 395,215.00
05/01/48	\$	2,290,000.00	\$	275,000.00	\$	66,410.00	
11/01/48	\$	2,015,000.00	\$	-	\$	58,435.00	\$ 399,845.00
05/01/49	\$	2,015,000.00	\$	290,000.00	\$	58,435.00	
11/01/49	\$	1,725,000.00	\$	-	\$	50,025.00	\$ 398,460.00
05/01/50	\$	1,725,000.00	\$	305,000.00	\$	50,025.00	-
11/01/50	\$	1,420,000.00	\$	-	\$	41,180.00	\$ 396,205.00
05/01/51	\$	1,420,000.00	\$	325,000.00	\$	41,180.00	-
11/01/51	\$	1,095,000.00	\$	-	\$	31,755.00	\$ 397,935.00
05/01/52	\$	1,095,000.00	\$	345,000.00	\$	31,755.00	-
11/01/52	\$	750,000.00	\$	-	\$	21,750.00	\$ 398,505.00
05/01/53	\$	750,000.00	\$	365,000.00	\$	21,750.00	-
11/01/53	\$	385,000.00	\$	-	\$	11,165.00	\$ 397,915.00
05/01/54	\$	385,000.00	\$	385,000.00	\$	11,165.00	\$ 396,165.00
			\$	5,765,000.00	\$	6,355,924.94	\$ 12,120,924.94

# Grande Pines

## Community Development District

### Summary Assessment Chart

Product Type	Assessable Units	O&M Gross Assessments- Per Unit	Series 2021 Debt - Gross Assessments- Per Unit	Total Gross Annual Assessment Per Unit
Townhouse	55	\$1,234.38	\$1,700.68	\$2,935.06
Single Family - 50'	98	\$1,645.85	\$2,267.57	\$3,913.42
Single Family - 70'	29	\$2,304.18	\$3,174.59	\$5,478.77
	182			

Product Type	Assessable Units	O&M Gross Assessments- Per Unit	Series 2024 Debt - Gross Assessments- Per Unit	Total Gross Annual Assessment Per Unit
Townhouse	114	\$1,234.38	\$1,699.66	\$2,934.04
Single Family - 50'	56	\$1,645.85	\$2,266.21	\$3,912.05
Single Family - 70'	33	\$2,304.18	\$3,172.69	\$5,476.87
	203			

