

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

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

April 22, 2026

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

Re: Grande Pines Community Development District  
Proposed Budget Fiscal Year 2027

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 2027 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

RECEIVED  
APR 24 2026  
BY: *Katarina Mincey*

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

***Proposed Budget***  
***FY 2027***



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

| Description            | Adopted Budget FY2026 | Actuals Thru 2/28/26 | Projected Next 7 Months | Projected Thru 9/30/26 | Proposed Budget FY2027 |
|------------------------|-----------------------|----------------------|-------------------------|------------------------|------------------------|
| <b>Revenues</b>        |                       |                      |                         |                        |                        |
| Assessments - Tax Roll | \$ 618,635            | \$ 229,985           | \$ 388,650              | \$ 618,635             | \$ 618,635             |
| Cost Share Revenue     | \$ 6,242              | \$ 6,242             | \$ -                    | \$ 6,242               | \$ 6,242               |
| Interest Income        | \$ -                  | \$ 3,014             | \$ 1,507                | \$ 4,520               | \$ -                   |
| Miscellaneous Revenue  | \$ -                  | \$ 503               | \$ -                    | \$ 503                 | \$ -                   |
| Carry Forward          | \$ -                  | \$ 245,613           | \$ -                    | \$ 245,613             | \$ 44,527              |
| <b>Total Revenues</b>  | <b>\$ 624,877</b>     | <b>\$ 485,356</b>    | <b>\$ 390,157</b>       | <b>\$ 875,513</b>      | <b>\$ 669,404</b>      |

**Expenditures**

*Administrative*

|                                |                   |                  |                  |                   |                   |
|--------------------------------|-------------------|------------------|------------------|-------------------|-------------------|
| Supervisor Fees                | \$ 12,000         | \$ 2,600         | \$ 7,000         | \$ 9,600          | \$ 12,000         |
| FICA Expenditures              | \$ 918            | \$ 199           | \$ 536           | \$ 734            | \$ 918            |
| Engineering                    | \$ 12,000         | \$ 8,393         | \$ 7,000         | \$ 15,393         | \$ 12,000         |
| Attorney                       | \$ 25,000         | \$ 3,951         | \$ 9,597         | \$ 13,548         | \$ 25,000         |
| Arbitrage                      | \$ 900            | \$ -             | \$ 900           | \$ 900            | \$ 900            |
| Annual Audit                   | \$ 6,000          | \$ 4,000         | \$ -             | \$ 4,000          | \$ 6,000          |
| Dissemination Fees             | \$ 7,210          | \$ 3,004         | \$ 4,206         | \$ 7,210          | \$ 7,571          |
| Trustee Fees                   | \$ 9,020          | \$ 4,143         | \$ 4,877         | \$ 9,020          | \$ 9,020          |
| Assessment Administration      | \$ 5,729          | \$ 5,729         | \$ -             | \$ 5,729          | \$ 6,015          |
| Management Fees                | \$ 43,775         | \$ 18,240        | \$ 25,535        | \$ 43,775         | \$ 45,964         |
| Information Technology         | \$ 1,947          | \$ 811           | \$ 1,136         | \$ 1,947          | \$ 2,044          |
| Website Maintenance            | \$ 1,298          | \$ 541           | \$ 757           | \$ 1,298          | \$ 1,363          |
| Telephone                      | \$ 300            | \$ -             | \$ 175           | \$ 175            | \$ 300            |
| Postage                        | \$ 200            | \$ 74            | \$ 126           | \$ 200            | \$ 200            |
| Insurance                      | \$ 7,352          | \$ 6,699         | \$ -             | \$ 6,699          | \$ 7,369          |
| Printing & Binding             | \$ 350            | \$ 2             | \$ 150           | \$ 152            | \$ 350            |
| Legal Advertising              | \$ 5,000          | \$ -             | \$ 2,500         | \$ 2,500          | \$ 5,000          |
| Other Current Charges          | \$ 1,000          | \$ 143           | \$ 420           | \$ 563            | \$ 1,000          |
| Office Supplies                | \$ 200            | \$ 2             | \$ 117           | \$ 118            | \$ 200            |
| Dues, Licenses & Subscriptions | \$ 175            | \$ 175           | \$ -             | \$ 175            | \$ 175            |
| <b>Total Administrative</b>    | <b>\$ 140,374</b> | <b>\$ 58,705</b> | <b>\$ 65,030</b> | <b>\$ 123,735</b> | <b>\$ 143,389</b> |

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

| Description                           | Adopted Budget FY2026 | Actuals Thru 2/28/26 | Projected Next 7 Months | Projected Thru 9/30/26 | Proposed Budget FY2027 |
|---------------------------------------|-----------------------|----------------------|-------------------------|------------------------|------------------------|
| <b><i>Field Expenditures</i></b>      |                       |                      |                         |                        |                        |
| Field Management                      | \$ 16,223             | \$ 6,760             | \$ 9,463                | \$ 16,223              | \$ 17,034              |
| Security                              | \$ 230,000            | \$ 93,047            | \$ 134,167              | \$ 227,214             | \$ 245,000             |
| Gate Repairs                          | \$ 8,500              | \$ 6,413             | \$ 4,958                | \$ 11,372              | \$ 15,000              |
| Gate Internet, Phone, Cable           | \$ 3,000              | \$ -                 | \$ 1,500                | \$ 1,500               | \$ 3,000               |
| Gate Cameras                          | \$ 1,200              | \$ -                 | \$ 600                  | \$ 600                 | \$ 1,200               |
| Property Insurance                    | \$ 2,712              | \$ -                 | \$ -                    | \$ -                   | \$ 2,712               |
| Electric                              | \$ 25,344             | \$ 8,175             | \$ 13,608               | \$ 21,783              | \$ 25,344              |
| Streetlights                          | \$ 52,000             | \$ -                 | \$ 17,333               | \$ 17,333              | \$ 52,000              |
| Water & Sewer                         | \$ 20,000             | \$ 3,397             | \$ 5,292                | \$ 8,689               | \$ 10,000              |
| Landscape Maintenance                 | \$ 82,000             | \$ 33,762            | \$ 47,271               | \$ 81,033              | \$ 85,500              |
| Fountain Maintenance                  | \$ -                  | \$ -                 | \$ -                    | \$ -                   | \$ 6,500               |
| Landscape Contingency                 | \$ 5,000              | \$ -                 | \$ 5,000                | \$ 5,000               | \$ 20,000              |
| Irrigation Repairs                    | \$ 3,000              | \$ 1,941             | \$ 1,750                | \$ 3,691               | \$ 10,000              |
| Lake Maintenance                      | \$ 15,000             | \$ 5,440             | \$ 8,750                | \$ 14,190              | \$ 12,200              |
| Pressure Washing                      | \$ 5,790              | \$ 1,200             | \$ 4,590                | \$ 5,790               | \$ 5,790               |
| Repairs & Maintenance                 | \$ 10,000             | \$ 1,940             | \$ 5,833                | \$ 7,773               | \$ 10,000              |
| Contingency                           | \$ 4,735              | \$ 1,700             | \$ 3,035                | \$ 4,735               | \$ 4,735               |
| <b>Total Field Expenditures</b>       | <b>\$ 484,503</b>     | <b>\$ 163,775</b>    | <b>\$ 263,151</b>       | <b>\$ 426,926</b>      | <b>\$ 526,015</b>      |
| <b>Total Expenditures</b>             | <b>\$ 624,877</b>     | <b>\$ 222,480</b>    | <b>\$ 328,181</b>       | <b>\$ 550,661</b>      | <b>\$ 669,404</b>      |
| <b>Excess Revenues/(Expenditures)</b> | <b>\$ -</b>           | <b>\$ 262,877</b>    | <b>\$ 61,976</b>        | <b>\$ 324,852</b>      | <b>\$ -</b>            |

| Product Type        | Assessable Units | ERU Value | Total ERU  | %           | Net Assessments      | Gross Assessments |
|---------------------|------------------|-----------|------------|-------------|----------------------|-------------------|
| Single Family - 50' | 154              | 1.00      | 154        | 42%         | \$ 259,202.12        | \$ 275,746.94     |
| Single Family - 70' | 62               | 1.40      | 87         | 24%         | \$ 146,095.74        | \$ 155,421.00     |
| Townhouse           | 169              | 0.75      | 127        | 34%         | \$ 213,336.81        | \$ 226,954.06     |
|                     | <b>385</b>       |           | <b>368</b> | <b>100%</b> | <b>\$ 618,634.68</b> |                   |

|    | Gross Assessments- Per Unit FY 27 | Gross Assessments- Per Unit FY 26 | Increase (Decrease) Per Unit | % Increase (Decrease) |
|----|-----------------------------------|-----------------------------------|------------------------------|-----------------------|
| \$ | 1,790.56                          | \$ 1,790.56                       | \$ 0.00                      | 0%                    |
| \$ | 2,506.79                          | \$ 2,506.79                       | \$ 0.00                      | 0%                    |
| \$ | 1,342.92                          | \$ 1,342.92                       | \$ 0.00                      | 0%                    |

**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.

**Carry Forward**

Represents amount used to offset the District's fiscal year expenditure.

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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 Expenditures**

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 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 pays annual trustee fees for the series 2021 and 2024 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

Represents cost for telephone and fax machine.

## Postage

Represents cost for mailing 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.

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

Printing & Binding

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

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

Represents bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Represents cost of 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 patrols.

Gate Repairs

Represents the cost of repairing and maintaining 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.

Property Insurance

The District's estimated property insurance coverages.

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

Electric

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

Landscape Maintenance

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

Fountain Maintenance

Represents the cost to clean and maintain the fountains throughout the District. This will be done quarterly.

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 cost of maintaining the lakes in the District.

Pressure Washing

Represents the cost of pressure washing for the District.

Repairs & Maintenance

Represents the 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 FY2026 | Actuals Thru 2/28/26 | Projected Next 7 Months | Projected Thru 9/30/26 | Proposed Budget FY2027 |
|---|-----------------------|----------------------|-------------------------|------------------------|------------------------|
| <b>Revenues</b>                             |                       |                      |                         |                        |                        |
| Assessments - Tax Roll                      | \$ 383,353            | \$ 142,354           | \$ 240,999              | \$ 383,353             | \$ 383,353             |
| Interest                                    | \$ 9,447              | \$ 7,276             | \$ 3,638                | \$ 10,914              | \$ 5,457               |
| Carry Forward Surplus <sup>(1)</sup>        | \$ 171,558            | \$ 180,707           | \$ -                    | \$ 180,707             | \$ 185,224             |
| <b>Total Revenues</b>                       | <b>\$ 564,358</b>     | <b>\$ 330,337</b>    | <b>\$ 244,637</b>       | <b>\$ 574,974</b>      | <b>\$ 574,034</b>      |
| <b>Expenditures</b>                         |                       |                      |                         |                        |                        |
| Interest - 11/1                             | \$ 117,125            | \$ 117,125           | \$ -                    | \$ 117,125             | \$ 115,250             |
| Principal - 5/1                             | \$ 150,000            | \$ -                 | \$ 150,000              | \$ 150,000             | \$ 150,000             |
| Interest - 5/1                              | \$ 117,125            | \$ -                 | \$ 117,125              | \$ 117,125             | \$ 115,250             |
| <b>Total Expenditures</b>                   | <b>\$ 384,250</b>     | <b>\$ 117,125</b>    | <b>\$ 267,125</b>       | <b>\$ 384,250</b>      | <b>\$ 380,500</b>      |
| <b>Other Financing Sources/(Uses)</b>       |                       |                      |                         |                        |                        |
| Transfer In/Out                             | \$ -                  | \$ (5,500)           | \$ -                    | \$ (5,500)             | \$ -                   |
| <b>Total Other Financing Sources/(Uses)</b> | <b>\$ -</b>           | <b>\$ (5,500)</b>    | <b>\$ -</b>             | <b>\$ (5,500)</b>      | <b>\$ -</b>            |
| <b>Excess Revenues/(Expenditures)</b>       | <b>\$ 180,108</b>     | <b>\$ 207,712</b>    | <b>\$ (22,488)</b>      | <b>\$ 185,224</b>      | <b>\$ 193,534</b>      |

Interest - 11/1/2027 \$ 112,850

<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              | \$ 383,353.03               |                         |                           |

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

| Date     | Balance         | Principal     | Interest      | Total         |
|----------|-----------------|---------------|---------------|---------------|
| 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 |

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

| Date     | Balance         | Principal              | Interest               | Total                  |
|----------|-----------------|------------------------|------------------------|------------------------|
| 05/01/46 | \$ 2,030,000.00 | \$ 305,000.00          | \$ 40,600.00           | \$ -                   |
| 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          |
|          |                 | <b>\$ 6,055,000.00</b> | <b>\$ 3,550,325.00</b> | <b>\$ 9,872,450.00</b> |

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

| Description                                 | Adopted Budget FY2025 | Actuals Thru 2/28/26 | Projected Next 7 Months | Projected Thru 9/30/26 | Proposed Budget FY2027 |
|---|-----------------------|----------------------|-------------------------|------------------------|------------------------|
| <b>Revenues</b>                             |                       |                      |                         |                        |                        |
| Assessments - Tax Roll                      | \$ 399,845            | \$ 148,810           | \$ 251,035              | \$ 399,845             | \$ 399,845             |
| Interest                                    | \$ 9,429              | \$ 7,239             | \$ 3,620                | \$ 10,859              | \$ 5,430               |
| Carry Forward Surplus                       | \$ 167,952            | \$ 180,266           | \$ -                    | \$ 180,266             | \$ 185,974             |
| <b>Total Revenues</b>                       | <b>\$ 577,226</b>     | <b>\$ 336,315</b>    | <b>\$ 254,655</b>       | <b>\$ 590,970</b>      | <b>\$ 591,248</b>      |
| <b>Expenditures</b>                         |                       |                      |                         |                        |                        |
| Interest - 11/1                             | \$ 156,285            | \$ 156,285           | \$ -                    | \$ 156,285             | \$ 154,309             |
| Principal - 5/1                             | \$ 85,000             | \$ -                 | \$ 85,000               | \$ 85,000              | \$ 90,000              |
| Interest - 5/1                              | \$ 156,285            | \$ -                 | \$ 156,285              | \$ 156,285             | \$ 154,309             |
| <b>Total Expenditures</b>                   | <b>\$ 397,570</b>     | <b>\$ 156,285</b>    | <b>\$ 241,285</b>       | <b>\$ 397,570</b>      | <b>\$ 398,618</b>      |
| <b>Other Financing Sources/(Uses)</b>       |                       |                      |                         |                        |                        |
| Transfer In/Out                             | \$ -                  | \$ (7,426)           | \$ -                    | \$ (7,426)             | \$ -                   |
| <b>Total Other Financing Sources/(Uses)</b> | <b>\$ -</b>           | <b>\$ (7,426)</b>    | <b>\$ -</b>             | <b>\$ (7,426)</b>      | <b>\$ -</b>            |
| <b>Excess Revenues/(Expenditures)</b>       | <b>\$ 179,656</b>     | <b>\$ 172,604</b>    | <b>\$ 13,370</b>        | <b>\$ 185,974</b>      | <b>\$ 192,631</b>      |

Interest - 11/1/2027 \$ 152,216

| 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              | \$ 399,845.00               |                         |                           |

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

| Date     | Balance         | Principal     | Interest      | Total         |
|----------|-----------------|---------------|---------------|---------------|
| 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 |

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

| Date     | Balance         | Principal       | Interest        | Total            |
|----------|-----------------|-----------------|-----------------|------------------|
| 05/01/47 | \$ 2,545,000.00 | \$ 255,000.00   | \$ 73,805.00    |                  |
| 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    |
|          |                 | \$ 5,595,000.00 | \$ 5,692,542.50 | \$ 11,528,827.50 |