

BCC Mtg. Date: May 18, 2021

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

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

April 23, 2021

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

Re: Grande Pines Community Development District  
Proposed Budget Fiscal Year 2022

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 2022 for purposes of disclosure and information only. Should you have any questions regarding the enclosed, please feel free to contact me.

Sincerely,



Lauren Vanderveer  
Recording Secretary

Enclosure

23 Apr 21  
Ruby  
please send  
copy to:  
• E. Gossman  
• C. Testerman  
• D. Gray  
FRJ  
Byron

ACCEPTED FOR FILING BY  
THE BOARD OF COUNTY  
COMMISSIONERS AT ITS  
MEETING ON

BCC Mtg. Date: May 18, 2021

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

***Proposed Budget***  
***FY 2022***

**GMS**

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

**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2021	Actuals Thru 2/28/21	Projected Next 7 Months	Projected Thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Developer Contributions/Assessments	\$ 119,668	\$ 23,656	\$ 35,685	\$ 59,341	\$ 498,778
<b>Total Revenues</b>	<b>\$ 119,668</b>	<b>\$ 23,656</b>	<b>\$ 35,685</b>	<b>\$ 59,341</b>	<b>\$ 498,778</b>
<b>Expenditures</b>					
<b>Administrative</b>					
Supervisor Fees	\$12,000	\$800	\$4,000	\$4,800	\$12,000
FICA Expense	\$918	\$61	\$306	\$367	\$918
Engineering	\$12,000	\$2,135	\$1,050	\$3,185	\$12,000
Attorney	\$25,000	\$1,197	\$1,088	\$2,285	\$25,000
Arbitrage	\$450	\$0	\$450	\$450	\$450
Annual Audit	\$5,000	\$0	\$2,800	\$2,800	\$5,000
Dissemination Fees	\$3,500	\$0	\$0	\$0	\$3,500
Trustee Fees	\$5,000	\$0	\$0	\$0	\$5,000
Assessment Administration	\$5,000	\$0	\$0	\$0	\$5,000
Management Fees	\$35,000	\$14,583	\$20,417	\$35,000	\$35,000
Information Technology	\$800	\$500	\$300	\$800	\$1,000
Website Maintenance	\$400	\$0	\$400	\$400	\$500
Telephone	\$300	\$0	\$100	\$100	\$300
Postage	\$1,000	\$80	\$420	\$500	\$700
Insurance	\$5,500	\$5,251	\$0	\$5,251	\$5,776
Printing & Binding	\$1,000	\$95	\$361	\$457	\$700
Legal Advertising	\$5,000	\$459	\$1,725	\$2,184	\$5,000
Other Current Charges	\$1,000	\$0	\$500	\$500	\$1,000
Office Supplies	\$625	\$18	\$70	\$88	\$400
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Total Administrative</b>	<b>\$119,668</b>	<b>\$25,354</b>	<b>\$33,987</b>	<b>\$59,341</b>	<b>\$119,419</b>
<b>Field Expenditures</b>					
Field Management	\$0	\$0	\$0	\$0	\$15,000
Gate Attendants	\$0	\$0	\$0	\$0	\$163,171
Gate Repairs	\$0	\$0	\$0	\$0	\$6,000
Gate Internet, Phone, Cable	\$0	\$0	\$0	\$0	\$3,000
Gate Cameras	\$0	\$0	\$0	\$0	\$1,200
Gate Supplies	\$0	\$0	\$0	\$0	\$1,500
Property Insurance	\$0	\$0	\$0	\$0	\$2,465
Electric	\$0	\$0	\$0	\$0	\$6,900
Streetlights	\$0	\$0	\$0	\$0	\$60,648
Water & Sewer	\$0	\$0	\$0	\$0	\$21,740
Landscape Maintenance	\$0	\$0	\$0	\$0	\$69,900
Landscape Contingency	\$0	\$0	\$0	\$0	\$1,000
Irrigation Repairs	\$0	\$0	\$0	\$0	\$3,000
Lake Maintenance	\$0	\$0	\$0	\$0	\$12,035
Pressure Washing	\$0	\$0	\$0	\$0	\$6,000
Sign Maintenance	\$0	\$0	\$0	\$0	\$1,800
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$1,500
Contingency	\$0	\$0	\$0	\$0	\$2,500
<b>Subtotal Field Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 379,359</b>
<b>Total Expenditures</b>	<b>\$ 119,668</b>	<b>\$ 25,354</b>	<b>\$ 33,987</b>	<b>\$ 59,341</b>	<b>\$ 498,778</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ (1,698)</b>	<b>\$ 1,698</b>	<b>\$ 0</b>	<b>\$ -</b>

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

**REVENUES:**

**Developer Contributions**

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the fiscal year.

**Assessments**

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

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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 will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

**Attorney**

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

**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.

# **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.

## Trustee Fees

The District will pay annual trustee fees for the proposed 2021 bonds.

## Assessment Administration

The District will contract 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.

## Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

## 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.

## Telephone

Telephone and fax machine.

## Postage

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

## Insurance

The District's general liability, public officials liability and property insurance coverages.

## Printing & Binding

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.

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

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.

Gate Attendants

Represents the day-to-day staffing and operations management of the gate.

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 property insurance coverages.

Electric

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

# Grande Pines Community Development District General Fund Budget

## Street Lights

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

## Water & Sewer

Represents current and 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.

## Sign Maintenance

The cost for repair of damaged or worn signage located throughout 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 FY2021	Actuals Thru 2/28/21	Projected Next 7 Months	Projected Thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 382,500
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus <sup>(1)</sup>	\$ -	\$ -	\$ -	\$ -	\$ 124,063
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 506,563</b>
<b>Expenditures</b>					
<b>General &amp; Administrative:</b>					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 124,063
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 135,000
Interest - 5/1	\$ -	\$ -	\$ 30,326	\$ 30,326	\$ 124,063
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,326</b>	<b>\$ 30,326</b>	<b>\$ 383,125</b>
<b>Other Sources/(Uses)</b>					
Bond Proceeds	\$ -	\$ -	\$ 536,889	\$ 536,889	\$ -
<b>Total Other Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 536,889</b>	<b>\$ 536,889</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 506,563</b>	<b>\$ 506,563</b>	<b>\$ 123,438</b>

Interest - 11/1/2022 \$ 122,375.00

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

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

Date	Balance	Principal	Interest	Total
05/01/21	\$ 6,760,000.00	\$ -	\$ 30,326.39	
11/01/21	\$ 6,760,000.00	\$ -	\$ 124,062.50	\$ 154,388.89
05/01/22	\$ 6,760,000.00	\$ 135,000.00	\$ 124,062.50	
11/01/22	\$ 6,625,000.00	\$ -	\$ 122,375.00	\$ 381,437.50
05/01/23	\$ 6,625,000.00	\$ 135,000.00	\$ 122,375.00	
11/01/23	\$ 6,490,000.00	\$ -	\$ 120,687.50	
05/01/24	\$ 6,490,000.00	\$ 140,000.00	\$ 120,687.50	\$ 378,062.50
11/01/24	\$ 6,350,000.00	\$ -	\$ 118,937.50	
05/01/25	\$ 6,350,000.00	\$ 145,000.00	\$ 118,937.50	\$ 379,625.00
11/01/25	\$ 6,205,000.00	\$ -	\$ 117,125.00	
05/01/26	\$ 6,205,000.00	\$ 150,000.00	\$ 117,125.00	\$ 381,062.50
11/01/26	\$ 6,055,000.00	\$ -	\$ 115,250.00	
05/01/27	\$ 6,055,000.00	\$ 150,000.00	\$ 115,250.00	\$ 382,375.00
11/01/27	\$ 5,905,000.00	\$ -	\$ 112,850.00	
05/01/28	\$ 5,905,000.00	\$ 155,000.00	\$ 112,850.00	\$ 378,100.00
11/01/28	\$ 5,750,000.00	\$ -	\$ 110,370.00	
05/01/29	\$ 5,750,000.00	\$ 160,000.00	\$ 110,370.00	\$ 378,220.00
11/01/29	\$ 5,590,000.00	\$ -	\$ 107,810.00	
05/01/30	\$ 5,590,000.00	\$ 165,000.00	\$ 107,810.00	\$ 378,180.00
11/01/30	\$ 5,425,000.00	\$ -	\$ 105,170.00	
05/01/31	\$ 5,255,000.00	\$ 170,000.00	\$ 105,170.00	\$ 377,980.00
11/01/31	\$ 5,255,000.00	\$ -	\$ 102,450.00	
05/01/32	\$ 5,255,000.00	\$ 180,000.00	\$ 102,450.00	\$ 377,620.00
11/01/32	\$ 5,075,000.00	\$ -	\$ 99,075.00	
05/01/33	\$ 5,075,000.00	\$ 185,000.00	\$ 99,075.00	\$ 381,525.00
11/01/33	\$ 4,890,000.00	\$ -	\$ 95,606.25	
05/01/34	\$ 4,890,000.00	\$ 190,000.00	\$ 95,606.25	\$ 379,681.25
11/01/34	\$ 4,700,000.00	\$ -	\$ 92,043.75	
05/01/35	\$ 4,700,000.00	\$ 200,000.00	\$ 92,043.75	\$ 377,650.00
11/01/35	\$ 4,500,000.00	\$ -	\$ 88,293.75	
05/01/36	\$ 4,500,000.00	\$ 205,000.00	\$ 88,293.75	\$ 380,337.50
11/01/36	\$ 4,295,000.00	\$ -	\$ 84,450.00	
05/01/37	\$ 4,295,000.00	\$ 215,000.00	\$ 84,450.00	\$ 377,743.75
11/01/37	\$ 4,080,000.00	\$ -	\$ 80,418.75	
05/01/38	\$ 4,080,000.00	\$ 225,000.00	\$ 80,418.75	\$ 379,868.75
11/01/38	\$ 3,855,000.00	\$ -	\$ 76,200.00	
05/01/39	\$ 3,855,000.00	\$ 230,000.00	\$ 76,200.00	\$ 381,618.75
11/01/39	\$ 3,625,000.00	\$ -	\$ 71,887.50	
05/01/40	\$ 3,625,000.00	\$ 240,000.00	\$ 71,887.50	\$ 378,087.50
11/01/40	\$ 3,385,000.00	\$ -	\$ 67,387.50	
05/01/41	\$ 3,135,000.00	\$ 250,000.00	\$ 67,387.50	\$ 379,275.00
11/01/41	\$ 3,135,000.00	\$ -	\$ 62,700.00	
05/01/42	\$ 3,135,000.00	\$ 260,000.00	\$ 62,700.00	\$ 380,087.50
11/01/42	\$ 2,875,000.00	\$ -	\$ 57,500.00	
05/01/43	\$ 2,875,000.00	\$ 270,000.00	\$ 57,500.00	\$ 380,200.00
11/01/43	\$ 2,605,000.00	\$ -	\$ 52,100.00	
05/01/44	\$ 2,605,000.00	\$ 280,000.00	\$ 52,100.00	\$ 379,600.00
11/01/44	\$ 2,325,000.00	\$ -	\$ 46,500.00	
05/01/45	\$ 2,325,000.00	\$ 295,000.00	\$ 46,500.00	\$ 378,600.00
11/01/45	\$ 2,030,000.00	\$ -	\$ 40,600.00	
05/01/46	\$ 2,030,000.00	\$ 305,000.00	\$ 40,600.00	\$ 382,100.00
11/01/46	\$ 1,725,000.00	\$ -	\$ 34,500.00	
05/01/47	\$ 1,725,000.00	\$ 315,000.00	\$ 34,500.00	\$ 380,100.00
11/01/47	\$ 1,410,000.00	\$ -	\$ 28,200.00	
05/01/48	\$ 1,410,000.00	\$ 330,000.00	\$ 28,200.00	\$ 377,700.00
11/01/48	\$ 1,080,000.00	\$ -	\$ 21,600.00	
05/01/49	\$ 1,080,000.00	\$ 345,000.00	\$ 21,600.00	\$ 379,800.00
11/01/49	\$ 735,000.00	\$ -	\$ 14,700.00	
05/01/50	\$ 735,000.00	\$ 360,000.00	\$ 14,700.00	\$ 381,300.00
11/1/50	\$ 375,000.00	\$ -	\$ 7,500.00	
5/1/51	\$ 375,000.00	\$ 375,000.00	\$ 7,500.00	\$ 382,200.00
	\$ 6,760,000.00	\$ 4,787,026.39	\$ 11,547,026.39	