



Rizzetta & Company

Cascades at Groveland Community Development District

**Board of Supervisors' Meeting
April 17, 2019**

District Office:
8529 South Park Circle, Suite 330
Orlando, Florida 32819
407.472.2471

www.cascadesatgrovelandcdd.org

**CASCADES AT GROVELAND
COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, Inc., 8529 South Park Circle, Suite 330, Orlando, FL 32819

Board of Supervisors	James R. Pekarek Karen McMican Patrick Wellington John Asaro Benny Justice	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Anthony Jeancola	Rizzetta & Company, Inc.
District Counsel	Tucker Mackie	Hopping Green & Sams
District Engineer	Rey Malave	Dewberry BowyerSingleton

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 472-2471. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

April 10, 2019

Board of Supervisors
**Cascades at Groveland Community
Development District**

Dear Board Members:

AGENDA

The **regular** meeting of Board of Supervisors of the Cascades at Groveland Community Development District will be held on **Wednesday, April 17, 2019, at 2:00 p.m.** at the **Magnolia House Sports Pavilion, located at 100 Falling Acorn Avenue, Groveland, FL 34736.** Following is the agenda for the meeting:

BOARD OF SUPERVISORS MEETING:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - a. Discussion Regarding Condition of Certain Headwall Structures
 - b. Discussion Regarding Retaining Wall Maintenance
 - C. District Manager
4. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held February 20, 2019.....Tab 1
 - B. Consideration of the Operation & Maintenance Expenditures for February and March 2019.....Tab 2
5. **BUSINESS ITEMS**
 - A. Ratification of Notice of Boundary Amendment.....Tab 3
 - B. Acceptance of Fiscal Year End 2018 Annual Audit.....Tab 4
 - C. Consideration of Ratification of Stormwater Repair Agreement with Hippo Supplies, LLC d/b/a The Trailer Doc & Fab ShopTab 5
 - D. Consideration of Ratification of Field Change Directive Hippo Agreement.....Tab 6
 - E. Consideration of Investment Related Matters Presented by Supervisor Pekarek
 - F. Discussion Regarding FY 2019-2020 Budget Considerations
 - a. Presentation of District Manager Regarding District Financials, Projections, Summary of Reserve Study Findings.....Tab 7
 - b. Presentation of District Counsel Memorandum Regarding Process Required for Levying Additional Assessments.....Tab 8
 - c. Presentation of Suggested FY 2019-2020 Assessment Structure Presented by Supervisor Pekarek
 - d. Board Discussion

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS
7. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (407) 472-2471.

Very truly yours,
Anthony Jeancola
Anthony Jeancola
District Manager

cc: *Tucker Mackie, Hopping Green & Sams, P.A.*
Rey Malave, PE , Dewberry

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

CASCADES AT GROVELAND
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Cascades at Groveland Community Development District was held on Wednesday, February 20, 2019, at 2:02 p.m. at the Magnolia House Sports Pavilion, located at 100 Falling Acorn Avenue, Groveland, Florida 34736.

Present and constituting a quorum:

James Pekarek	Board Supervisor, Chairman
Karen McMican	Board Supervisor, Vice Chair
Patrick Wellington	Board Supervisor, Assistant Secretary
John Asaro	Board Supervisor, Assistant Secretary
Benny Justice	Board Supervisor, Assistant Secretary

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping, Green & Sams, P.A. (via phone)
Rey Malave	District Engineer, Dewberry (via phone)
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Jeancola called the meeting to order and read the roll.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

A resident from 113 Bayou Bend commented on the dry retention pond behind her home not being mowed. She contacted District Management about it. Mr. Jeancola stated that the vendor was informed. Discussion ensued.

Mr. Justice also observed water retention in the pond.

Ms. McMican thanked the audience for sending correspondence.

A resident from 314 Salt Marsh Lane stated that she prefers the higher grass in pond 100 since it backs up to the conservation area.

49 A resident from 328 Salt March Lane disagreed and prefers it being mowed.
50

51 A resident from 324 Salt March Lane stated that he was surprised to find out that
52 there was a mowing schedule. Discussion ensued.
53

54 A resident from 252 Silver Maple inquired about the pond number by her residence
55 and expressed concern regarding growth in the pond as it obstructs one's view. It was
56 confirmed that she was located near pond 110. Discussion ensued.
57

58 A resident from 179 Bayou Bend claims that the grass in pond 20 was only cut twice
59 last year. He is concerned that when the grass is cut, it is left in piles that are left to rot. He
60 stated that bush hogging would alleviate the problem.
61

62 A resident from 116 Crepe Myrtle asked if the Board was looking to reduce expenses
63 since discussion regarding District mowing Services is "off of the table".
64

65 A resident from 184 Bayou Bend asked what the recent reduction in assessments
66 was due to. Mr. Pekarek stated that they were reduced because Shea platted additional lots
67 which spread the cost over 1145 lots as opposed to only 999 lots. Discussion ensued.
68

69 Mr. Pekarek commented on using the difference in reserves to offset debt.
70 Discussion ensued.
71

72 A resident asked if there was a way to prepay this debt.
73

74 Ms. Mackie responded that homeowners are able to prepay their debt by contacting
75 District Management. She also indicated that the current methodology does not permit using
76 the difference in reserves to offset debt. A public hearing process adopting a different
77 methodology would be required. Discussion ensued.
78

On Motion by Mr. Justice, seconded by Ms. McMican, with all in favor, the Board directed District Counsel to research the bond indenture regarding bond holders' need to consent and provide to the Board the process for adopting adjusted debt service assessments, for Cascades at Groveland Community Development District.

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80 **THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the
Board of Supervisors' Meeting held
December 19, 2018**

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84 Mr. Jeancola reviewed the Minutes of the Board of Supervisors' meeting held on
85 December 19, 2018 with the Board.
86

On Motion by Mr. Justice, seconded by Mr. Wellington, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on December 19, 2018, for Cascades at Groveland Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for
December 2018 and January 2019**

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92 Mr. Jeancola reviewed the expenditures for December 2018 and January 2019 with
93 the Board of Supervisors.

94
95 Mr. Justice was curious as to Ms. Mackie's travel time. Ms. Mackie stated that it
96 depends as she typically arrives in Orlando the day before a meeting. If the District is the
97 only meeting that she attends, then the District is charged for the meeting in addition to about
98 4 hours of travel time.

99
100 Mr. Wellington asked if the Reserve Advisors retainer charge of \$1,975.00 was just
101 a one-time charge. Mr. Jeancola confirmed that this is not a reoccurring charge.

102
103 Ms. McMican asked if the District normally paid for meals (referring to "travel meals").
104 Mr. Jeancola stated that this expense was per the agreement with District Counsel.

105
106 Mr. Pekarek wanted the Board to consider not having either District Counsel/District
107 Engineer attend meetings in order to reduce costs. He suggested moving staff reports to the
108 beginning of the meeting and having staff call in for their reports only. Discussion ensued.

109
110 Mr. Malave commented that he does not participate in the whole entire meeting for
111 his other Districts.

112
113 Ms. Mackie indicated that her firm does not support not participating in the entire
114 meeting.

115
A motion was made by Mr. Wellington and seconded by Mr. Justice to ratify the Operation and Maintenance Expenditures for December 2018 (\$12,460.00) and January 2019 (\$11,300.25), for Cascades at Groveland Community Development District.

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117 Mr. Pekarek opposed (regarding HGS bill dated July 30, 2018).
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FIFTH ORDER OF BUSINESS

**Discussion Regarding Reduction and
Modification to District Mowing
Services**

The Board requested to be notified when Tri-Choice services the community and would like confirmation of when work is completed.

Mr. Pekarek advised any motions regarding the reduction of mowing services would not be considered.

A motion was made by Mr. Justice and seconded by Mr. Wellington to dismiss any motions regarding the reduction of regular mowing, for Cascades at Groveland Community Development District.

Mr. Wellington commented to Mr. Pekarek that discussions should have been had with the Board as opposed to just presenting motions.

SIXTH ORDER OF BUSINESS

**Consideration of Securing Storm
Grates Proposal – HIPPO Supplies**

Mr. Jeancola stated that this proposal provides a mechanism and a chain for the grate structures. Discussion ensued.

On a motion by Mr. Pekarek, seconded by Mr. Justice, with all in favor, the Board approved a not to exceed amount of \$10,500.00 and directed District Staff to prepare a contract and authorize Chair/Vice Chair to execute, to secure the storm grates, for Cascades at Groveland Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Reserve Study –
Reserve Advisors**

Mr. Jeancola reviewed the reserve study with the Board of Supervisors. Per the report, it was suggested that the District should budget \$15,900 in fiscal year 2019/2020. Each year thereafter, this amount is suggested to increase slightly on an annual basis with the last allocation for fiscal year 2048/2049 being \$29,000.

Mr. Justice suggested having a flat amount so as to not have yearly deviations and increases.

Mr. Pekarek suggested the District need not continue collecting reserves as it currently has over \$500,000 in the reserve account and it would be unlikely in his opinion the District would incur expense of that magnitude in the foreseeable future. Discussion ensued. No determination of reserve budgeting was made by the Board at this time.

EIGHTH ORDER OF BUSINESS Consideration of Updated Investment Plan

Mr. Pekarek review the updated investment plan with the Board of Supervisors. Per the investment plan, funds are to be invested in any combination of US treasury bills/notes, US agency notes, or CD's of US Bank up to the maximum of \$245,000 in any one bank. Interest income earned will provide for differences between collections and required payments. The re-investment plan for 9/1/2019 maturities will be discussed at a future meeting. New O&M funds are tax collections and should be transferred to Fidelity as they come in less amounts needed to cover monthly expenses. Thereafter, funds can be drawn from Fidelity to cover operating expenses each month after March.

On a motion by Mr. Pekarek, seconded by Mr. Justice, with all in favor, the Board approved the investment plan as of February 20, 2019, for Cascades at Groveland Community Development District.

NINTH ORDER OF BUSINESS Staff Reports

- A. District Counsel
Ms. Tucker will prepare a timeline memo regarding the adjustment of debt assessments for the Board's review. She also stated that the District should have started to receive capital conversations regarding legislative updates.

- B. District Engineer
No Report.

- C. District Manager
Discussion was had regarding if the Board desired bidding out the landscape services. The Board indicated that the service not be bid at this time but to potentially obtain a cost per cut amount for reference from the association's vendor.

TENTH ORDER OF BUSINESS

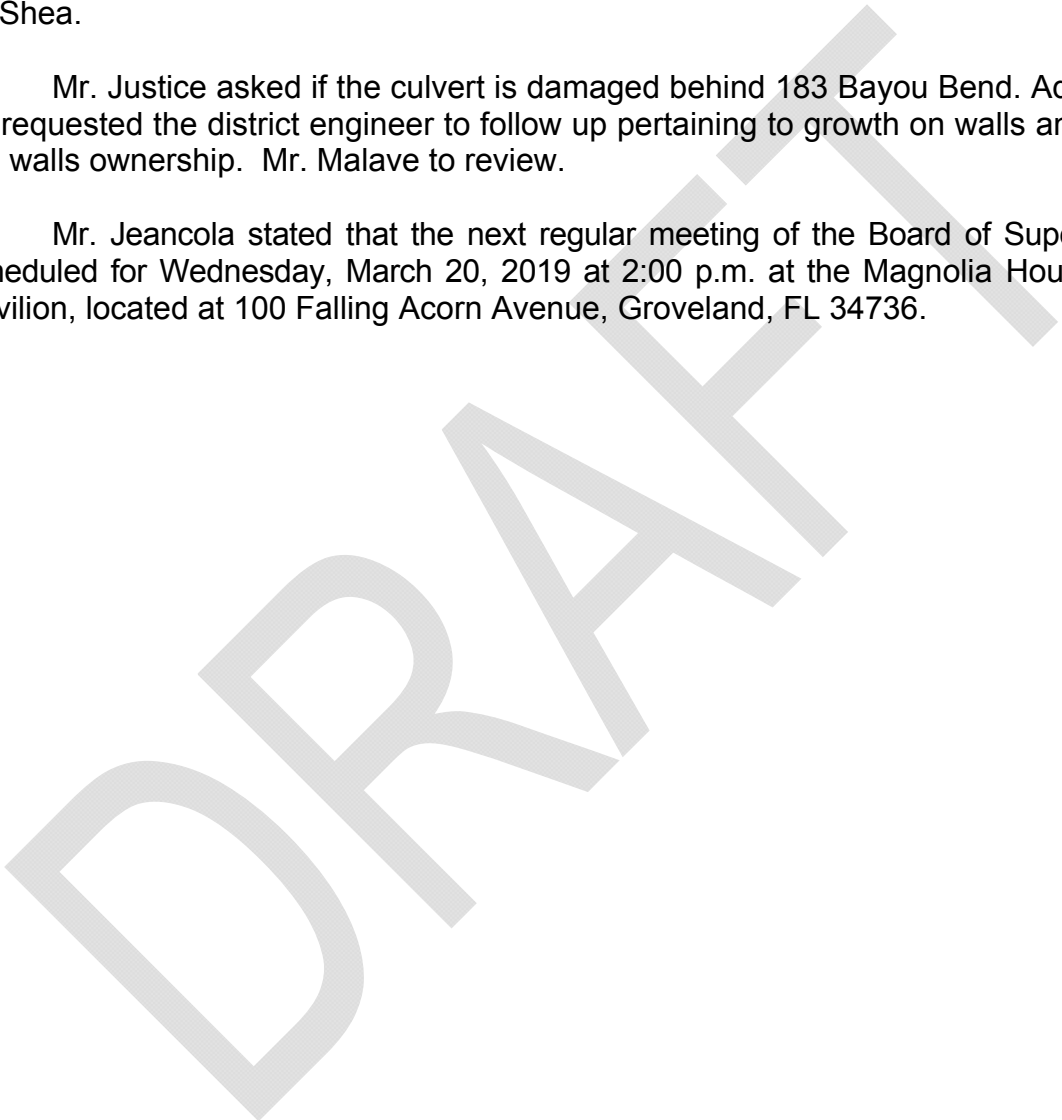
**Supervisor Requests and
Audience Comments**

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222 Janet from 727 Alcove stated that her house backs up to the walking trail and that
223 it has not been mowed on a regular basis when she moved in. She indicated that it is
224 important to have either side of the sidewalk behind her house be mowed on the same
225 schedule for both the Association and the District.

226
227 A resident expressed concern regarding pond 20 and orange fencing/material left
228 by Shea.

229
230 Mr. Justice asked if the culvert is damaged behind 183 Bayou Bend. Additionally,
231 he requested the district engineer to follow up pertaining to growth on walls and confirm
232 the walls ownership. Mr. Malave to review.

233
234 Mr. Jeancola stated that the next regular meeting of the Board of Supervisors is
235 scheduled for Wednesday, March 20, 2019 at 2:00 p.m. at the Magnolia House Sports
236 Pavilion, located at 100 Falling Acorn Avenue, Groveland, FL 34736.



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267 **ELEVENTH ORDER OF BUSINESS**

Adjournment

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On Motion by Mr. Justice, seconded by Mr. Asaro with all in favor, the Board adjourned the Board of Supervisors' Meeting at 4:25 p.m. for Cascades at Groveland Community Development District.

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Assistant Secretary

Chairman/Vice Chair

DRAFT

Tab 2

**CASCADES AT GROVELAND
COMMUNITY DEVELOPMENT DISTRICT**

District Office · 8529 South Park Circle · Suite 330 · Orlando, FL 32819

**Operation and Maintenance Expenditures
February 2019
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2019 through February 28, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$11,494.07**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Cascades at Groveland Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2019 Through February 28, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Dewberry Engineers, Inc.	002018	1648737	Engineering Services 01/19	\$ 640.00
Hopping Green & Sams	002016	105127	General/Monthly Legal Services 12/18	\$ 2,255.82
Karen F. McMican	002021	KM02202019	Board of Supervisors Meeting 02/20/19	\$ 200.00
Orlando Sentinel Communications	002019	003351635000	Acct #CU00126744 Legal Advertising 12/18	\$ 99.50
Patrick G. Wellington	002023	PW02202019	Board of Supervisors Meeting 02/20/19	\$ 200.00
Reserve Advisors, Inc.	002022	1866089F- 131181	Reserve Advising	\$ 1,975.00
Rizzetta & Company, Inc	002014	INV0000037943	District Management Services 02/19	\$ 3,198.75
Rizzetta Technology Services. LLC	002015	INV0000004072	Website & EMail Hosting Services 02/19	\$ 160.00
Tri-Choice Services, Inc.	002020	28490205	Dry Retention Pond Maintenance 02/19	\$ <u>2,765.00</u>

Report Total

\$ 11,494.07

INVOICE



Please remit to: Dewberry Engineers Inc.
P.O. Box 821824
Philadelphia, PA 19182-1824
(703)849-0100 TIN: 13-0746510

Bill To: CASCADES @ GROVELAND CDD
ACCOUNTS PAYABLE
8529 S. PARK CIRCLE# 330
ORLANDO, FL 32819

Invoice #: 1648737
Invoice Date: 2/8/2019
Due Date: 3/10/2019
Client #: 224261
Contract #: 50089268
Batch #: 2841199

Work Performed Thru Period Ending 1/25/2019

Job: 50089268 Cascades at Groveland CDD

TIME & MATERIAL BILLING

Task ID: T001
Task Description: GEN ENG CONSULTANT SRVS

Description:
DESIGNER I
ENGINEER IX

Prev Amount Billed \$ 40,700.00

CURRENT PERIOD BILLING

Hours	Rate	Amount
2.00	100.000	\$ 200.00
2.00	220.000	\$ 440.00
TOTAL HOURLY LABOR	4.00	\$ 640.00
TOTAL FOR T001		\$ 640.00

TOTAL FOR JOB: 50089268 \$ 640.00

TOTAL INVOICE AMOUNT DUE \$ 640.00
BY 3/10/2019

FEB 18 2019

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval af Date _____

Date entered _____

Fund 001 GL 5130 OC 3103

Check # _____

This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the above should be brought to the attention of Dewberry immediately. Thank you.

This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct.
REINARDO MALAVE DAVILA

Dewberry complies with Section 202 of Executive Order 11246 as amended by Executive Order 11375.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

January 10, 2019

Cascades at Groveland Community Development
c/o Rizzetta & Company, Inc.
8529 S. Park Circle #330
Orlando, FL 32819

Bill Number 105127
Billed through 12/31/2018

General Counsel / Monthly Meeting

CASCDD 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

12/03/18	TFM	Confer regarding commercial parcel with Malave and Jeancola.	0.60 hrs
12/04/18	TFM	Review correspondence from Walker.	0.30 hrs
12/07/18	TFM	Review tentative agenda and provide comments.	0.50 hrs
12/12/18	TFM	Review agenda package and prepare for monthly meeting.	0.80 hrs
12/12/18	DGW	Disseminate new supervisor guides.	0.40 hrs
12/17/18	TFM	Confer with Walker; confer with Jeancola; confer with City of Groveland staff; confer with Justice.	1.80 hrs
12/17/18	DGW	Research City agenda regarding consideration of District contraction; conferences with Mackie regarding same.	0.50 hrs
12/19/18	TFM	Confer with Malave; prepare for and attend board meeting by phone; follow-up from board meeting.	2.50 hrs
12/20/18	TFM	Confer with McMican; confer with Walker.	0.40 hrs
12/21/18	TFM	Confer with Geraci.	0.50 hrs
12/21/18	DGW	Draft amendment to landscape maintenance agreement; confer with Mackie regarding same.	0.80 hrs

Total fees for this matter \$2,247.50

DISBURSEMENTS

Conference Calls 8.32

Total disbursements for this matter \$8.32

MATTER SUMMARY

Wilbourn, David - Paralegal 1.70 hrs 125 /hr \$212.50

Mackie, A.Tucker Frazee	7.40 hrs	275 /hr	\$2,035.00
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TOTAL FEES			\$2,247.50
TOTAL DISBURSEMENTS			\$8.32

TOTAL CHARGES FOR THIS MATTER			\$2,255.82
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BILLING SUMMARY

Wilbourn, David - Paralegal	1.70 hrs	125 /hr	\$212.50
Mackie, A.Tucker Frazee	7.40 hrs	275 /hr	\$2,035.00

TOTAL FEES			\$2,247.50
TOTAL DISBURSEMENTS			\$8.32

TOTAL CHARGES FOR THIS BILL			\$2,255.82
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Please include the bill number on your check.

FEB 01 2019

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval CE Date _____

Date entered _____

Fund 001 GL 514^w OC 3405

Check # _____

CASCADES AT GROVELAND CDD

Meeting Date: 2/20/2019

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid
Karen McMican	✓	✓
Patrick Wellington	✓	✓
John Asaro* does not get paid	✓	
James R. Pekarek * does not get paid	✓	
Benny Justice* does not get paid	✓	

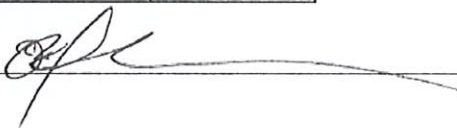
(*) Does not get paid

EXTENDED MEETING TIMECARD

Meeting Start Time:	2:02
Meeting End Time:	4:25
Total Meeting Time:	2hr 23


Time Over _____ () Hours:

Total at \$175 per Hour: ✓

DM Signature: 

Please forward copy to Marcia Eannetta for Extended Meeting .

FEB 25 2019

Date Rec'd Rizzetta & Co., Inc. _____
 D/M approval  Date _____
 Date entered _____
 Fund 001 GL 5110 OC 1101
 Check # _____

Invoice Details

Billed Account Name: Cascades At Groveland Cdd
Billed Account Number: CU00126744
Invoice Number: 003351635000
Invoice Amount: \$99.50
Billing Period: 12/01/18 - 12/31/18
Due Date: 01/30/19

INVOICE

Page 1 of 2

Invoice Details

Date	tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
12/09/18	OSC3351635	PO# December 19 2018 Meeting Classified Listings, Online December 19 2018 meeting 6024746				99.50

Date Rec'd Rizzetta & Co., Inc. FEB 19 2019
D/M approval af Date _____
Date entered _____
Fund 001 GL 51300 OC 4801
Check # _____

Invoice Total: \$99.50

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
99.50	0.00	0.00	0.00	0.00	0.00



Please detach and return this portion with your payment.



PO Box 100608
Atlanta, GA 30384-0608

Return Service Requested

Remittance Section

Billed Period: 12/01/18 - 12/31/18
Billed Account Name: Cascades At Groveland Cdd
Billed Account Number: CU00126744
Invoice Number: 003351635000

For questions regarding this billing, or change of address notification, please contact Customer Care:

CASCADES AT GROVELAND CDD
C/O RIZZETTA & COMPANY INC.
2806 N 5TH ST STE 403
SAINT AUGUSTINE FL 32084-1904

Orlando Sentinel
PO Box 100608
Atlanta, GA 30384-0608



00012674400012674403003351635 00009950 00009950 9



**RESERVE
ADVISORS**

Long-term thinking. Everyday commitment.

CORPORATE OFFICE

Reserve Advisors, Inc.
735 N. Water Street, Suite 175
Milwaukee, WI 53202

FINAL INVOICE

January 7, 2019

The Cascades at Groveland Community Development District
c/o 8529 South Park Circle, Suite 330
Orlando, FL 32819

PROPERTY:

**The Cascades at Groveland Community Development District
Groveland, Florida**

INVOICE DATE: 01/07/2019
REFERENCE #: 131181
TOTAL FEE: \$3,950.00
AMOUNT PAID: \$1,975.00
AMOUNT DUE: \$1,975.00
TERMS: DUE UPON RECEIPT

INVOICE
#1866089F-131181

Amount Due Now:
\$1,975.00

Please Remit Payment to:

Reserve Advisors, Inc.
735 N. Water St., Ste. 175
Milwaukee, WI 53202

OR

**CONTACT US FOR
CREDIT CARD PAYMENT**



In accordance with our contract, any unpaid balance on outstanding invoices beyond 30 days of the Final Invoice is subject to a 1.5% finance charge per month.

JAN 09 2019

FINAL INVOICE

Date Rec'd Rizzetta & Co. Inc. _____

P/M approval af Date _____

Date entered _____

Fund 001 GL 579W OC 4799

Check # _____

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
2/1/2019	INV0000037943

Bill To:

CASCADES AT GROVELAND CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00230

Description	Qty	Rate	Amount
District Management Services	31 st 1.00	\$1,330.00	\$1,330.00
Administrative Services	31 st 1.00	\$393.75	\$393.75
Accounting Services	32 nd 1.00	\$1,140.00	\$1,140.00
Financial & Revenue Collections	31 st 1.00	\$335.00	\$335.00

JAN 28 2019

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval ej _____ Date _____

Date entered _____

Fund 001 GL 5130 OC Above

Check # _____

Subtotal	\$3,198.75
Total	\$3,198.75

Rizzetta Technology Services
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
2/1/2019	INV0000004072

Bill To:

CASCADES AT GROVELAND CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
February		00230

Description	Qty	Rate	Amount
EEmail Hosting	4	\$15.00	\$60.00
Website Hosting Services	1	\$100.00	\$100.00
JAN 28 2019			
Date Rec'd Rizzetta & Co., Inc. _____			
D/M approval <u>ay</u> _____ Date _____			
Date entered _____			
Fund <u>001</u> GL <u>5130</u> OC <u>5103</u>			
Check # _____			
Subtotal			\$160.00
Total			\$160.00



Invoice

Landscape Management
CASCADES OF GROVELAND CDD
RIZZETTA & COMPANY, INC.
8529 S. PARK CIRCLE, #330
ORLANDO, FL 32819

Account No.	Date
284	02/05/19
Total Amount Due	
\$ 2,765.00	

Date Due: 02/26/19

Amount Enclosed \$ _____

REMIT TO: TRI-CHOICE SERVICES, INC

INVOICE #28490205

Services Rendered At: CASCADES OF GROVELAND CDD
 633 WILSON LAKE PKWY
 CLERMONT

Previous Balance: **2,765.00**

Page # 1

DATE	DESCRIPTION	AMOUNT
01/18/19	MOW RETENTION POND 130	0.00
01/18/19	MOW RETENTION POND 120	0.00
01/18/19	MOW RETENTION POND 60	0.00
01/31/19	MOW RETENTION POND 50B	0.00
01/31/19	MOW RETENTION POND 50C	0.00
01/31/19	MOW RETENTION POND 50A	0.00
01/31/19	MOW RETENTION POND 60	0.00
02/01/19	PYMT REC'D-CK #2011-JAN MTE	CR 2,765.00
02/05/19	INSTALLMENT FOR THE MONTH OF FEB	2,765.00

FEB 12 2019

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval _____ Date _____

Date entered _____

Fund 001 GL 5380 OC 4630

Check # _____

Current	Over 30	Over 60	Over 90	Total Amount Due
2,765.00				\$ 2,765.00

**CASCADES AT GROVELAND
COMMUNITY DEVELOPMENT DISTRICT**

District Office · 8529 South Park Circle · Suite 330 · Orlando, FL 32819

**Operation and Maintenance Expenditures
March 2019
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2019 through March 1, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$17,606.27**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Cascades at Groveland Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2019 Through March 1, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bob McKee Lake County Tax Collector	002028	Commission Bill 05/31/18	Commission Bill FY 17/18 thru 05/31/18	\$ 8,383.02
Grau and Associates, P.A.	002030	17663	Audit for FYE 09/30/18 - Final	\$ 3,000.00
Orlando Sentinel Communications	002031	004598504000	Acct #CU00126744 Legal Advertising 02/19	\$ 99.50
Rizzetta & Company, Inc	002024	INV000003910 5	District Management Services 03/19	\$ 3,198.75
Rizzetta Technology Services, LLC	002025	INV000000415 8	Website & EMail Hosting Services 03/19	\$ 160.00
Tri-Choice Services, Inc.	002032	28490305	Dry Retention Pond Maintenance 03/19	\$ <u>2,765.00</u>
Report Total				\$ <u>17,606.27</u>

**CASCADES AT GROVELAND - (076)
COMMISSION BILL FOR 2018 TAXES**

Remittance Date	Collection Period	Taxes Collected
November 14, 2018	11/01/2018 - 11/09/2018	\$ 51,862.47
November 27, 2018	11/10/2018 - 11/17/2018	\$ 55,636.13
November 30, 2018	11/18/2018 - 11/29/2018	\$ 227,664.43
December 14, 2018	11/30/2018-12/09/2018	\$ 18,158.05
December 31, 2018	12/10/2018 - 12/21/2018	\$ 7,008.89
January 22, 2019	12/22/2018 - 12/31/2018	\$ 4,850.36
February 14, 2019	01/01/2019 - 01/31/2019	\$ 53,970.81

Total Taxes Collected

\$ 419,151.14

\$ 419,151.14 @ 2%

\$ 8,383.02

Commission Due	\$ 8,383.02
-----------------------	--------------------

MAR 06 2019

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval Ref _____ Date _____

Date entered _____

Fund 001 GL 36310 OC 1002

Check # 005 36310 1002

200 36310 1002

1685.65

675.10

6022.27

RECEIVED

MAR 20 2019

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Cascades at Groveland Community Development District
8529 South Park Circle, Suite 330
Orlando, FL 32819

Invoice No. 17663
Date 03/02/2019

SERVICE	AMOUNT
Audit FYE 09/30/2018	\$ 3,000.00
Current Amount Due	\$ 3,000.00

Date Rec'd Rizzetta & Co., Inc. MAR 08 2019
 D/M approval _____ Date _____
 Date entered MAR 20 2019
 Fund 001 GL 5130 OC 3202
 Check # _____

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,000.00	0.00	0.00	0.00	0.00	3,000.00

Payment due upon receipt.

Invoice Details

Billed Account Name: Cascades At Groveland Cdd
 Billed Account Number: CU00126744
 Invoice Number: 004598504000
 Invoice Amount: \$99.50
 Billing Period: 02/01/19 - 02/28/19
 Due Date: 03/30/19



INVOICE

RECEIVED

MAR 20 2019

Invoice Details

Date	tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
02/10/19	OSC4598504	PO# February 20 2019 meeting Classified Listings, Online February 20 2019 meeting 6129418				99.50

Date Rec'd Rizzetta & Co., Inc. MAR 15 2019
 D/M approval A. V. [Signature] Date MAR 20 2019
 Date entered _____
 Fund 001 GL 51300 OC 4801
 Check # _____

Invoice Total: \$99.50

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
199.00	0.00	0.00	0.00	0.00	0.00



Please detach and return this portion with your payment.

Remittance Section

Billed Period: 02/01/19 - 02/28/19
 Billed Account Name: Cascades At Groveland Cdd
 Billed Account Number: CU00126744
 Invoice Number: 004598504000

For questions regarding this billing, or change of address notification, please contact Customer Care:



Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
3/1/2019	INV0000039105

Bill To:

CASCADES AT GROVELAND CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

Description	Services for the month of		Terms	Client Number
	March		Upon Receipt	00230
	Qty	Rate	Amount	
District Management Services	3101	1.00	\$1,330.00	\$1,330.00
Administrative Services	3100	1.00	\$393.75	\$393.75
Accounting Services	3201	1.00	\$1,140.00	\$1,140.00
Financial & Revenue Collections	3111	1.00	\$335.00	\$335.00
			Subtotal	\$3,198.75
			Total	\$3,198.75

FEB 26 2019

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval _____ Date _____

Date entered _____

Fund 001 GL 51300 OC Albare

Check # _____

Rizzetta Technology Services
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
3/1/2019	INV0000004158

Bill To:

CASCADES AT GROVELAND CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
March		00230

Description	Qty	Rate	Amount
EEmail Hosting	4	\$15.00	\$60.00
Website Hosting Services	1	\$100.00	\$100.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>FEB 27 2019</u></p> <p>D/M approval <u>af</u> Date _____</p> <p>Date entered _____</p> <p>Fund <u>001</u> GL <u>5130</u> OC <u>5103</u></p> <p>Check # _____</p>			

Subtotal	\$160.00
Total	\$160.00



Landscape Management
CASCADES OF GROVELAND CDD
RIZZETTA & COMPANY, INC.
8529 S. PARK CIRCLE, #330
ORLANDO, FL 32819

RECEIVED

MAR 20 2019

Invoice

Account No.	Date
284	03/05/19
Total Amount Due	
\$ 2,765.00	

Date Due: 03/26/19

Amount Enclosed \$ _____

REMIT TO: TRI-CHOICE SERVICES, INC

INVOICE #28490305

Services Rendered At: CASCADES OF GROVELAND CDD
 633 WILSON LAKE PKWY
 CLERMONT

Page # 1

Previous Balance: **2,765.00**

DATE	DESCRIPTION	AMOUNT		
02/25/19	MOW RETENTION POND 120	0.00		
02/25/19	MOW RETENTION POND 130	0.00		
02/25/19	MOW RETENTION POND 20	0.00		
03/05/19	PYMT REC'D-CK #2020-FEB MTE	CR 2,765.00		
03/05/19	INSTALLMENT FOR THE MONTH OF MAR	2,765.00		
Date Rec'd Rizzetta & Co., Inc. _____ D/M approval _____ Date MAR 20 2019 Date entered _____ Fund <u>001</u> GL <u>5380</u> OC <u>4630</u> Check # _____				
Current	Over 30	Over 60	Over 90	Total Amount Due
2,765.00				\$ 2,765.00

Tab 3

**This space reserved for use
Clerk of the Circuit Court**

**This Instrument Prepared by
and return to:**

**Tucker F. Mackie, Esq.
HOPPING GREEN & SAMS, P.A.
119 S. Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, Florida 32314**

**NOTICE OF BOUNDARY AMENDMENT OF THE
CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on January 22, 2019, the City Council of the City of Groveland, Florida, adopted Ordinance No. 2018-12-46, effective January 22, 2019, amending the boundaries of the Cascades at Groveland Community Development District (“District”). Legal descriptions of the lands currently within the amended boundary of the District are attached hereto as Exhibit “A.” The Cascades at Groveland Community Development District was established under City of Groveland Ordinance No. 2005-10-47, which became effective on October 3, 2005. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District’s registered agent as designated to the Department of Economic Opportunity in accordance with Section 189.416, *Florida Statutes*.

**THE CASCADES AT GROVELAND COMMUNITY DEVELOPMENT
DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH
TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND
ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND**

MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on this 7th day of March, 2019, and recorded in the Official Records of Lake County, Florida.

Tucker F. Mackie

Tucker F. Mackie, District Counsel
Cascades at Groveland Community Development District

David G. Wilbourn
Witness

David G. Wilbourn
Print Name

Kim Hancock
Witness

Kim Hancock
Print Name

**STATE OF FLORIDA
COUNTY OF LEON**

The foregoing instrument was acknowledged before me this 7th day of March, 2019, by Tucker F. Mackie, as District Counsel of the Board of Supervisors of the Cascades at Groveland Community Development District, who is personally known to me and did not take the oath.

(NOTARY SEAL)

Kim Hancock
Notary Public, State of Florida
Print Name: _____
Commission No.: _____



EXHIBIT A

Cascades at Groveland CDD

Legal Description

A PORTION OF SECTIONS 26, 27, 34 AND 35, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 34, BEING A 6" X 6" CONCRETE MONUMENT AS PER CERTIFIED CORNER RECORD 050778, DATED DECEMBER 14, 1994; THENCE NORTH 89°45'40" WEST, ALONG THE SOUTH LINE OF SAID SECTION 34 FOR A DISTANCE OF 1,323.84 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°21'44" EAST, ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 34 FOR A DISTANCE OF 5,344.61 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 34; THENCE NORTH 00°37'21" EAST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, FOR A DISTANCE OF 1,326.41 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 27; THENCE SOUTH 89°46'07" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, FOR A DISTANCE OF 420.01 FEET; THENCE DEPARTING SAID NORTH LINE RUN NORTH 00°37'21" EAST, FOR A DISTANCE OF 1,326.94 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE SOUTH 89°50'28" EAST, ALONG SAID NORTH LINE FOR A DISTANCE OF 912.78 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 27; THENCE SOUTH 89°24'56" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 3,353.25 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 03°14'47" EAST, FOR A DISTANCE OF 1,204.39 FEET; THENCE SOUTH 01°38'39" EAST, FOR A DISTANCE OF 784.35 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE SOUTH 89°31'34" EAST, ALONG SAID NORTH LINE FOR A DISTANCE OF 516.82 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE SOUTH 00°31'52" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 661.29 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 00°54'01" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35 FOR A DISTANCE OF 1,326.94 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89°36'57" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, FOR A DISTANCE OF 1,985.75 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 35; THENCE SOUTH 00°35'34" WEST, ALONG SAID EAST LINE FOR A DISTANCE OF 4,012.95 FEET TO THE SOUTH LINE OF SAID SECTION 35; THENCE NORTH 89°36'39" WEST, ALONG SAID SOUTH LINE FOR A DISTANCE OF 1,977.99 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT ROAD RIGHTS-OF-WAY AND LESS

Commencing at the Southeast corner of the Southeast 1/4 of Section 34, Township 21 South, Range 25 East, Lake County, Florida, run N89°45'38"W, along the South line of the Southeast 1/4 of said Section 34, a distance of 697.58 feet for a point of beginning; thence continue N89°45'38"W, along said South line, a distance of 626.26 feet to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 34; thence departing said South line run N00°17'40"E, along the West line of the East 1/2 of the Southeast 1/4 of said Section 34, a distance of 2636.98 feet to a point on the Westerly right-of-way line of Wilson Lake Parkway, as recorded in Official Records Book 2868, Pages 164-172, Public Records of Lake County, Florida; thence run the following courses and distances along said Westerly right-of-way line; thence

S89°42'20"E, a distance of 4.82 feet to a point on a curve concave Northeasterly having a central angle of 23°35'45" and a radius of 890.00 feet; thence from a tangent bearing of S03°03'28"E, run Southeasterly along the arc of said curve, a distance of 366.52 feet to the point of tangency; thence S26°39'13"E, a distance of 1117.88 feet; thence S63°20'47"W, a distance of 15.00 feet; thence S26°39'13"E, a distance of 301.67 feet to the point of curvature of a curve concave Westerly having a central angle of 50°19'00" and a radius of 645.00 feet; thence run Southerly along the arc of said curve, a distance of 566.43 feet; thence departing said curve, run S66°20'13"E, a distance of 15.00 feet to a point on a curve concave Northwesterly having a central angle of 06°43'40" and a radius of 660.00 feet; thence from a tangent bearing of S23°39'47"W, run Southwesterly along the arc of said curve, a distance of 77.50 feet to the point of reverse curvature of a curve concave Southeasterly having a central angle of 30°23'34" and a radius of 740.00 feet; thence run Southwesterly along the arc of said curve, a distance of 392.53 feet to the point of tangency; thence S00°00'07"E, a distance of 14.71 feet to the Point of Beginning.

OVERALL

CONTAINING 722.58 ACRES MORE OR LESS

Tab 4

**CASCADES AT GROVELAND
COMMUNITY DEVELOPMENT DISTRICT
CITY OF GROVELAND, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2018**

**CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT
CITY OF GROVELAND, FLORIDA**

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Cascades at Groveland Community Development District
City of Groveland, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Cascades at Groveland Community Development District, City of Groveland, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2018, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 25, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated March 25, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

March 25, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Cascades at Groveland Community Development District, City of Groveland, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$1,077,668.
- The change in the District's total net position in comparison with the prior fiscal year was (\$135,941), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2018, the District's governmental funds reported combined ending fund balance of \$1,026,766, an increase of \$2,167 in comparison with the prior fiscal year. A portion of the fund balance is non-spendable for prepaid items, restricted for debt service, assigned to capital reserves and subsequent year's expenditures, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenue. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund. The general fund, debt service fund, and capital projects fund are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year

A portion of the District's net position reflects its investment in capital assets (e.g., land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,	
	2018	2017
Current and other assets	\$ 1,039,887	\$ 1,028,711
Capital assets, net	4,417,268	4,708,221
Total assets	<u>5,457,155</u>	<u>5,736,932</u>
Current liabilities	107,638	101,941
Long-term liabilities	4,271,849	4,421,382
Total liabilities	<u>4,379,487</u>	<u>4,523,323</u>
Net position		
Net investment in capital assets	289,364	476,142
Restricted for debt service	165,145	114,403
Unrestricted	623,159	623,064
Total net position	<u>\$ 1,077,668</u>	<u>\$ 1,213,609</u>

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2018	2017
Revenues:		
Program revenues		
Charges for services	\$ 532,097	\$ 529,351
Operating grants and contributions	4,820	2,110
Capital grants and contributions	451	290,240
General revenues		
Unrestricted investment earnings	2,412	941
Total revenues	<u>539,780</u>	<u>822,642</u>
Expenses:		
General government	109,681	75,868
Maintenance and operations	334,227	273,655
Interest	231,813	239,608
Total expenses	<u>675,721</u>	<u>589,131</u>
Change in net position	(135,941)	233,511
Net position - beginning	1,213,609	980,098
Net position - ending	<u>\$ 1,077,668</u>	<u>\$ 1,213,609</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2018 was \$675,721. The costs of the District's activities were funded by program revenues. Program revenues decreased during the fiscal year as a result of contributed capital assets received in the prior fiscal year. In total, expenses increased from the prior fiscal year. The majority of the increase was the result of an increase in professional fees and depreciation.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2018 was amended to increase other financing sources by \$31,452 and increase appropriations by \$31,452.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2018, the District had \$7,273,824 invested in stormwater facilities. In the government-wide financial statements depreciation of \$2,856,556 has been taken, which resulted in a net book value of \$4,417,268. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2018, the District had \$4,280,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes in its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

Subsequent to fiscal year end, the City of Groveland adopted Ordinance 2018-12-46 which contracted the boundaries of the District by deleting approximately 29.552 acres of land.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide homeowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Cascades at Groveland Community Development District's Finance Department at 12750 Citrus Park Lane, Suite 115, Tampa, Florida 33625.

FINANCIAL STATEMENTS

**CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT
CITY OF GROVELAND, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

	Governmental Activities
ASSETS	
Cash and equivalents	\$ 632,776
Prepaid items	3,504
Restricted assets:	
Investments	403,607
Capital assets:	
Depreciable, net	4,417,268
Total assets	5,457,155
 LIABILITIES	
Accounts payable and accrued expenses	13,121
Accrued interest payable	94,517
Non-current liabilities:	
Due within one year	145,000
Due in more than one year	4,126,849
Total liabilities	4,379,487
 NET POSITION	
Net investment in capital assets	289,364
Restricted for debt service	165,145
Unrestricted	623,159
Total net position	\$ 1,077,668

See notes to the financial statements

**CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT
CITY OF GROVELAND, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>			<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:					
Governmental activities:					
General government	\$ 109,681	\$ 109,681	\$ -	\$ -	\$ -
Maintenance and operations	334,227	40,957	-	451	(292,819)
Interest on long-term debt	231,813	381,459	4,820	-	154,466
Total governmental activities	675,721	532,097	4,820	451	(138,353)
General revenues:					
					2,412
					2,412
					(135,941)
					1,213,609
					\$ 1,077,668

See notes to the financial statements

**CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT
CITY OF GROVELAND, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2018**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash and equivalents	\$ 632,776	\$ -	\$ -	\$ 632,776
Investments	-	403,607	-	403,607
Prepaid items	3,504	-	-	3,504
Total assets	<u>\$ 636,280</u>	<u>\$ 403,607</u>	<u>\$ -</u>	<u>\$ 1,039,887</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 13,121	\$ -	\$ -	\$ 13,121
Total liabilities	<u>13,121</u>	<u>-</u>	<u>-</u>	<u>13,121</u>
Fund balances:				
Nonspendable:				
Prepaid items	3,504	-	-	3,504
Restricted for:				
Debt service	-	403,607	-	403,607
Assigned to:				
Capital reserves	488,368	-	-	488,368
Subsequent year's expenditures	15,134	-	-	15,134
Unassigned	116,153	-	-	116,153
Total fund balances	<u>623,159</u>	<u>403,607</u>	<u>-</u>	<u>1,026,766</u>
Total liabilities and fund balances	<u>\$ 636,280</u>	<u>\$ 403,607</u>	<u>\$ -</u>	<u>\$ 1,039,887</u>

See notes to the financial statements

**CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT
CITY OF GROVELAND, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

Total fund balances - governmental funds \$ 1,026,766

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources; therefore, they are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the assets of the government as a whole.

Cost of capital assets	7,273,824	
Accumulated depreciation	<u>(2,856,556)</u>	4,417,268

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(94,517)	
Bonds payable	<u>(4,271,849)</u>	<u>(4,366,366)</u>

Net position of governmental activities	<u><u>\$ 1,077,668</u></u>
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See notes to the financial statements

**CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT
CITY OF GROVELAND, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 150,638	\$ 381,459	\$ -	\$ 532,097
Interest	2,412	4,820	451	7,683
Total revenues	<u>153,050</u>	<u>386,279</u>	<u>451</u>	<u>539,780</u>
EXPENDITURES				
Current:				
General government	109,681	-	-	109,681
Maintenance and operations	43,274	-	-	43,274
Debt service:				
Principal	-	150,000	-	150,000
Interest	-	234,658	-	234,658
Total expenditures	<u>152,955</u>	<u>384,658</u>	<u>-</u>	<u>537,613</u>
Excess (deficiency) of revenues over (under) expenditures	95	1,621	451	2,167
OTHER FINANCING SOURCES (USES)				
Interfund transfers in / (out)	-	36,405	(36,405)	-
Total other financing sources (uses)	<u>-</u>	<u>36,405</u>	<u>(36,405)</u>	<u>-</u>
Net change in fund balances	95	38,026	(35,954)	2,167
Fund balances - beginning	<u>623,064</u>	<u>365,581</u>	<u>35,954</u>	<u>1,024,599</u>
Fund balances - ending	<u>\$ 623,159</u>	<u>\$ 403,607</u>	<u>\$ -</u>	<u>\$ 1,026,766</u>

See notes to the financial statements

**CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT
CITY OF GROVELAND, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds	\$	2,167
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Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(290,953)
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Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		150,000
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Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:

Change in accrued interest		3,312
Amortization of original issue discount		(467)
Change in net position of governmental activities	\$	<u>(135,941)</u>

See notes to the financial statements

**CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT
CITY OF GROVELAND, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Cascades at Groveland Community Development District ("District") was created on October 13, 2005, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by City of Groveland Ordinance 2005-10-47. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Board of Supervisors are elected by qualified electors who reside within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for, among other things:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments, including debt service assessments and operations and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operations and maintenance assessments are levied by the District prior to the start of the fiscal year which begins on October 1 and ends on September 30. Operations and maintenance special assessments are imposed upon all benefited lands in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of Bonds issued by the District.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on the Bonds.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District. The capital projects fund was closed out during the current fiscal year.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury;

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured. Any unspent proceeds are required to be held in investments allowed in as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Stormwater facilities	25

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved annual budget. Annual budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) Subject to the terms of the District's annual appropriations resolutions, all budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances as shown below were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2018:

<u>Investments measured at amortized cost</u>	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
First American Treasury Obligation Fund - Class Z	\$ 4,049	S&P AAAM	Weighted average maturity: 18 days
U.S. Bank N.A.	200,428	N/A	N/A
Total Investments	<u>\$ 204,477</u>		
<u>Investments measured at fair value</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
United States Treasury Notes	\$ 199,130	Moody's AAA	October 31, 2018
	<u>\$ 199,130</u>		

Custodial credit risk – For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The United States Treasury investment is held in the trustee's name for the benefit of the District.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

The Bond indenture limits the type of investments held using unspent Bond proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, some of the District's investments have been reported at amortized cost above.

The following table summarizes the District's investments within the fair value hierarchy at September 30, 2018:

	Fair Value	Level 1
United States Treasury Notes	\$ 199,130	\$ 199,130
	<u>\$ 199,130</u>	<u>\$ 199,130</u>

The investments were valued using the following approaches:

- United States Treasuries were valued using prices quoted in active markets by a third party pricing service based on actual trades in the securities.

NOTE 5 – INTERFUND TRANSFERS

Fund	Transfer In	Transfer Out
Debt service	\$ 36,405	\$ -
Capital projects	-	36,405
Total	<u>\$ 36,405</u>	<u>\$ 36,405</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the capital projects fund to the debt service fund were made in accordance with the Bond Indenture.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2018 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 1,015,629	\$ -	\$ (1,015,629)	\$ -
Total capital assets, not being depreciated	1,015,629	-	(1,015,629)	-
Capital assets, being depreciated:				
Stormwater facilities	6,258,195	1,015,629	-	7,273,824
Total capital assets, being depreciated	6,258,195	1,015,629	-	7,273,824
Less accumulated depreciation for:				
Stormwater facilities	(2,565,603)	(290,953)	-	(2,856,556)
Total accumulated depreciation	(2,565,603)	(290,953)	-	(2,856,556)
Total capital assets, being depreciated, net	3,692,592	724,676	-	4,417,268
Governmental activities capital assets, net	\$ 4,708,221	\$ 724,676	\$ (1,015,629)	\$ 4,417,268

Depreciation expense was charged to the maintenance and operations function/program.

NOTE 7 – LONG-TERM LIABILITIES

On March 21, 2006, the District issued \$5,600,000 of Capital Improvement Revenue Bonds, Series 2006 due May 1, 2036 with a fixed interest rate of 5.3%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal on the Bonds is paid serially commencing May 1, 2007 through May 1, 2036.

The Series 2006 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2006 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected prepaid assessments and prepaid \$10,000 of the Series 2006 Bonds. In addition, see Note – 11 Subsequent Events for extraordinary redemption amounts subsequent to year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service. The District is in compliance with the requirements of the Bond Indenture at September 30, 2018.

Changes in long-term liability activity for the fiscal year ended September 30, 2018 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2006	\$ 4,430,000	\$ -	\$ 150,000	\$ 4,280,000	\$ 145,000
Less bond discount	(8,618)		467	(8,151)	-
Total	\$ 4,421,382	\$ -	\$ 150,467	\$ 4,271,849	\$ 145,000

NOTE 7 – LONG-TERM LIABILITIES (Continued)

At September 30, 2018, the scheduled debt service requirements on the long - term debt were as follows:

Year ending, September 30:	Governmental Activities		
	Principal	Interest	Total
2019	\$ 145,000	\$ 226,840	\$ 371,840
2020	155,000	219,155	374,155
2021	165,000	210,940	375,940
2022	170,000	202,195	372,195
2023	180,000	193,185	373,185
2024-2028	1,060,000	811,960	1,871,960
2029-2033	1,380,000	498,465	1,878,465
2034-2036	1,025,000	110,505	1,135,505
Total	<u>\$ 4,280,000</u>	<u>\$ 2,473,245</u>	<u>\$ 6,753,245</u>

NOTE 8 – LANDOWNER TRANSACTIONS AND CONCENTRATION

The MFS Cascades, LLC, a major landowner, and Shea Homes, a home developer, own a significant portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by them.

The District’s activity is dependent upon the continued involvement of MFS Cascades, LLC and Shea Homes, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management consulting services, which include financial and accounting consulting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. The District has not filed any claims under this commercial insurance coverage during the last three years.

NOTE 11 – SUBSEQUENT EVENTS

Boundary Amendment

Subsequent to fiscal year end, the City of Groveland adopted Ordinance 2018-12-46 which amended Ordinance 2005-10-47 contracting the boundaries of the District by deleting approximately 29.552 acres of land.

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$120,000 of the Series 2006 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT
CITY OF GROVELAND, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 149,050	\$ 149,050	\$ 150,638	\$ 1,588
Interest	-	-	2,412	2,412
Total revenues	149,050	149,050	153,050	4,000
EXPENDITURES				
Current:				
General government	82,410	108,501	109,681	(1,180)
Maintenance and operations	79,654	85,015	43,274	41,741
Total expenditures	162,064	193,516	152,955	40,561
Excess (deficiency) of revenues over (under) expenditures	(13,014)	(44,466)	95	44,561
OTHER FINANCING SOURCES				
Carry forward	13,014	44,466	-	(44,466)
Total other financing sources	13,014	44,466	-	(44,466)
Net change in fund balances	\$ -	\$ -	95	\$ 95
Fund balance - beginning			623,064	
Fund balance - ending			\$ 623,159	

See notes to required supplementary information

**CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT
CITY OF GROVELAND, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2018 was amended to increase other financing sources by \$31,452 and increase appropriations by \$31,452.



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Cascades at Groveland Community Development District
City of Groveland, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Cascades at Groveland Community Development District, City of Groveland, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 25, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 25, 2019



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CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Cascades at Groveland Community Development District
City of Groveland, Florida

We have examined Cascades at Groveland Community Development District, City of Groveland, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2018.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Cascades at Groveland Community Development District, City of Groveland, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 25, 2019



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Cascades at Groveland Community Development District
City of Groveland, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Cascades at Groveland Community Development District ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated March 25, 2019.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 25, 2019, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Cascades at Groveland Community Development District, City of Groveland, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Cascades at Groveland Community Development District, City of Groveland, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 25, 2019

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2017.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2018.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2018. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Tab 5

**AGREEMENT BETWEEN THE CASCADES AT GROVELAND COMMUNITY
DEVELOPMENT DISTRICT AND HIPPO SUPPLIES, LLC D/B/A THE TRAILER DOC
& FAB SHOP FOR STORMWATER SYSTEM REPAIR SERVICES**

This Agreement ("Agreement") is made and entered into this 7th day of MARCH 2019,

2019; by and between: **Cascades at Groveland Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the City of Groveland, Florida, and whose mailing address is 8529 South Park Circle, Suite 330, Orlando, Florida 32819 (the "District");

and

Hippo Supplies, LLC d/b/a The Trailer Doc & Fab Shop, a Florida limited liability company, with a mailing address of 4500 NE 35th Street, A-2, Ocala, Florida 34479 ("Contractor," together with District the "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes (the "Act"), by ordinance adopted by the City of Groveland, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide stormwater system repair services; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide stormwater grates securing services and has agreed to provide to the District those services identified in the Estimate "Exhibit A", attached hereto and incorporated by reference herein ("Services"); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS.

The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. DUTIES.

District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in the *Estimate* attached hereto as "Exhibit A".

- A. Contractor shall provide stormwater grate securing services, as described in Exhibit A. The Services shall include any effort specifically required by this Agreement and Exhibit A reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein and demonstrated in Exhibit A. There are no "Repairs" or "Construction" to be performed to the stormwater system under the terms of this agreement. The only Installations being done are described in Exhibit A and include all materials described therein.
- B. Services are scheduled to commence the week of Monday March 18th, 2019 but only after a 50% deposit of cleared funds are received by Contractor for materials to be ordered and delivered to Contractor unless Contractor is delayed due to weather concerns due to the nature of the project OR Contractor is delayed by the Board of the CDD. Should the services extend beyond March 23rd for any reason, services are to be suspended from March 24th – March 31st 2019 as per the Chair of the CDD but will re-commence after March 31st until completion.
- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement. Contractor hereby agrees to comply with all applicable laws, rules, and regulations, and shall perform all Services in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to the Chair of the CDD, Contractor shall have 10 business days to repair or re-perform any unsatisfactory work upon written request from the Chair of the CDD. If after 10 days the unsatisfactory work is not rectified then the District shall have the right to immediately terminate this Agreement and will only be responsible for immediate payment of work satisfactorily completed and for materials actually incorporated into the Services.
- D. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required for the work to be performed as described herein.
- E. Contractor shall report directly to the Chair of the CDD, James R. Pekarek or a representative duly authorized on his behalf if necessary, for communications and coordination of this project.
- F. Contractor shall use all due care to protect the property of the District, its residents and landowners from unnecessary damages beyond normal ground unsettling, tire tracks due to the scope of activity. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (48) hours.

- G. Contractor shall keep the work premises and surrounding work area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein within 48 hours of completion, the District may do so and the cost thereof shall be charged to the Contractor.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

- A. The District shall pre-pay Contractor the Deposit as per the *Estimate* Attached as Exhibit "A" for material ordering and work to commence thereafter tentatively scheduled to begin March 18th, 2019.
- B. Contractor shall then invoice for fifty percent (50%) of the balance of the *Estimate* upon completion of fifty percent (50%) of the Services (i.e. 13 basin locations). Terms of the billing will be due upon receipt. When all the gates have been secured, Contractor will invoice the remaining adjusted balance payable upon receipt once all actual time and materials used have been quantified.
- C. Should the District desire additional ground work, seeding, landscaping or other services beyond the scope of this project, the Contractor agrees to negotiate in good faith to undertake such additional work or services.

SECTION 4. WARRANTY

- A. Contractor warrants to the District that all materials furnished under this Agreement shall be new, and shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District.
- B. All Work provided by the Contractor pursuant to this Agreement shall be warranted for one (1) year from the date of acceptance of the Work by the District. Contractor shall replace or repair warranted *material* items to the District's satisfaction upon *material* failure only since the aforementioned paid Work has already been approved or payment would have been stopped until satisfactory Work was performed as described herein. Contractor will not remove, replace, add to or take from any grate unless *material* failure is the cause, not simply a change of heart. Any additional labor and or materials beyond 1 year of project completion will be invoiced due upon receipt at the then current Contractor labor rate and cost of replacement materials.
- C. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient *materials*. If any of the *materials* are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District at Contractors expense within 1 year of the completion of the project. Contractor will not be responsible for any damages resulting therefrom to District property or the property of landowners within the District due to excessive stormwater and/or debris surges due to poor and/or inept civil engineering or prior underground infrastructure work or deficient materials used. This work is simply a grate retention plan and has *and had no prior bearing* on layout of the CDD's or homeowner's land or property that might be in the way of traveling grates, busted concrete, water and/or other debris not installed or maintained by Contractor.

SECTION 5. INSURANCE.

The Contractor shall maintain throughout the term of this Agreement following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering.
- (3) The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance within the time frame of the project completion as described herein. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

SECTION 6. INDEMNIFICATION.

- A. Obligations of the Parties under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered to the prevailing party in any litigious proceedings.
- B. The Parties agree to indemnify and hold harmless each of the Parties' officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto.
- C. The Parties' further agree that nothing herein shall constitute or be construed as a waiver of the Parties' limitations on liability contained in Section 768.28, Florida Statutes, or other statute. In no event, however, shall Contractor be liable for incidental, special, punitive or exemplary damages in connection with this Agreement, even if notice was given of the possibility of such damages and even if such damages were reasonably foreseeable.

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY

Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION.

The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice,

order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement. Such termination is to be effective upon the giving of notice of termination and ALL unpaid labor and materials unpaid for but used up to said termination are immediately payable for termination of the agreement.

SECTION 9. LIENS AND CLAIMS.

The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE

A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 11. CUSTOM AND USAGE

It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the Parties shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the Parties in refraining from so doing; and further, that the failure of the Parties at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. SUCCESSORS

This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 13. TERMINATION

The District agrees that the Contractor may terminate this Agreement with cause by providing five (5) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement with cause by providing written notice of termination to the Contractor. The District shall provide five (5) days' written notice of termination with cause, wherein, the Contractor shall be provided a reasonable opportunity to cure any failure under this Agreement. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement.

SECTION 14. PERMITS AND LICENSES

All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 15. ASSIGNMENT

Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS

In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY

The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT

In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT

This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions except for payment outlined in Exhibit A shall apply to this Agreement and Exhibit A shall not be incorporated herein, except that Exhibit A is applicable to the extent that it states the scope of and payment for the labor and materials to be provided under this Agreement.

SECTION 20. AMENDMENTS

Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 21. AUTHORIZATION

The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES

All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District:

Cascades at Groveland Community Development District

8529 South Park Circle, Suite 300

Orlando, Florida 32819

Attn: District Manager

With a copy to:

Hopping Green & Sams, P.A.

119 S. Monroe Street, Suite 300

Tallahassee, Florida 32301

Attn: District Counsel

B. If to the Contractor:

Hippo Supplies, LLC

4500 NE 35th Street, A-2

Ocala, Florida 34479

Attn: Rich Missall

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days.

Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 23. THIRD PARTY BENEFICIARIES

This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND VENUE

This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Lake County, Florida.

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS

Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Anthony Jeancola ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 472-2471, AJeancola@rizzetta.com, OR 8529 SOUTH PARK CIRCLE, SUITE 300, ORLANDO, FLORIDA 32819.

SECTION 26. SEVERABILITY

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

SECTION 27. ARM'S LENGTH TRANSACTION.

This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 28. COUNTERPARTS

This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above:

Attest: CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT

<u>JAMES PEKAREK</u>	<u>James Peckarek</u>	3/7/2019
Secretary Chairperson;	Board of Supervisors	

HIPPO SUPPLIES, LLC D/B/A THE TRAILER DOC & FAB SHOP

Hippo Supplies LLC d/b/a The Trailer Doc & Fab Shop
Richard Missale by: Richard Missale 3/7/19
 (Signature of Witness) Print: Marie Santos Marie Santos 3/7/19
 Its: admin. assist.

Hippo Supplies, LLC.
 4500 NE 35th Street
 A-2
 Ocala, FL 34479



d/b/a The Trailer Doc & Fab Shop

Estimate

Date	Estimate #
1/25/2019	10051482

Cascades at Groveland CDD
 James R. Pekarek
 8529 South Park Circle
 Suite 300
 Orlando, FL 32819

P.O. #
 "EXHIBIT A"
 Terms
 PREPAID

Item	Description	Qty	Rate	Total
NOTE	<p>SCOPE: This ESTIMATE is for securing storm grates in the above CDD by chain, mechanical anchors & serviceable links with enough capacity as to not allow the grates to drop into or slide away from the basins after lifting from debris and/or water surges.</p> <p>This ESTIMATE is for 72 grates with diagonal anchoring points that are to be set into the concrete basins from on top of the exposed area. Anchor heads/eyes, links & some chain will be exposed with as little as possible chain to allow for only up to 2 inches of rise upon surging. There will be 20 basins with 3 grates to be secured with 4 anchoring points. There will be 6 basins with 2 grates to be secured with 3 anchoring points. There will be a total of 72 grates secured with 98 anchoring points.</p> <p>The balance of each chain will hang inside the basins. All anchoring points that may be in a pedestrian area will be painted SAFETY YELLOW.</p> <p>PHASE-2: As we understand, there will be some groundwork / grassing needed around some of the basins/grates due to previous issues. WE WILL BID after phase-1 once we are on site and can quantify the necessary solution.</p>			
Fee	Labor / travel / per diem charges will be ESTIMATED at our rate for the SERVICE Vehicle(s), Equipment, Materials, Tools, Personal of \$85/hr per 2 man team. We are anchoring 98 points, assuming up to 60 min per anchor, lock & chain to be installed = 49 hrs.	49	85.00	4,165.00
Fee	Relocating on site between basins will be estimated at an average of 40 min for tear-down, locating the next site, relocating and resetting up for each basin. There are 26 locations to be serviced	17.33	85.00	1,473.05
Fee	Due to the distance of travel it will be more cost effective and efficient to stay "in town" during this phase 1 being estimated. We are estimating up to 7 days stay to complete this phase 1. We are willing to cover most of the travel / per diem charges if we can invoice a fair portion in lieu of traveling each day. Please include this charge as part of the bid. We reserve the right to mobilize more than one team thus taking less days to complete but would require additional rooms per team.	7	80.00	560.00

WE APPRECIATE THE OPPORTUNITY TO EARN YOUR BUSINESS - CALL (352) 641-0021 WITH ANY QUESTIONS

Subtotal

Sales Tax (0.0%)

Total

Hippo Supplies, LLC.
 4500 NE 35th Street
 A-2
 Ocala, FL 34479



d/b/a The Trailer Doc & Fab Shop

Estimate

Date	Estimate #
1/25/2019	10051482

Cascades at Groveland CDD
 James R. Pekarek
 8529 South Park Circle
 Suite 300
 Orlando, FL 32819

P.O. #
 "EXHIBIT A"
 Terms
 PREPAID

Item	Description	Qty	Rate	Total
STEEL	Stainless Steel: Up to 2 feet of high quality SS Chain per Anchor Point with Quick Link & Mechanical Anchor, and any hardware i.e., nuts, washers, SSD Bits, SS Cutting disks, etc.	98	30.00	2,940.00
	All STEEL is to be PREPAID once the bid is accepted			
NOTE	**We will invoice a progress payment of 50% of the remaining labor once 50% of the job is complete, (i.e. 13 basin locations). This will leave only 25% of the final labor to be invoiced once the job is completed and we know the total amount of the labor. All labor will be invoiced at the above mentioned rate and may vary from the total of this estimate due to unforeseen circumstances on site.			
NOTE	**ONCE THE TESTING IS COMPLETE we will commence after receiving a deposit of the following: Materials \$ 2940.00 50% Travel/Per Diem allowance of \$ 560.00 = \$280.00 50% Estimated Labor of \$6198.05 = \$ 3099.02 ***Total Deposit Due if accepted \$ 6319.02*** All funds are to be made Payable To: Hippo Supplies LLC			

WE APPRECIATE THE OPPORTUNITY TO EARN YOUR BUSINESS - CALL (352) 641-0021 WITH ANY QUESTIONS

Subtotal	\$9,138.05
Sales Tax (0.0%)	\$0.00
Total	\$9,138.05

Tab 6



Remit to:

**Hippo Supplies, LLC.
4500 NE 35th St., A-2
Ocala, FL 34479**

Invoice

30026786

3/13/2019

Bill to:

Cascades at Groveland CDD
James R. Pekarek
8529 South Park Circle
Suite 300
Orlando, FL 32819

Ship to:

Customer PO#

Terms

Due Date

Verbal	Due on receipt	3/13/2019
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QTY	Item Code	Description	Each	Amount
7	Service-OnSiteChgs	Service - Call for Onsite Service, Travel hours, Tolls, Fuel, Team of 3 with Crane Hoist, Trailer for Storm Grate Retrievals (3) from deep inside water filled basins.	150.00	1,050.00
1	Fee	Hoist Rental, full day	100.00	100.00
176	Service-OnSite TSC	Trip fees negotiated for mobilization of Service Truck & Crew 176 mi @ IRS rate .58/mi	0.58	102.08

**MAKE CHECKS PAYABLE TO: Hippo Supplies, LLC.
SEND TO ABOVE ADDRESS
Thank You for your Prompt Payment
Questions? Call (352) 641-0021**

Subtotal	\$1,252.08
Tax (0.0%)	\$0.00
Payments/Credits	\$0.00
BAL DUE	\$1,252.08

Tab 7



Rizzetta & Company

Cascades at Groveland Community Development District

**Financial Statements
(Unaudited)**

February 28, 2019

Prepared by: Rizzetta & Company, Inc.

cascadesatgrovelandcdd.org
rizzetta.com

Cascades at Groveland Community Development District

Balance Sheet

As of 2/28/2019

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	179,155	0	0	179,155	0	0
Investments	0	0	507,012	507,012	0	0
Investments-Reserves	0	530,876	0	530,876	0	0
Accounts Receivable	17,805	0	44,543	62,348	0	0
Prepaid Expenses	0	0	0	0	0	0
Due From Other Funds	0	675	6,022	6,697	0	0
Amount Available in Debt Service	0	0	0	0	0	557,578
Amount To Be Provided Debt Service	0	0	0	0	0	3,602,422
Fixed Assets	0	0	0	0	7,273,826	0
Total Assets	196,961	531,551	557,578	1,286,089	7,273,826	4,160,000
Liabilities						
Accounts Payable	0	0	0	0	0	0
Accrued Expenses Payable	5,600	0	0	5,600	0	0
Due To Other Funds	6,697	0	0	6,697	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	4,160,000
Total Liabilities	12,297	0	0	12,297	0	4,160,000
Fund Equity & Other Credits						
Beginning Fund Balance	134,790	488,368	403,607	1,026,766	7,273,826	0
Net Change in Fund Balance	49,873	43,183	153,970	247,026	0	0
Total Fund Equity & Other Credits	184,663	531,551	557,578	1,273,792	7,273,826	0
Total Liabilities & Fund Equity	196,961	531,551	557,578	1,286,089	7,273,826	4,160,000

See Notes to Unaudited Financial Statements

Cascades at Groveland Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	52	52	0.00%
Special Assessments					
Tax Roll	88,709	88,709	91,459	2,750	(3.10)%
Off Roll	19,882	19,882	19,883	1	0.00%
Total Revenues	<u>108,591</u>	<u>108,591</u>	<u>111,393</u>	<u>2,802</u>	<u>(2.58)%</u>
Expenditures					
Legislative					
Supervisor Fees	6,000	2,500	1,200	1,300	80.00%
Financial & Administrative					
Administrative Services	4,725	1,969	1,969	0	58.33%
District Management	15,960	6,650	6,650	0	58.33%
District Engineer	5,000	2,083	2,950	(867)	41.00%
Disclosure Report	1,600	1,600	1,600	0	0.00%
Trustees Fees	3,800	1,886	1,886	0	50.38%
Assessment Roll	5,250	5,250	5,250	0	0.00%
Financial & Revenue Collections	4,020	1,675	1,675	0	58.33%
Accounting Services	13,680	5,700	5,700	0	58.33%
Auditing Services	3,700	0	500	(500)	86.48%
Arbitrage Rebate Calculation	500	0	0	0	100.00%
Public Officials Liability Insurance	1,500	1,500	1,386	114	7.60%
Legal Advertising	1,500	625	227	398	84.86%
Dues, Licenses & Fees	175	175	175	0	0.00%
Tax Collector/Property Appraiser Fees	200	0	0	0	100.00%
Website Fees & Maintenance	1,920	800	800	0	58.33%
Legal Counsel					
District Counsel	15,000	6,250	8,644	(2,394)	42.37%
Stormwater Control					
Dry Retention Pond Maintenance	33,180	13,825	15,425	(1,600)	53.51%
Dry Retention Pond Repair	2,500	1,042	0	1,042	100.00%
Other Physical Environment					
General Liability Insurance	1,515	1,515	1,534	(19)	(1.25)%
Contingency					
Miscellaneous Contingency	2,000	833	3,950	(3,117)	(97.50)%
Total Expenditures	<u>123,725</u>	<u>55,878</u>	<u>61,521</u>	<u>(5,643)</u>	<u>50.28%</u>
Excess of Revenue Over (Under) Expenditures	<u>(15,134)</u>	<u>52,713</u>	<u>49,873</u>	<u>(2,840)</u>	<u>429.54%</u>

Cascades at Groveland Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
Other Financing Sources (Uses)					
Carry Forward Fund Balance	15,134	15,134	0	(15,134)	100.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>67,847</u>	<u>49,873</u>	<u>(17,974)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	134,790	134,790	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>67,847</u></u>	<u><u>184,663</u></u>	<u><u>116,816</u></u>	<u><u>0.00%</u></u>

Cascades at Groveland Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	2,020	2,020	0.00%
Special Assessments				
Tax Roll	33,052	33,755	703	2.12%
Off Roll	7,407	7,407	0	0.00%
Total Revenues	<u>40,459</u>	<u>43,183</u>	<u>2,724</u>	<u>6.73%</u>
Expenditures				
Contingency				
Capital Reserves	40,459	0	40,459	100.00%
Total Expenditures	<u>40,459</u>	<u>0</u>	<u>40,459</u>	<u>100.00%</u>
Excess of Revenue Over (Under) Expenditures	0	43,183	43,183	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	43,183	43,183	0.00%
Fund Balance, Beginning of Period	0	488,368	488,368	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>531,551</u></u>	<u><u>531,551</u></u>	<u><u>0.00%</u></u>

Cascades at Groveland Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	3,472	3,472	0.00%
Special Assessments				
Tax Roll	302,867	311,461	8,594	2.83%
Prepayments	0	4,068	4,068	0.00%
Off Roll	68,389	68,389	0	0.00%
Total Revenues	<u>371,256</u>	<u>387,390</u>	<u>16,135</u>	<u>4.35%</u>
Expenditures				
Debt Service				
Interest	226,256	113,420	112,836	49.87%
Principal	145,000	120,000	25,000	17.24%
Total Expenditures	<u>371,256</u>	<u>233,420</u>	<u>137,836</u>	<u>37.13%</u>
Excess of Revenue Over (Under) Expenditures	0	153,970	153,970	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	153,970	153,970	0.00%
Fund Balance, Beginning of Period	0	403,607	403,607	0.00%
Fund Balance, End of Period	<u>0</u>	<u>557,578</u>	<u>557,578</u>	<u>0.00%</u>

Cascades at Groveland CDD
Investment Summary
February 28, 2019

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2019</u>
Regions Bank Capital Reserve	Money Market	\$ 11
Fidelity Investment Reserve	Money Market	488,893
The Bank of Tampa Capital Reserve	Money Market	32,448
The Bank of Tampa Capital Reserve ICS Program: Mutual of Omaha Bank	Money Market	9,524
	Total Reserve Fund Investments	<u>\$ 530,876</u>
US Bank Series 2006 Reserve	First American Treasury Obligation Fund Class Z	\$ 140,421
US Bank Series 2006 Revenue	First American Treasury Obligation Fund Class Z	356,865
US Bank Series 2006 Prepayment	First American Treasury Obligation Fund Class Z	9,726
	Total Debt Service Fund Investments	<u>\$ 507,012</u>

Cascades at Groveland Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2019 Through 2/28/2019

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2018	Lake County Tax Collector	FY18-19	4,160.39
10/1/2018	Shea Homes Active Adult, LLC	230-19-01	<u>13,644.76</u>
		Total 001 - General Fund	17,805.15

Cascades at Groveland Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 2/1/2019 Through 2/28/2019

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2018	Lake County Tax Collector	FY18-19	10,348.67
10/1/2018	Shea Homes Active Adult, LLC	230-19-01	34,194.30
		Total 200 - Debt Service Fund	44,542.97
Report Balance			62,348.12

Cascades at Groveland Community Development District
Notes to Unaudited Financial Statements
February 28, 2018

Balance Sheet

1. Trust statement activity has been recorded through 02/28/18.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY18-19 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payment for Invoice 230-19-01 in the amount of \$6,822.38 was received in March 2019.
6. Debt Service Fund – Payment for Invoice 230-19-01 in the amount of \$17,097.15 was received in March 2019.

Tab 8

Hopping Green & Sams

Attorneys and Counselors

MEMORANDUM

To: Board of Supervisors, Cascades at Groveland Community Development District

From: Tucker Mackie

Date: April 10, 2019

Re: Procedures and Requirements for the Levy of Special Assessments

At the February meeting of the Board of Supervisors, the Board requested that District Counsel provide guidance as to the process required for levying additional assessments against benefitting property within the District's boundaries. As proposed by the Board, amounts generated by the additional assessments would be utilized to pay additional principal on the Series 2006 Bonds (described herein) over and above the mandatory redemption amounts identified in the current amortization schedule.

Background

On March 21, 2006, the District issued its Cascades at Groveland Community Development District (City of Groveland, Florida) Capital Improvement Revenue Bonds, Series 2006, in the amount of \$5,600,000 ("Series 2006 Bonds"). Proceeds of the Series 2006 Bonds were used to finance approximately \$4,960,540.00 of the cost to acquire, construct, install and/or equip master infrastructure improvements which were estimated to cost approximately \$24,482,900 as provided in the District's adopted Engineer's Report. The public infrastructure necessary to support the Cascades at Groveland development program included master infrastructure improvements consisting of water, sewer and reuse improvements, stormwater management and entry features; however, the Series 2006 Bonds were ultimately utilized to provide for stormwater management and the developers (Levitt and Sons, Shea Homes) completed the remainder of the public improvements and conveyed them directly to either the City of Groveland or the homeowners' association for ownership and maintenance.

The Series 2006 Bonds and associated interest are payable from and secured by non-ad valorem assessments levied against those lands within the District that benefit from the design, construction and/or acquisition of the District's master infrastructure improvements ("Debt Assessments"). At the time the Debt Assessments were levied, the District was required to mail notice to all affected property owners which provided information regarding the propriety and advisability of making such improvements and the cost of the same, the manner of payment of the Debt Assessments, and the amount of Debt Assessment to be assessed against each property. The Debt Assessments were levied following a public hearing in accordance with both the adopted assessment resolutions of

the Board and with the District’s Special Assessment Allocation Report which originally allocated the Debt Assessments as follows:

ALLOCATION METHODOLOGY – SERIES 2006 BONDS (1)								
Product	Per Unit EAU	Total EAUs	% of EAUs	Units	PRODUCT TYPE		PER UNIT	
					Total Principal	Annual Assessment (2)	Total Principal	Annual Assessment (2)
Single Family 55'	1.00	490.00	49.05%	490	\$2,746,747	\$195,891	\$5,606	\$400
Single Family 75'	1.00	509.00	50.95%	509	\$2,853,253	\$203,487	\$5,606	\$400
		999.0	100.00%	999	\$5,600,000	\$399,378		
(1) Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and assessments calculated on a per-unit basis.								
(2) Includes principal, interest, early payment discount and collection costs.								

As the Board is aware, as a result of additional planned development, the total unit count within the District increased effective as of the current fiscal year. As a result, the per unit annual assessment is currently \$346.45/single family lot.

Following the initial levy of the Debt Assessments, the District was required to file in the public records a Notice of Special Assessment and a Disclosure of Public Finance to provide disclosure of information relating to the financing of the District’s infrastructure to potential purchasers, including the level of assessments set forth in the chart above. Further, at the time the Bonds were issued, the District received from the landowner and recorded against the benefiting property a Declaration of Consent consenting to the Debt Assessments levied.

The Debt Assessments are separate and distinct from the operations and maintenance assessments annually levied by the District to offset operations and maintenance expenditures identified in the annual fiscal year operations and maintenance budget adopted by the Board. For Fiscal Year 2019, the operations and maintenance assessment per lot was \$138.24.

The par amount outstanding on the Series 2006 Bonds as of the end of FY 2018 was \$4,280,000. The Series 2006 Bonds mature in 2036 and bear interest at the rate of 5.30%.

Process for Levying Additional Special Assessment

The District covenanted to levy and provide for the collection of the Debt Assessments as described in its adopted assessment resolutions and the District’s Special Assessment Allocation Report; accordingly, the District is prohibited from modifying the Debt Assessments as levied (Section 704 of the First Supplemental Trust Indenture). The District would therefore need to levy special assessments separate and apart from the Debt Assessments to pay additional principal. Potentially, this could be done through the District’s FY budget process by adding a line item to the District’s operation and maintenance budget that provides for the payment of Series 2006 Bond debt principal.

Florida courts have held that to comply with the requirements of the law, a special assessment must satisfy the following two-prong test: (1) the property burdened by the assessment must derive

a special benefit from the service provided by the assessment; and (2) the assessment for the services must be properly apportioned among the properties receiving the benefit. See *Lake Cnty. v. Water Oak Management Corp.*, 695 So. 2d 667, 668 (Fla. 1997) (citing *City of Boca Raton v. State*, 595 So. 2d 25, 30 (Fla. 1992)).

The special benefit received from the additional assessment would be limited to the reduction in interest cost carry on the remaining life of the Series 2006 Bonds. District Management would utilize the methodology and approach utilized with respect to the levy of the operations and maintenance assessments to ensure that the assessments are properly apportioned amongst the properties receiving benefit (all developable property within the District less properties that have prepaid their Debt Assessments). Notwithstanding the foregoing, the levy of special assessments to hasten the redemption schedule may be subject to challenge with respect to Board’s determination of benefit (See Alternatives to Levy below).

With respect to the actual process the District Board must follow to levy the additional assessment for the principal paydown, the process is as follows and would be timed with the District’s FY 2020 budget process:

1.	Board Meeting No. 1	<ul style="list-style-type: none"> • Pursuant to Chapters 170, 190 and 197, the Board adopts a resolution declaring operation and maintenance assessments, including those amounts necessary to defray the additional line item associated with the principal paydown • At the same meeting, the Board would also adopt a resolution fixing a time and place for a public hearing on the special assessments
2.	Mailed Notice	<ul style="list-style-type: none"> • Thirty Days in advance of the public hearing, the Board must provide mailed notice to all affected property owners providing information as to the propriety and advisability of the special assessments, the manner of payment of the special assessments, and the amount of special assessments to be assessed against each property owner
3.	Published Notice	<ul style="list-style-type: none"> • The District must publish the Resolution Declaring Assessments once a week for two consecutive weeks • The District must also publish notice of the public hearing in a newspaper of general circulation once a week for two consecutive weeks where the second publication is at least a week prior to the public hearing
4.	Board Meeting No. 2	<ul style="list-style-type: none"> • Board holds the public hearing on the special assessments • Board meets as an equalizing board to adjust and equalize the special assessments following the public hearing • Board adopts resolution approving the levy of the special assessments, once adjusted and equalized

Estimated Costs of Assessment Process

Rizzetta has estimated the cost of the advertising and mailing to be \$4,000. HGS estimates the fees associated with the preparation of documents (mailed notice, advertisements and resolutions) and meeting attendance to be \$6,500.

Alternatives to Levy

Of the 200+ community development districts represented by HGS, we are not aware of any that have levied additional special assessments over and above previously levied bond debt assessments for the purpose of paying down outstanding bond debt. The predominant method utilized by Districts to realize savings on its debt service carry is a refinancing. The District's underwriter, MBS, continues to monitor the municipal bond market and the certain fact specific considerations with respect to development within the District, but their most recent analysis indicates that the potential savings generated from a refinancing do not yet outweigh the cost associated with the same.

Keeping in mind that all District action is potentially subject to challenge, there likely will be some contingent of homeowners that feel that the decision to pay down debt faster should be an individual decision. Any landowner within the District can prepay their Debt Assessment either in full or in part (however, partial prepayments are limited to one per parcel pursuant to Resolution 2006-32). As previously discussed, certain disclosures were made with respect to the Debt Assessment at the time of purchase and some homeowners may object to the District forcing them to prepay their Debt Assessment earlier than anticipated especially if they do not intend to own their home through the date of maturity.

Finally, Supervisors have previously questioned whether reserve funds currently held by the District can be used to pay debt service. As previously advised, due to the fact that those funds were generated from assessments that were levied for specific purposes not including the payment of debt service, they cannot. However, other Districts in a similar position have held the requisite public hearing pursuant to Section 197.3632, Florida Statutes, to allow for excess funds originally levied for O&M/reserve purposes to be utilized for an alternative purpose. The District would be required to notice this public hearing in a similar manner as identified above. Understanding the desire to keep current total assessment levels unchanged, this would appear to be the cleaner approach to achieve the desired result were the Board to determine that the current level of reserves maintained by the District are excessive.