



Rizzetta & Company

Cascades at Groveland Community Development District

<http://cascadesatgrovelandcdd.org>

**Approved Proposed Budget for Fiscal
Year
2021/2022**

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GENERAL FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Tax Collector/Property Appraiser Fees: The District could incur miscellaneous throughout the year for processing certified tax rolls.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Dry Retention Pond Maintenance: The District will incur expenditures to maintain dry retention ponds/tracts and similar planting areas within the District. These services may include but are not limited to landscape maintenance, fertilizer, pesticides, etc.

Dry Retention Pond Repair: The District will incur expenditures related to the repair of dry retention ponds/tracts.

General Liability Insurance: The District will incur expenditures for general liability insurance.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

RESERVE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as the storm water infrastructure and dry retention pond/tracts.

DEBT SERVICE FUND BUDGET

REVENUES:

Special Assessments: The District levies special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This is a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Supplemental Debt Service: A supplemental levy of amounts to further reduce principal of outstanding Series 2006 Bonds.

**Cascades at Groveland Community Development District
Debt Service
Fiscal Year 2021/2022**

Chart of Accounts Classification	Series 2021	Budget for 2021/2022
REVENUES		
Special Assessments		
Annual Debt Service ⁽¹⁾	\$514,900.00	\$514,900.00
TOTAL REVENUES	\$514,900.00	\$514,900.00
EXPENDITURES		
Administrative		
Financial & Administrative		
Annual Debt Service Obligation	\$514,900.00	\$514,900.00
Administrative Subtotal	\$514,900.00	\$514,900.00
TOTAL EXPENDITURES	\$514,900.00	\$514,900.00
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Lake County Collection Costs (2%) and Early payment Discounts (4%) 6.0%

Gross assessments **\$547,765.96**

Notes:

Tax Roll County Collection Costs and Early payment Discount is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

Cascades at Groveland Community Development District

FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 O&M Budget	\$92,290.00
County Collection Cost @ 2%	\$1,963.62
Early Payment Discounts @ 4%	\$3,927.23
2021/2022 Total:	\$98,180.85

2020/2021 O&M Budget	\$110,000.00
2021/2022 O&M Budget	\$92,290.00
Total Difference:	<u><u>-\$17,710.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2020/2021	2021/2022	\$	%
Annual Debt Service - Single Family (Detached Residential Unit)	\$346.45	\$506.25	\$159.80	46.12%
Operations/Maintenance - Single Family (Detached Residential Unit)	\$102.20	\$85.75	-\$16.45	-16.10%
Total	\$448.65	\$592.00	\$143.35	31.95%

⁽¹⁾ The debt service assessment increase is a result of the Series 2021 bond refunding. Annual assessment includes principal, interest, Lake County collection costs and early payment discount costs.

CASCADES AT GROVELAND

FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$92,290.00
COLLECTION COSTS @	2.0%	\$1,963.62
EARLY PAYMENT DISCOUNT @	4.0%	\$3,927.23
TOTAL O&M ASSESSMENT		<u>\$98,180.85</u>

<u>LOT SIZE</u> <u>Platted Parcels</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>				<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>O&M</u>	<u>SERIES 2021 DEBT SERVICE</u> ^{(1) (2)}	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>	<u>O&M</u> ⁽⁶⁾	<u>SERVICE</u> ⁽³⁾	<u>TOTAL</u> ⁽⁵⁾
Detached Residential Unit	1145	1082	1.00	1145.00	100.00%	\$98,180.85	\$85.75	\$506.25	\$592.00
Total Platted	<u>1145</u>	<u>1082</u>		<u>1145.00</u>	<u>100.00%</u>	<u>\$98,180.85</u>			
LESS: Lake County Collection Costs (2%) and Early Payment Discounts (4%):						<u>(\$5,890.85)</u>			
Net Revenue to be Collected						<u>\$92,290.00</u>			

⁽¹⁾ Reflects 27 (twenty-seven) Series 2021 prepayments.

⁽²⁾ Reflects the number of total lots with Series 2021 debt outstanding.

Annual debt service assessment per lot in connection with the Series 2021 refunding bond issue, which are preliminary. Annual assessment

⁽³⁾ includes principal, interest, Lake County collection costs and early payment discount costs.

Annual assessment that will appear on November 2021 Lake County property tax bill. Amount shown includes all applicable county collection costs

⁽⁵⁾ and early payment discounts (up to 4%) if paid early)

⁽⁶⁾ Note this assessment table reflects an equal per unit O&M assessment approved by the Board of Supervisors.