



***CASCADES AT GROVELAND
COMMUNITY
DEVELOPMENT DISTRICT***

Agenda Package

***Board of Supervisors
Special
Meeting***

Date & Time:

***Monday
September 11, 2023
2:00 P.M.***

Location:

***Magnolia House Sports
Pavilion, located at 100
Falling Acorn Avenue,
Groveland, FL 34746***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.



Cascades at Groveland Community Development District

250 International Parkway, Suite 208
Lake Mary FL 32746
321-263-0132 Ext. 193

Cascades at Groveland Community Development District

Dear Board Members:

The Special Meeting of the Board of Supervisors of the Cascades at Groveland Community Development District is scheduled for **Monday, September 11, 2023, at 2:00 p.m.** at the **Magnolia House Sports Pavilion, located at 100 Falling Acorn Avenue, Groveland, FL 34746.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 X-193 or dmcinnes@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

David McInnes

David McInnes
District Manager

cc: Attorney
Engineer
District Records

District: **CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Monday, September 11, 2023
Time: 2:00 PM
Location: Magnolia House Sports Pavilion,
100 Falling Acorn Av.,
Groveland, FL 34736

Call-in Number: +1 (929) 205-6099
Meeting ID: 7055714830#

Revised Agenda

I. Call to Order/Roll Call

II. Audience Comments – *(limited to 3 minutes per individual for agenda items-Supervisors will respond during agenda item presentation)*

III. Staff Reports

- A. District Engineer
- B. District Counsel
- C. District Manager

IV. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held July 19, 2023
- B. Consideration for Acceptance – The July 2023 Unaudited Financial Report
- C. Ratification of Tree Trimming Invoice

[Exhibit 1](#)

[Exhibit 2](#)

[Exhibit 3](#)

V. Business Items

- A. **Consideration of Requesting Refund from the Trustee of \$28,000.00 of Excess Cash Held by the Trustee**
- B. Consideration of Correction to Adopted Resolution Numbers 2023-06 & 2023-07 to 2023-07 & 2023-08
- C. Consideration & Adoption of **Resolution 2023-11**, Rules of Procedure
- D. Consideration & Adoption of **Resolution 2023-12**, Amendment to FY 2022-2023 Adopted Budget
- E. Discussion of CDD Claims Against Shea

[Exhibit 4](#)

[Exhibit 5](#)

[Exhibit 6](#)

VI. Supervisors Requests

VII. Audience Comments – New Business – *(limited to 3 minutes per individual for non-agenda items)*

VIII. Adjournment

EXHIBIT 1

1 **MINUTES OF MEETING**
2 **CASCADES AT GROVELAND**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Cascades at Groveland Community
5 Development District was held on Wednesday, July 19, 2023 at 2:02 p.m. at the Magnolia House Sports
6 Pavilion, 100 Falling Acorn Ave., Groveland, FL 34736.

7 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call**

8 Mr. McInnes called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 James Pekarek	Board Supervisor, Chairman
11 Patrick Hession	Board Supervisor, Vice Chairman
12 William Houppermans	Board Supervisor, Assistant Secretary
13 Hubert Jackson Jr.	Board Supervisor, Assistant Secretary
14 Alan Martin	Board Supervisor, Assistant Secretary

15 Also present were:

16 David McInnes	District Manager, DPFM Management & Consulting
17 Scott Clark	District Counsel, Clark & Albaugh, LLP
18 Chuck Nelson	Resident

19 *The following is a summary of the discussions and actions taken at the July 19, 2023 Cascades at Groveland*
20 *CDD Board of Supervisors Regular Meeting.*

21 **SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for**
22 *agenda items – Supervisors will respond during agenda item presentation)*

23 There being none, the next item followed.

24 **THIRD ORDER OF BUSINESS – Office of Elected Supervisors & Form 1**

25 A. Exhibit 1: Consideration & Adoption of **Resolution 2023-04**, Declaring Vacant Seat

26 On a MOTION by Mr. Hession, SECONDED by Mr. Jackson, WITH ALL IN FAVOR, the Board adopted
27 **Resolution 2023-04**, Declaring Vacant Seat, for the Cascades at Groveland Community Development
28 District.

29 B. Seat 4 –

30 Supervisor Hession nominated William Houppermans to Seat #4 without any opposition.

31 On a MOTION by Mr. Hession, SECONDED by Mr. Jackson, WITH ALL IN FAVOR, the Board
32 appointed William Houppermans to vacant Seat #4, for the Cascades at Groveland Community
33 Development District.

34 C. Exhibit 2: Oath of Office

35 Mr. McInnes administered the Oath of Office to Supervisor Houppermans.

36 D. Exhibit 3: Supervisor Information Sheet

37 E. Exhibit 4: Form 1

38 F. Exhibit 5: Review Sunshine Law & Supervisor Duties

39 G. Exhibit 6: Consideration & Adoption of **Resolution 2023-05**, Designating Officers

40 Supervisor Houppermans nominated James Pekarek to serve as Chairman with no opposition.

41 Supervisor Houppermans nominated Patrick Hession to serve as Vice Chairman with no opposition.

42 On a MOTION by Mr. Jackson, SECONDED by Mr. Martin, WITH ALL IN FAVOR, the Board adopted
43 **Resolution 2023-05**, Designating Officers, in substantial form, for the Cascades at Groveland Community
44 Development District.

45

46 On a MOTION by Mr. Pekarek, SECONDED by Mr. Hession, WITH ALL IN FAVOR, the Board recessed
47 the regular meeting for the purpose convening the FY 2024 Budget Public Hearing at 2:11PM, for the
48 Cascades at Groveland Community Development District.

49 **FOURTH ORDER OF BUSINESS – Public Hearings**

50 **A. FY 2024 Budget Public Hearing**

51 1. Open the Public Hearing

52 On a MOTION by Mr. Pekarek, SECONDED by Mr. Hession, WITH ALL IN FAVOR, the Board opened
53 the FY 2024 Budget Public Hearing, for the Cascades at Groveland Community Development District.

54 2. Exhibit 7: Presentation of Public Notices

55 3. Exhibit 8: Presentation of FY 2023-2024 Budget

56 Mr. McInnes gave a recap of the budget from the previous meeting which would result in a
57 combined I&M and CRF budget of \$177,921.00.

58 4. Exhibit 9: Presentation of CDD Information

59 Supervisor Houppermans and Supervisor Pekarek explained and answered questions regarding
60 the CDD information presentation.

61 5. Public Comments

62 Mr. Nelson asked if there was insurance that could protect the district from future catastrophic
63 issues, such as the structural damage that was presented. Discussion ensued.

64 Discussion ensued regarding the increase in assessments.

65 6. Close the Public Hearing

66 On a MOTION by Mr. Pekarek, SECONDED by Mr. Hession, WITH ALL IN FAVOR, the Board closed
67 the FY 2024 Budget Public Hearing at 3:16PM, for the Cascades at Groveland Community Development
68 District.

69 7. Exhibit 10: Consideration & Adoption of **Resolution 2023-06**, Adopting Fiscal Year 2023-
70 2024 Budget

71 On a MOTION by Mr. Pekarek, SECONDED by Mr. Hession, WITH ALL IN FAVOR, the Board adopted
72 **Resolution 2023-06**, Adopting Fiscal Year 2023-2024 Budget, for the Cascades at Groveland Community
73 Development District.

74

75 On a MOTION by Mr. Pekarek, SECONDED by Mr. Hession, WITH ALL IN FAVOR, the Board recessed
76 the regular meeting for the purpose convening the FY 2024 O&M Assessments Public Hearing at 3:18PM,
77 for the Cascades at Groveland Community Development District.

78 **B. FY 2024 O&M Assessments Public Hearing**

79 1. Open the Public Hearing

80 On a MOTION by Mr. Pekarek, SECONDED by Mr. Hession, WITH ALL IN FAVOR, the Board opened
81 the FY 2024 O&M Assessments Public Hearing, for the Cascades at Groveland Community Development
82 District.

83 2. Public Comments

84 There being none, the next item followed.

85 3. Close the Public Hearing

86 On a MOTION by Mr. Pekarek, SECONDED by Mr. Hession, WITH ALL IN FAVOR, the Board closed
87 the FY 2024 O&M Assessments Public Hearing at 3:18PM, for the Cascades at Groveland Community
88 Development District.

89 4. Exhibit 11: Consideration & Adoption of **Resolution 2023-07**, Annual Assessments

90 On a MOTION by Mr. Jackson, SECONDED by Mr. Martin, WITH ALL IN FAVOR, the Board adopted
91 **Resolution 2023-07**, Annual Assessments, for the Cascades at Groveland Community Development
92 District.

93

94 On a MOTION by Mr. Pekarek, SECONDED by Mr. Hession, WITH ALL IN FAVOR, the Board recessed
95 the regular meeting for the purpose convening the Rules of Procedure Public Hearing regarding changes to
96 the Rules of Procedure at 3:20PM, for the Cascades at Groveland Community Development District.

97 **C. Rules Of Procedure Public Hearing**

98 1. Open the Public Hearing

99 On a MOTION by Mr. Pekarek, SECONDED by Mr. Hession, WITH ALL IN FAVOR, the Board opened
100 the Rules of Procedure Public Hearing, for the Cascades at Groveland Community Development District.

101 2. Exhibit 12: Presentation of Public Notices

102

103 3. Public Comments

104 Mr. Clark expressed concerns regarding the approval of the language as proposed and made
105 some verbal recommendations for the changes. However, Supervisor Pekarek indicated that
106 the Board did not want him to work on his proposed language after the meeting. Mr. Clark
107 stated that with the verbal changes he had proposed that Mr. McInnes could provide revised
108 language at the next Board meeting. Discussion ensued.

109 Mr. Clark advised that the Board could continue the public hearing to the next Board meeting
110 and bring back **Resolution 2023-08** to be adopted at that time.

111

112 4. Close the Public Hearing

113 On a MOTION by Mr. Pekarek, SECONDED by Mr. Hession, WITH ALL IN FAVOR, the Board closed
114 the Rules of Procedure Public Hearing at 3:39PM, for the Cascades at Groveland Community Development
115 District.

116 5. Exhibit 13: Consideration & Adoption of **Resolution 2023-08**, Rules of Procedure

117 This item was tabled to the following Board meeting in October.

118 **This item, originally item H under the Seventh Order of Business, Business Items, was**
119 **presented out of order.**

120 Discussion ensued regarding the district's cash flow.

121 **FIFTH ORDER OF BUSINESS – Staff Reports**

122 A. District Engineer

123 The District Engineer was not in attendance.

124 B. District Counsel

125

126 1. Exhibit 14: District Dissolving Briefing

127 Discussion ensued. This item was tabled until further notice.

128 C. District Manager

129 **SIXTH ORDER OF BUSINESS – Business Administration**

130 A. Exhibit 15: Consideration for Approval – The Minutes of the Board of Supervisors Regular
131 Meeting Held January 18, 2023

132 On a MOTION by Mr. Pekarek, SECONDED by Mr. Martin, WITH ALL IN FAVOR, the Board approved
133 the Minutes of the Board of Supervisor Regular Meeting Held January 18, 2023, for the Cascades at
134 Groveland Community Development District.

135 B. Exhibit 16: Consideration for Approval – The Minutes of the Board of Supervisors Regular
136 Meeting Held April 19, 2023

137 On a MOTION by Mr. Hession, SECONDED by Mr. Martin, WITH ALL IN FAVOR, the Board approved
138 the Minutes of the Board of Supervisor Regular Meeting Held April 19, 2023, for the Cascades at Groveland
139 Community Development District.

140 C. Exhibit 17: Consideration for Acceptance – The March 2023 Unaudited Financial Report

141 On a MOTION by Mr. Pekarek, SECONDED by Mr. Jackson, WITH ALL IN FAVOR, the Board accepted
142 the March 2023 Unaudited Financial Report, for the Cascades at Groveland Community Development
143 District.

144 D. Exhibit 18: Consideration for Acceptance – The June 2023 Unaudited Financial Report

145 Supervisor Pekarek voiced concerns regarding the current number of lots having debt service rather
146 number used at time of budget adoption.

147 On a MOTION by Mr. Pekarek, SECONDED by Mr. Hession, WITH ALL IN FAVOR, the Board accepted
148 the June 2023 Unaudited Financial Report, for the Cascades at Groveland Community Development
149 District.

150 E. Exhibit 19: Ratification of Pond 120 Sod Invoice

151 On a MOTION by Mr. Pekarek, SECONDED by Mr. Hession, WITH ALL IN FAVOR, the Board ratified
152 the Pond 120 Sod Invoice, for the Cascades at Groveland Community Development District.

153 F. Exhibit 20: Ratification of Power Washing Invoice from Cascades of Groveland HOA, Inc.

154 On a MOTION by Mr. Hession, SECONDED by Mr. Pekarek, WITH ALL IN FAVOR, the Board ratified
155 the Power Washing Invoice from Cascades of Groveland HOA, Inc., for the Cascades at Groveland
156 Community Development District.

157 **SEVENTH ORDER OF BUSINESS – Business Items**

158 A. Exhibit 21: Consideration & Adoption of **Resolution 2023-09**, Designating Local Records Office

159 On a MOTION by Mr. Pekarek, SECONDED by Mr. Hession, WITH ALL IN FAVOR, the Board adopted
160 **Resolution 2023-09**, Designating Local Records Office, for the Cascades at Groveland Community
161 Development District.

162 B. Exhibit 22: Consideration & Adoption of **Resolution 2023-10**, Designating Dates, Times, &
163 Location for FY24 Meetings

164 On a MOTION by Mr. Hession, SECONDED by Mr. Jackson, WITH ALL IN FAVOR, the Board adopted
165 **Resolution 2023-10**, Designating Dates, Times, & Location for FY24 Meetings, for the Cascades at
166 Groveland Community Development District.

167 C. Exhibit 23: Consideration of EVC Construction Pond 60 Proposal

168 This work was completed and paid for prior to the meeting.

169 On a MOTION by Mr. Houppermans, SECONDED by Mr. Hession, WITH ALL IN FAVOR, the Board
170 ratified the EVC Construction Pond 60 proposal, for the Cascades at Groveland Community Development
171 District.

172 D. Exhibit 24: Consideration of Chairman's Calculation for Bond Payoff Amount

173 It was noted that the calculation was \$1,709.43 for bond payoffs before 08/31/2023. Discussion
174 ensued supporting this calculation.

175 On a MOTION by Mr. Pekarek, SECONDED by Mr. Martin, WITH ALL IN FAVOR, the Board approved
176 the Chairman's Calculation for Bond Payoff Amount, for the Cascades at Groveland Community
177 Development District.

178 E. Exhibit 25: Consideration of LLS Tax Solutions Arbitrage Engagement Letter

179 On a MOTION by Mr. Pekarek, SECONDED by Mr. Houppermans, WITH ALL IN FAVOR, the Board
180 approved the LLS Tax Solutions Arbitrage Engagement Letter, for the Cascades at Groveland Community
181 Development District.

182 F. Exhibit 26: Presentation & Acceptance of FY 2022 Annual Audited Financial Report

183 On a MOTION by Mr. Pekarek, SECONDED by Mr. Hession, WITH ALL IN FAVOR, the Board accepted
184 the FY 2022 Annual Audited Financial Report, for the Cascades at Groveland Community Development
185 District.

186 G. Exhibit 27: Presentation of LLS Tax Solutions Arbitrage Report

187 There being no discussion, the next item followed.

188 H. Exhibit 28: Discussion of District's Cash Flow

189 This item was discussed after the Rules of Procedure Public Hearing.

190 I. Exhibit 29: Consideration of Yellowstone Pond Management Proposal

191 This item was withdrawn from consideration.

192 **EIGHTH ORDER OF BUSINESS – Supervisors Requests**

193 It was noted that Ponds 110 and 120 were not being completely mowed by Contours Landscaping,
194 and Supervisor Pekarek would discuss this with the vendor.

195 Supervisor Houppermans discussed the need to put an apron on the Pond D308 structure.

196 **This item was not originally on the agenda.**

197 On a MOTION by Mr. Houppermans, SECONDED by Mr. Hession, WITH ALL IN FAVOR, the Board
198 approved Supervisor Houppermans to negotiate a contract for putting an apron on Pond D308, at a not-to-
199 exceed of \$4,000.00, for the Cascades at Groveland Community Development District.

200 Supervisor Houppermans clarified that the bill would not be paid until the next Fiscal Year once
201 monies from assessments were received.

202 **NINTH ORDER OF BUSINESS – Audience Comments – New Business – (limited to 3 minutes per**
203 *individual for non-agenda items)*

204 A resident asked for clarification regarding the assessments increase.

205 A resident asked about drainage into the ponds from the properties. Discussion ensued.

206 **TENTH ORDER OF BUSINESS – Adjournment**

207 Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to
208 adjourn the meeting. There being none, Mr. Jackson made a motion to adjourn the meeting.

209 On a MOTION by Mr. Jackson, SECONDED by Mr. Hession, WITH ALL IN FAVOR, the Board
210 adjourned the meeting at 4:37 p.m. for the Cascades at Groveland Community Development District.

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

214 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
215 **meeting held on September 11, 2023.**

216
217
218

219

220

221

Signature

Signature

Printed Name

Printed Name

222 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

EXHIBIT 2

Cascades At Groveland Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2023

Cascades At Groveland CDD

Balance Sheet

July 31, 2023

	GENERAL FUND	RESERVE FUND	DEBT SERVICE SERIES 2021	CONSOLIDATED TOTAL
1 ASSETS:				
3 CASH - HANCOCK WHITNEY	\$ 10,336	\$ 16	\$ -	\$ 10,352
4 INVESTMENTS - FIDELITY	-	0	-	0
5 INVESTMENTS:				
6 REVENUE FUND	-	-	47,165	47,165
7 INTEREST FUNDS	-	-	-	-
8 COI	-	-	-	-
9 SINKING FUNDS	-	-	-	-
10 PREPAYMENT	-	-	7,495	7,495
11 RESERVE	-	-	49,912	49,912
12 ACCOUNTS RECEIVABLE	1,515	-	-	1,515
13 ASSESSMENTS RECEIVABLE	-	-	-	-
14 OTHER ASSESSMENTS RECEIVABLE	-	-	-	-
15 DUE FROM GF	-	-	-	-
16 PREPAID ITEMS	-	-	-	-
17 DEPOSITS	-	-	-	-
18 TOTAL ASSETS	\$ 11,851	\$ 16	\$ 104,572	\$ 116,439
19				
20 LIABILITIES:				
22 ACCOUNTS PAYABLE	\$ 4,464	\$ -	\$ -	\$ 4,464
23 DUE TO DEBT SERVICE SERIES 2021	-	-	-	-
24 DUE TO RESERVE	-	-	-	-
25 DEFERRED REVENUE	-	-	-	-
26 ACCRUED EXPENSES	-	-	-	-
27				
28 FUND EQUITY:				
30 RESTRICTED FOR:				
31 DEBT SERVICE	-	-	-	-
32 CAPITAL PROJECTS	-	-	-	-
33 UNASSIGNED:	7,387	16	104,572	111,975
34				
35 TOTAL LIABILITIES & FUND EQUITY	\$ 11,851	\$ 16	\$ 104,572	\$ 116,439

Note: GASB 34 government wide financial statements are available in the annual independent audit of the District. The audit is available on the website and upon request.

Cascades At Groveland CDD
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 through July 31, 2023

	FY2023 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)	% OF BUDGET
1 REVENUE					
2					
3 ASSESSMENT ON ROLL (NET)	\$ 92,290	\$ -	\$ 91,627	(663)	99%
4 FUND BALANCE FORWARD	7,315	-	-	(7,315)	0%
5 INTEREST REVENUE	-	-	-	-	
6 MISCELLANEOUS REVENUE	-	-	-	-	
7 FUNDS TRANSFER	-	-	-	-	
8 TOTAL REVENUE	99,605	-	91,627	(7,978)	92%
9					
10 EXPENDITURES					
11					
12 ADMINISTRATIVE					
13 BOARD OF SUPERVISORS	-	-	-	-	
14 ADMINISTRATIVE SERVICES	2,400	200	2,000	(400)	83%
15 DISTRICT MANAGEMENT	9,805	817	8,171	(1,634)	83%
16 DISTRICT ENGINEER	3,000	751	751	(2,249)	25%
17 DISCLOSURE REPORT	1,200	-	1,200	-	100%
18 TRUSTEE FEES	4,140	-	4,148	8	100%
19 ASSESSMENT ROLL	-	-	-	-	
20 FINANCIAL AND REVENUE COLLECTIONS	6,005	500	5,004	(1,001)	83%
21 ACCOUNTING SERVICES	8,405	700	7,004	(1,401)	83%
22 AUDITING SERVICES	3,600	-	-	(3,600)	0%
23 ARBITRAGE	500	-	-	(500)	0%
24 PUBLIC OFFICIALS LIABILITY INSURANCE	2,531	-	-	(2,531)	0%
25 LEGAL ADVERTISING	1,500	-	1,990	490	133%
26 DUES, LICENSES, FEES	175	-	175	-	100%
27 TAX COLLECTOR	50	-	-	(50)	0%
28 WEBSITE HOSTING	2,500	384	23	(2,477)	1%
29 DISTRICT COUNSEL	5,000	150	7,963	2,963	159%
30 MISC CHARGES	-	-	3,410	3,410	100%
31 TOTAL ADMINISTRATIVE	50,811	3,503	41,839	(8,972)	82%
32					
33 INSURANCE					
34 INSURANCE (Liability)	3,094	-	5,375	2,281	174%
35 TOTAL INSURANCE	3,094	-	5,375	2,281	174%
36					
37 FIELD OPERATIONS					
38 DRY RETENTION POND MAINTENANCE	45,700	3,802	71,224	25,524	156%
39 MISCELLANEOUS FIELD EXPENSE	-	-	-	-	
40 TOTAL FIELD OPERATIONS	45,700	3,802	71,224	25,524	156%
41					
42 TOTAL EXPENDITURES	99,605	7,306	118,438	18,833	119%
43					
44 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	(7,306)	(26,811)		
45					
46 FUND BALANCE - BEGINNING			34,198		
47 DECREASE IN FUND BALANCE			-		
48 INCREASE IN RESERVE			-		
49 FUND BALANCE - ENDING			\$ 7,387		

**CASCADES AT GROVELAND CDD
RESERVE**

For the period from October 1, 2022 through July 31, 2023

	FY 2023 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)	% OF BUDGET
1 REVENUE					
2 ASSESSMENTS - ON-ROLL (Gross)	\$ -	\$ -	\$ -	\$ -	
3 ASSESSMENTS - ON-ROLL EXCESS FEES	-	-	-	-	
4 FUND BALANCE FORWARD	-	-	-	-	
5 INTEREST - INVESTMENT	-	-	-	-	
6 DISCOUNT	-	-	-	-	
7 TOTAL REVENUE	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0</u>
8					
9 EXPENDITURES	-	-	34,267	(34,267)	100%
10					
19 TOTAL EXPENDITURES	<u>-</u>	<u>-</u>	<u>34,267</u>	<u>(34,267)</u>	<u>100%</u>
20					
21 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	-	(34,267)	(34,267)	
22					
23 OTHER FINANCING SOURCES (USES)					
24 TRANSFER IN	-	-	-	-	
25 TRANSFER OUT (USES)	-	-	-	-	
26 TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
27					
28 NET CHANGE IN FUND BALANCE	-	-	(34,267)		
29					
30 FUND BALANCE - BEGINNING			34,283		
31 FUND BALANCE FORWARD FY 2022			-		
32					
33 FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 16</u>		

Cascades At Groveland CDD
Debt Service - Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the period from October 1, 2022 through July 31, 2023

	FY 2023 ADOPTED BUDGET	CURRENT MONTH	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)	% OF BUDGET
1 REVENUE					
2 ASSESSMENTS - ON-ROLL (Gross)	\$ 499,240	\$ -	\$ 495,654	\$ (3,586)	99%
3 SUPPLEMENTAL DEBT SERVICE ASSESSMENT	-	-	-	-	
4 PREPAYMENT FUND DS	-	5,128	10,151	10,151	
5 INTEREST - INVESTMENT	-	349	4,712	4,712	100%
6 BOND PROCEEDS	-	-	-	-	
7 TOTAL REVENUE	499,240	5,477	510,517	11,277	102%
8					
9					
10 EXPENDITURES					
11 INTEREST EXPENSE	23,510	-	23,510	-	100%
12 INTEREST EXPENSE	18,950	-	23,450	(4,500)	124%
13 PRINCIPAL EXPENSE	456,000	-	465,000	(9,000)	102%
19 TOTAL EXPENDITURES	498,460	-	511,960	(13,500)	103%
20					
21 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	780	5,477	(1,443)	(2,223)	
22					
23 OTHER FINANCING SOURCES (USES)					
24 TRANSFER IN	-	-	-	-	
25 TRANSFER OUT (USES)	-	-	-	-	
26 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	0
27					
28 NET CHANGE IN FUND BALANCE			(1,443)		
29					
30 FUND BALANCE - BEGINNING			106,015		
31 FUND BALANCE APPROPRIATED			-		
32					
33 FUND BALANCE - ENDING			\$ 104,572		

Cascades At Groveland
Bank Reconciliation (GF)
July 31, 2023

	<u>Bank United</u>
Balance Per Bank Statement	\$ 24,178.71
Plus: Deposits in Transit	
Less: Reserve Fund	(15.90)
Less: Outstanding Checks	(13,827.00)
Adjusted Bank Balance	<u><u>\$ 10,335.81</u></u>
Beginning Bank Balance Per Books	\$ 35,975.85
Cash Receipts	-
Cash Disbursements	(25,640.04)
Balance Per Books	<u><u>\$ 10,335.81</u></u>

EXHIBIT 3

Gravel retention Invoice
2-Tree trimming behind 110 Balmy Coast

Date:7/27/23

Client: Jim Peparek, Project Manager
Cascade of Groveland, Supervisor, CDD
Groveland, FL 34736

Contracted: Eric Von Essen
509 Minnow Creek Court
Winter Garden, FL 34787

Scope of Work:

Trim 2 trees (behind 110 balmy coast) 7' to 8' above ground

Total Project Amount.....\$325.00

Balance due.....\$325.00

Thank You
Eric Von Essen

EXHIBIT 4

**CASCADES AT GROVELAND
COMMUNITY DEVELOPMENT DISTRICT**

*c/o Vesta District Services
250 International Parkway | Suite 208
Lake Mary, FL 32746*

September 11, 2023

US Bank
Attn: Brett Sawyer

RE: Cascades at Groveland Series 2021 Revenue Account

To Whom It May Concern,

Per the Master Indenture, The District shall authorize the withdrawal from the Series Revenue Account. Subject to the provisions of Section 604 of the Master Trust Indenture, if (i) the amount on deposit in the Series Interest Account, Series Principal Account, and Series Redemption Account in each Bond year equals the interest payable on the Bonds of such Series in such Bond Year, the principal amount of Serial Bonds payable in such Bond Year, the Maturity Amount of all Capital Appreciation Bonds due in such Bond Year and the Amortization Installment required to be paid into the Series Redemption Account in such Bond Year, and (ii) any amounts remain in the Series Revenue Account, then, such amounts shall, at the written direction of the District, reimburse the District for such payment upon written request of an Authorized Officer. This letter is authorization for the Trustee to reimburse the District in the amount of \$28,576 back to the Districts Operations & Maintenance General Fund.

Sincerely,
Cascades at Groveland CDD

By: _____

Name: _____

Title: _____

EXHIBIT 5

RESOLUTION 2023-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED RULE OF PROCEDURE 1.1(2)(a), AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Cascades at Groveland Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lake County, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") has the right to adopt reasonable rules and regulations to provide for efficient and effective operation of the District.

WHEREAS, the Board previously adopted its Rules of Procedure; and

WHEREAS, the Board now desires to amend Rule of Procedure 1.1(2)(a); and

WHEREAS, the Board duly noticed and conducted a public hearing and, having taken and considered public comment, determined to adopt the Rule amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The District's Rule of Procedure 1.1(2)(a) is hereby amended to read as follows (new language underlined):

“(a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson after filling the vacancy. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a meeting, the Vice-Chairperson shall convene and conduct the meeting. Except in the case of an emergency, the Chairperson must pre-approve, either orally or in writing, any work done by the District Counsel and/or the District Engineer that is not related to the quarterly meetings of the District. The Chairperson must pre-approve the invoices involving such non-meeting related work. In the event of an emergency, the Chairperson acting in cooperation with the District Manager shall have authority to authorize any work necessitated by the emergency.”

Section 2. The remainder of the District's Rules of Procedure are unchanged and shall remain in full force and effect.

Section 3. The District's Manager and Attorney are authorized to take actions as reasonably necessary to effectuate the purposes of this Resolution.

Section 4. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED THIS 11TH DAY OF SEPTEMBER, 2023.

**CASCADES AT GROVELAND COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE-CHAIRMAN

ATTEST:

SECRETARY / ASSISTANT SECRETARY

EXHIBIT 6

RESOLUTION 2023-12

A RESOLUTION AMENDING THE CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND BUDGET FOR FISCAL YEAR 2023

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of Cascades at Groveland Community Development District, hereinafter referred to as "District," adopted a General Fund Budget for Fiscal Year 2022-2023.

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 11th day of September, 2023 and be reflected in the monthly and Fiscal Year End 9/30/2023 Financial Statements and Audit Report of the District.

Cascades at Groveland Community
Development District

By: _____
Chairman/ Vice Chairman

Attest:

By: _____
Secretary

CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023 ADOPTED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	2023 ADOPTED	2023 AMENDED	VARIANCE
REVENUE			
O&M ASSESSMENT COLLECTION	\$ 92,290	\$ 92,290	\$ -
FUND BALANCE FORWARD	7,315	35,891	28,576
INTEREST			-
MISCELLANEOUS REVENUE			
TOTAL REVENUE	128,181	128,181	28,576
EXPENDITURES			
LEGISLATIVE			
SUPERVISOR FEES	-	-	-
FINANCIAL & ADMINISTRATIVE			
ADMINISTRATIVE SERVICES	2,400	2,400	-
DISTRICT MANAGEMENT	9,805	9,805	-
DISTRICT ENGINEER	3,000	3,000	-
DISCLOSURE REPORT	1,200	1,200	-
TRUSTEE FEES	4,140	4,140	-
FINANCIAL & REVENUE COLLECTION & ASSESSMENTS	6,005	6,005	-
ASSESSMENT ROLL	-	-	-
ACCOUNTING SERVICES	8,405	8,405	-
AUDITING SERVICES	3,600	3,600	-
ARBITRAGE REBATE CALCULATION	500	500	-
PUBLIC OFFICIALS LIABILITY INSURANCE	2,531	2,531	-
LEGAL ADVERTISING	1,500	1,500	-
DUES, LICENSES & FEES	175	175	-
TAX COLLECTOR/PROPERTY APPRAISER FEES	50	50	-
WEBSITE HOSTING, MAINTENANCE, BACKUP	2,500	2,500	-
MISCELLANEOUS CHARGES			-
CONTINGENCY		28,576	28,576
LEGAL COUNSEL			
DISTRICT COUNSEL	5,000	5,000	-
ADMIN SUBTOTAL	79,387	79,387	28,576
FIELD EXPENDITURES			
STORMWATER CONTROL			
DRY RETENTION POND MAINTENANCE	45,700	45,700	-
OTHER PHYSICAL ENVIRONMENT			
GENERAL LIABILITY INSURANCE	3,094	3,094	-
FIELD OPERATIONS SUBTOTAL	48,794	48,794	-
TOTAL EXPENDITURES	128,181	128,181	28,576
EXCESS OF REVENUES OVER (UNDER) EXPEND.	-	-	-