



# CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT

*Advanced Meeting Package*

*Regular Meeting*

*Wednesday  
January 17, 2024  
2:00 p.m.*

*Location:  
Magnolia House Sports Pavilion,  
100 Falling Acorn Av.,  
Groveland, FL 34736*

*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

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

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

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Cascades at Groveland Community Development District is scheduled for **Wednesday, January 17, 2024, at 2:00 p.m.** at the **Magnolia House Sports Pavilion, 100 Falling Acorn Av., Groveland, FL 34736.**

An 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 me at (321) 263-0132 X-193 or [dmcinnes@vestapropertyservices.com](mailto:dmcinnes@vestapropertyservices.com). We look forward to seeing you at the meeting.

Sincerely,

*David McInnes*

David McInnes  
District Manager

# Cascades at Groveland Community Development District

Meeting Date: Wednesday, January 17, 2024 Call-in Number: +1 (929) 205-6099  
Time: 2:00 PM Meeting ID: 705 571 4830#  
Location: Magnolia House Sports (Listen Only)  
Pavilion, 100 Falling Acorn  
Av., Groveland, FL 34736

## *Agenda*

- I. Roll Call**
- II. Audience Comments** – *(limited to 3 minutes per individual for agenda items-Supervisors will respond during agenda item presentation)*
- III. Presentation of Proof of Publication(s)** [Exhibit 1](#)
- IV. Staff Reports**
  - A. District Engineer
  - B. District Counsel
    - 1. Presentation of Memo on Ethics Training Requirement [Exhibit 2](#)
    - 2. Consideration & Adoption of **Resolution 2024-01**, Providing for Ethics Training [Exhibit 3](#)
  - C. District Manager
    - 1. Acceptance of Resignation – Seat #3
    - 2. Consideration & Adoption of **Resolution 2024-02**, Adding Officers [Exhibit 4](#)
- V. Consent Agenda**
  - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on September 11, 2023 [Exhibit 5](#)
  - B. Consideration for Acceptance – The October 2023 Unaudited Financial Statements [Exhibit 6](#)
  - C. Consideration for Acceptance – The November 2023 Unaudited Financial Statements [Exhibit 7](#)
  - D. Ratification of Von Etcher Builders – Task-8 Dirt Removal Proposal [Exhibit 8](#)
  - E. Ratification of Blue-Collar Pressure Washing Proposal [Exhibit 9](#)
  - F. Ratification of Contours Landscape Pond Mowing Proposal [Exhibit 10](#)
- VI. Business Items**
  - A. Consideration of Central FL Engineering Consultants Proposal [Exhibit 11](#)
  - B. Consideration of Von Etcher Builders Proposals
    - 1. Task-6 RIP RAP Pond 60 [Exhibit 12](#)
    - 2. Task-7 Repair (5) Outlet Structures [Exhibit 13](#)
    - 3. Task-7A RIP RAP 24” PVC Pipe System for Pond 60 [Exhibit 14](#)

**VI. Business Items – continued**

C. Consideration & Adoption of **Resolution 2024-03**, 2024 General Elections

[Exhibit 15](#)

D. Consideration & Adoption of **Resolution 2024-04**, Designating Signatories

[Exhibit 16](#)

**VII. Discussion Topics**

**VIII. Supervisors' Requests**

**IX. Audience Comments** (*limited to 3 minutes per individual for non-agenda items*)

**X. Adjournment**

# EXHIBIT 1

Order ID: 7563852

\* Agency Commission not included

**GROSS PRICE \* :** \$268.18**PACKAGE NAME:** Public Hearing/Bid/Misc\_Legal**CASCADES AT GROVELAND COMMUNITY  
DEVELOPMENT DISTRICT NOTICE OF BOARD  
OF SUPERVISORS MEETING AND NOTICE OF  
AUDIT COMMITTEE MEETING**

The Audit Review Committee for the Cascades at Groveland Community Development District ("District") will hold an audit review committee meeting on Wednesday, January 17, 2024, at 2:00 p.m., at the Magnolia House Sports Pavilion, located at 100 Falling Acorn Avenue, Groveland, FL 34746. At the meeting, the Audit Review Committee will review, discuss, and establish the minimum qualifications and evaluation criteria that the District will use to solicit audit services. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which regular meeting will be held at the same date, time, and location as the audit review committee meeting.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Vesta District Services, located at 250 International Parkway Suite 208, Lake Mary, FL 32746. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodation to participate in these meetings is asked to advise the District Office at (321) 263-0132 X-193, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at the meetings is advised that this same 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 such appeal is to be based.

David McInnes  
District Manager  
1/10/2024 7563852

# EXHIBIT 2



# CLARK & ALBAUGH

PROFESSIONAL LIMITED LIABILITY COMPANY

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## M E M O R A N D U M

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**From:** Clark & Albaugh  
**To:** Board of Supervisors  
Cascades at Groveland Community Development District  
**Date:** December 19, 2023  
**Subject:** Ethics Training / Financial Disclosure

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### Ethics Training Requirement

Effective July 1, 2023, the Florida Legislature enacted a requirement that, beginning January 1, 2024, each Special District elected local officer and each person who is appointed to fill a vacancy for an unexpired term of such elective office must complete 4 hours of ethics training each calendar year. The training shall address, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida's public records and public meetings laws.

This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation, covering the required subject matter.

The required training should be completed as close as possible to the date that the office was assumed. A new officer assuming office or new term of office on or before March 31 must complete the annual training on or before December 31 of the year in which the term of office began. An officer assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.





The legislation as drafted does not have a specific due date for the training other than during the calendar year. Notwithstanding that, the reporting requirements that govern financial disclosure will be amended to include a certification as to the ethics training on or before July 1 of the prior year, so the ethics training should be completed during the calendar year and be reported during the reporting cycle for the following year in time to fulfill the disclosure requirement. The Form 1 for 2024 and subsequent years will contain a “check the box” question regarding the requirement.

Following are links to some training opportunities:

<https://floridaethics.org/courses/florida-ethics-law-4-hour-course/>

<https://iog.fsu.edu/online-ethics>

<https://www.myfloridalegal.com/open-government/training> (Sunshine Law and Public Records only – 2 hours)

The Florida Bar City, County and Local Government Law Section will sponsor a course, details to be announced. [Sunshine Law, Public Records and Ethics for the Public Officers and Public Employees - City, County & Local Government Law Section \(cclgl.org\)](#)

## Financial Disclosure Updates

The legislature also adopted significant changes to the mandatory financial disclosure requirements that affect public officials and candidates for public office. The most sweeping and controversial change involves a requirement that certain elected officials file a much more detailed financial disclosure referred to as a “full and public disclosure.” This type of disclosure is made on Form 6, which is promulgated by the Florida Commission on Ethics. It contains much more specific disclosure of finances than that required on Form 1. The requirement has been met with much objection from the local government officials involved, and some smaller local governments report that public officials are considering resignation as a result. Many district supervisors have heard about this change and have asked me whether they are subject to the new requirements. The short answer is “no.” The new requirements have been extended to certain constitutional officers and to mayors and members of a city commission or city council. Officers of independent special districts, which include community development districts, will still file Form 1. However, the filing is transitioning to an electronic filing through the Commission on Ethics effective with 2024 filings. Filing information may be found at <https://www.ethics.state.fl.us>.

# EXHIBIT 3

## RESOLUTION 2024-01

**A RESOLUTION OF THE CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AUTHORIZING PAYMENT OF REQUIRED ETHICS TRAINING FOR BOARD SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024 AND SUBSEQUENT FISCAL YEARS.**

**WHEREAS**, the District is an Independent Special District subject to the requirements of Chapters 189 and 190 of the Florida Statutes. The District is governed, pursuant to Florida Statutes §190.006, by a Board of Supervisors (the "Board" and collectively, "Supervisors" and, individually, each a "Supervisor"); and

**WHEREAS**, Supervisors of the District are "Public Officers," as that term is defined in Chapter 112, Florida Statutes, and are subject to the provisions of Chapter 112 creating ethics requirements for Public Officers; and

**WHEREAS**, pursuant to Section 112.3142(2)(d), Florida Statutes, Supervisors are required, commencing January 1, 2024, to complete ethics training ("Ethics Training") during each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of Florida; and

**WHEREAS**, the Ethics Training will require each Supervisor to enroll in and complete a course of instruction complying with the statutory requirements, which likely will involve a cost to the Supervisor; and

**WHEREAS**, the District desires to comply with the requirements of Section 112.3142(2)(d) and to provide for the payment or reimbursement of the costs of Ethic Training expended by the Supervisors;

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

### **Section 1. Ethics Training**

Each Supervisor of the District shall comply annually with the requirements of Section 112.3142(2)(d), commencing with the calendar year 2024.

### **Section 2. Cost of Training**

The District is authorized to provide for the cost of the Ethics Training by advancing enrollment costs thereof or by reimbursing Supervisors for the cost of such enrollment.

Alternatively, the District may implement a system of internal Ethics Training at Board meetings or Workshops, provided that such training is compliant with Section 112.3142(2)(d).

**Section 3. Effective Date**

This Resolution shall become effective as of the date of its adoption by the Board of Supervisors.

Introduced, considered favorably, and adopted this 17<sup>th</sup> day of January, 2024

ATTEST:

**BOARD OF SUPERVISORS OF THE  
CASCADES AT GROVELAND COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

# EXHIBIT 4

**RESOLUTION 2024-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the 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**, Patrick Hession, the former Vice Chairman of the District, has resigned from the Board of Supervisors, and the position of Vice Chairman is vacant; and

**WHEREAS**, the Board of Supervisors of the District desires to add an additional Officer of the District by appointment.

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

**Section 1.** Patrick Hession is removed from the position of Vice Chairman, and the Board appoints \_\_\_\_\_ as Vice Chairman.

**Section 2.** Scott Smith is added as an additional Assistant Treasurer by appointment.

**Section 3.** This Resolution shall take effect upon its passage and shall remain in effect unless rescinded and repealed.

**PASSED AND ADOPTED THIS 17<sup>TH</sup> DAY OF JANUARY, 2024.**

**ATTEST:**

**CASCADES AT GROVELAND  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASST. SECRETARY**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

# EXHIBIT 5

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

4 The Special Meeting of the Board of Supervisors of the Cascades at Groveland Community  
5 Development District was held on Monday, September 11, 2023 at 2:00 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 Alan Martin	Board Supervisor, Assistant Secretary

13 Also present were:

14 David McInnes	District Manager, DPFM Management & Consulting
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15 *The following is a summary of the discussions and actions taken at the September 11, 2023 Cascades at*  
16 *Groveland CDD Board of Supervisors Regular Meeting.*

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

19 There being none, the next item followed.

20 **THIRD ORDER OF BUSINESS – Staff Reports**

21 A. District Engineer

22 There being none, the next item followed.

23 B. District Counsel

24 There being none, the next item followed.

25 C. District Manager

26 There being none, the next item followed.

27 **FOURTH ORDER OF BUSINESS – Consent Agenda**

28 A. Exhibit 1: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting  
29 Held July 19, 2023

30 B. Exhibit 2: Consideration for Acceptance – The July 2023 Unaudited Financial Report

31 C. Exhibit 3: Ratification of Tree Trimming Invoice

32 On a MOTION by Mr. Martin, SECONDED by Mr. Hession, WITH ALL IN FAVOR, the Board approved 33 the Consent Agenda, for the Cascades at Groveland Community Development District.
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34 **FIFTH ORDER OF BUSINESS – Business Items**

35 A. Exhibit 4: Consideration of Requesting Refund from the Trustee of \$28,000.00 of Excess Cash  
36 Held by the Trustee

37 Clarification was made that the amount was \$28,576.00.



38 On a MOTION by Mr. Pekarek, SECONDED by Mr. Martin, WITH ALL IN FAVOR, the Board approved  
39 the request for refund from the Trustee, in the amount of \$28,576.00, for the Cascades at Groveland  
40 Community Development District.

41 Discussion ensued regarding pending invoices.

42 B. Consideration of Correction to Adopted Resolution Numbers 2023-06 & 2023-07 to 2023-07 &  
43 2023-08

44 On a MOTION by Mr. Martin, SECONDED by Mr. Hession, WITH ALL IN FAVOR, the Board approved  
45 the corrections to adopted resolution numbers as reflected in the agenda, for the Cascades at Groveland  
46 Community Development District.

47 C. Exhibit 5: Consideration & Adoption of **Resolution 2023-11**, Rules of Procedure

48 On a MOTION by Mr. Pekarek, SECONDED by Mr. Martin, WITH ALL IN FAVOR, the Board adopted  
49 **Resolution 2023-11**, Rules of Procedure, for the Cascades at Groveland Community Development District.

50 D. Exhibit 6: Consideration & Adoption of **Resolution 2023-12**, Amendment of FY 2022-2023  
51 Adopted Budget

52 On a MOTION by Mr. Martin, SECONDED by Mr. Hession, WITH ALL IN FAVOR, the Board adopted  
53 **Resolution 2023-12**, Amendment of FY 2022-2023 Adopted budget, in substantial form, for the Cascades  
54 at Groveland Community Development District.

55 E. Discussion of CDD Claims Against Shea

56 Supervisor Pekarek presented his report on the current mediation against Shea Homes. Discussion  
57 ensued.

58 On a MOTION by Mr. Hession, SECONDED by Mr. Martin, WITH ALL IN FAVOR, the Board authorizes  
59 the District Counsel to participate in the mediation process with Shea, as needed, and authorizes the  
60 Chairman to accept the results of the mediation, for the Cascades at Groveland Community Development  
61 District.

62 **SIXTH ORDER OF BUSINESS – Supervisors Requests**

63 There being none, the next item followed.

64 **SEVENTH ORDER OF BUSINESS – Audience Comments – New Business – (limited to 3 minutes per  
65 individual for non-agenda items)**

66 There being none, the next item followed.

67 **EIGHTH ORDER OF BUSINESS – Adjournment**

68 Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to  
69 adjourn the meeting. There being none, Mr. Martin made a motion to adjourn the meeting.

70 On a MOTION by Mr. Martin, SECONDED by Mr. Pekarek, WITH ALL IN FAVOR, the Board adjourned  
71 the meeting at 2:35 p.m. for the Cascades at Groveland Community Development District.

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

75 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
76 **meeting held on January 17, 2024.**

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79

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

80 **Title:**    **Secretary**    **Assistant Secretary**

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

# EXHIBIT 6

# Cascades at Groveland Community Development District

Financial Statements  
(Unaudited)

Preliminary

October 31, 2023

**Cascades At Groveland CDD**  
**Balance Sheet**  
**October 31, 2023**

	<u>General Fund</u>	<u>Reserve Fund</u>	<u>Debt Service 2021</u>	<u>TOTAL</u>
<b>1 ASSETS</b>				
2 CASH - HANCOCK WHITNEY	\$ 6,091	\$ 16	\$ -	\$ 6,107
3 INVESTMENTS - FIDELITY	-	0	-	0
4 INVESTMENTS:				
5 REVENUE FUND	-	-	47,798	47,798
6 INTEREST FUNDS	-	-	-	-
7 SINKING FUNDS	-	-	-	-
8 PREPAYMENT	-	-	14,433	14,433
9 RESERVE	-	-	49,906	49,906
10 ACCOUNTS RECEIVABLE	1,515	-	-	1,515
11 ASSESSMENTS RECEIVABLE	122,921	55,000	499,060	676,981
12 OTHER ASSESSMENTS RECEIVABLE	-	-	-	-
13 DUE FROM OTHER FUNDS	-	-	-	-
14 PREPAID ITEMS	-	-	-	-
15 DEPOSITS	-	-	-	-
<b>16 TOTAL ASSETS</b>	<b>\$ 130,527</b>	<b>\$ 55,016</b>	<b>\$ 611,197</b>	<b>\$ 796,740</b>
<b>17 LIABILITIES</b>				
18 ACCOUNTS PAYABLE	\$ 385	\$ 2,715	\$ -	\$ 3,100
19 DEFERRED REVENUE	122,921	55,000	499,060	676,981
20 DUE TO DEBT SERVICE	-	-	-	-
21 DUE TO RESERVES	-	-	-	-
22 ACCRUED EXPENSES	-	-	-	-
<b>23 TOTAL LIABILITIES</b>	<b>123,306</b>	<b>57,715</b>	<b>499,060</b>	<b>680,081</b>
<b>24 FUND BALANCE</b>				
25 RESTRICTED FOR:				
26 DEBT SERVICE	-	-	-	-
27 CAPITAL PROJECTS	-	-	-	-
28 UNASSIGNED:	7,221	(2,699)	112,137	116,659
<b>29 TOTAL FUND BALANCE</b>	<b>7,221</b>	<b>(2,699)</b>	<b>112,137</b>	<b>116,659</b>
<b>30 TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$ 130,527</b>	<b>\$ 55,016</b>	<b>\$ 611,197</b>	<b>\$ 796,740</b>

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

	FY 2024 Adopted Budget	FY 2024 Month of October	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
<b>1 REVENUE</b>					
2 ASSESSMENT ON ROLL (NET)	\$ 122,921	\$ -	\$ -	(122,921)	0%
3 FUND BALANCE FORWARD	-	-	-	-	
4 INTEREST REVENUE	-	-	-	-	
5 MISCELLANEOUS REVENUE	-	-	-	-	
<b>6 TOTAL REVENUE</b>	<b>122,921</b>	<b>-</b>	<b>-</b>	<b>(122,921)</b>	<b>0%</b>
<b>7 EXPENDITURES</b>					
<b>8 ADMINISTRATIVE</b>					
9 ADMINISTRATIVE SERVICES	2,400	-	-	(2,400)	0%
10 DISTRICT MANAGEMENT	9,805	-	-	(9,805)	0%
11 DISTRICT ENGINEER	3,000	-	-	(3,000)	0%
12 DISCLOSURE REPORT	1,200	-	-	(1,200)	0%
13 TRUSTEE FEES	4,150	-	-	(4,150)	0%
14 FINANCIAL & REVENUE COLLECTION & ASSESMENTS	6,005	-	-	(6,005)	0%
15 ACCOUNTING SERVICES	8,405	-	-	(8,405)	0%
16 AUDITING SERVICES	3,600	-	-	(3,600)	0%
17 ARBITRAGE REBATE CALCULATION	750	-	-	(750)	0%
18 PUBLIC OFFICALS LIABILITY INSURANCE	6,181	5,590	5,590	(591)	90%
19 LEGAL ADVERTISING	1,500	-	-	(1,500)	0%
20 DUES, LICENSES & FEES	175	175	175	-	100%
21 TAX COLLECTOR/PROPERTY APPRIASER FEES	50	-	-	(50)	0%
22 WEBSITE HOSTING, MAINTENANCE, BACKUP	2,500	384	384	(2,116)	15%
23 CONTINGENCY	20,000	-	-	(20,000)	0%
24 DISTRICT COUNSEL	7,200	210	210	(6,990)	3%
<b>25 TOTAL ADMINISTRATIVE</b>	<b>76,921</b>	<b>6,359</b>	<b>6,359</b>	<b>(70,562)</b>	<b>8%</b>
<b>26 FIELD OPERATIONS</b>					
27 DRY RETENTION POND MAINTENANCE	46,000	3,802	3,802	(42,198)	8%
28 MISCELLANEOUS FIELD EXPENSE	-	-	-	-	
<b>29 TOTAL FIELD OPERATIONS</b>	<b>46,000</b>	<b>3,802</b>	<b>3,802</b>	<b>(42,198)</b>	<b>8%</b>
<b>30 TOTAL EXPENDITURES</b>	<b>122,921</b>	<b>10,161</b>	<b>10,161</b>	<b>(112,760)</b>	<b>8%</b>
<b>31 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>(10,161)</b>	<b>(10,161)</b>	<b>(10,161)</b>	
<b>32 OTHER FINANCING SOURCES &amp; USES</b>					
33 TRANSFERS IN	-	-	-	-	
34 TRANSFERS OUT	-	-	-	-	
<b>35 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
36 FUND BALANCE - BEGINNING - UNAUDITED	17,382		17,382		
37 NET CHANGE IN FUND BALANCE	-	(10,161)	(10,161)		
<b>38 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 17,382</b>	<b>\$ (10,161)</b>	<b>\$ 7,221</b>		

**Cascades At Groveland CDD**  
**Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2023 to October 31, 2023**

	FY 2024 Adopted Budget	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 <b>REVENUES</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 55,000	\$ -	\$ (55,000)
3 FUND BALANCE FORWARD	-	-	-
4 INTEREST EARNINGS	-	-	-
5 <b>TOTAL REVENUE</b>	<b>\$ 55,000</b>	<b>\$ -</b>	<b>(55,000)</b>
6 <b>EXPENDITURES</b>			
7 CAPITAL PROJECTS	-	2,715	2,715
8 MISC. RESERVE	-	-	-
9 <b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>2,715</b>	<b>2,715</b>
10 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>55,000</b>	<b>(2,715)</b>	<b>(57,715)</b>
11 <b>OTHER FINANCING SOURCES (USES)</b>			
12 TRANSFERS IN	-	-	-
13 TRANSFERS OUT	-	-	-
14 <b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
15 FUND BALANCE - BEGINNING - UNAUDITED	2,015	16	(1,999)
16 NET CHANGE IN FUND BALANCE	55,000	(2,715)	(57,715)
17 <b>FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 57,015</b>	<b>\$ (2,699)</b>	<b>\$ (59,714)</b>
18 <b>ANALYSIS OF FUND BALANCE</b>			
19 ASSIGNED			
20 FUTURE CAPITAL IMPROVEMENTS	-	-	-
21 WORKING CAPITAL	-	-	-
22 UNASSIGNED	57,015	(2,699)	(59,714)
23 <b>FUND BALANCE - ENDING</b>	<b>\$ 57,015</b>	<b>\$ (2,699)</b>	<b>\$ (59,714)</b>

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

	FY 2024 Adopted Budget	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget
1 <b>REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 499,060	\$ -	\$ (499,060)
3 INTEREST REVENUE	-	-	-
4 MISC. REVENUE	-	-	-
5 <b>TOTAL REVENUE</b>	<b>499,060</b>	<b>-</b>	<b>(499,060)</b>
6 <b>EXPENDITURES</b>			
7 INTEREST EXPENSE			
8     November 1, 2023	-	-	-
9     May 1, 2024	18,860	-	18,860
10    November 1, 2024	14,200	-	14,200
11 PRINCIPAL RETIREMENT			
12    May 1, 2024	466,000	-	466,000
13 <b>TOTAL EXPENDITURES</b>	<b>499,060</b>	<b>-</b>	<b>(499,060)</b>
14 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>
15 <b>OTHER FINANCING SOURCES (USES)</b>			
16 TRANSFERS IN	-	-	-
17 TRANSFERS OUT	-	-	-
18 <b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
19 FUND BALANCE - BEGINNING	112,137	112,137	-
20 NET CHANGE IN FUND BALANCE	-	-	-
21 <b>FUND BALANCE - ENDING</b>	<b>\$ 112,137</b>	<b>\$ 112,137</b>	<b>\$ -</b>



**Cascades at Groveland  
Check Register - FY2024**

Date	Num	Name	Memo	Deposits	Disbursements	Balance
<b>09/30/2023</b>		<b>BOY Balance</b>				<b>16,842.50</b>
10/01/2023	1094	EGIS Insurance & Risk Advisors	Insurance Policy # 100123248 10/01/23-10/01/24		5,590.00	11,252.50
10/03/2023	1095	EVC Construction	Trim 2 trees		325.00	10,927.50
10/27/2023	1096	LLS Tax Solutions Inc.	Capital Improvement Revenue Bonds		650.00	10,277.50
10/27/2023	100050	Contours Landscape Solution, Inc.	Invoice: 8828 (Reference: Dry Retention Pond Maintenance: 10/2023. )		3,802.00	6,475.50
10/27/2023	100051	InnerSync	Invoice: 21702 (Reference: CDD Website Services. )		384.38	6,091.12
<b>10/31/2023</b>		<b>EOM Balance</b>		<b>0.00</b>	<b>10,751.38</b>	<b>6,091.12</b>

# EXHIBIT 7

# Cascades at Groveland Community Development District

Financial Statements  
(Unaudited)

Preliminary

November 30, 2023

**Cascades At Groveland CDD**  
**Balance Sheet**  
**November 30, 2023**

	<u>General Fund</u>	<u>Reserve Fund</u>	<u>Debt Service 2021</u>	<u>TOTAL</u>
1 <b><u>ASSETS</u></b>				
2 CASH - HANCOCK WHITNEY	\$ 107,241	\$ 16	\$ -	\$ 107,257
3 INVESTMENTS - FIDELITY	-	-	-	-
4 INVESTMENTS:				
5 REVENUE FUND	-	-	1,335	1,335
6 INTEREST FUNDS	-	-	-	-
7 SINKING FUNDS	-	-	-	-
8 PREPAYMENT	-	-	3,433	3,433
9 RESERVE	-	-	49,906	49,906
10 ACCOUNTS RECEIVABLE	-	-	-	-
11 ASSESSMENTS RECEIVABLE	103,623	46,365	420,710	570,698
12 OTHER ASSESSMENTS RECEIVABLE	-	-	-	-
13 DUE FROM OTHER FUNDS	2,715	8,635	79,919	91,269
14 PREPAID ITEMS	-	-	-	-
15 DEPOSITS	-	-	-	-
16 <b><u>TOTAL ASSETS</u></b>	<b><u>\$ 213,579</u></b>	<b><u>\$ 55,016</u></b>	<b><u>\$ 555,303</u></b>	<b><u>\$ 823,898</u></b>
17 <b><u>LIABILITIES</u></b>				
18 ACCOUNTS PAYABLE	\$ 5,882	\$ -	\$ -	\$ 5,882
19 DEFERRED REVENUE	103,623	46,365	420,710	570,698
20 DUE TO OTHER FUNDS	88,554	2,715	-	91,269
21 ACCRUED EXPENSES	-	-	-	-
22 <b><u>TOTAL LIABILITIES</u></b>	<b><u>198,059</u></b>	<b><u>49,080</u></b>	<b><u>420,710</u></b>	<b><u>667,848</u></b>
23 <b><u>FUND BALANCE</u></b>				
24 RESTRICTED FOR:				
25 DEBT SERVICE	-	-	-	-
26 CAPITAL PROJECTS	-	-	-	-
27 UNASSIGNED:	15,521	5,936	134,594	156,050
28 <b><u>TOTAL FUND BALANCE</u></b>	<b><u>15,521</u></b>	<b><u>5,936</u></b>	<b><u>134,594</u></b>	<b><u>156,050</u></b>
29 <b><u>TOTAL LIABILITIES &amp; FUND EQUITY</u></b>	<b><u>\$ 213,579</u></b>	<b><u>\$ 55,016</u></b>	<b><u>\$ 555,303</u></b>	<b><u>\$ 823,898</u></b>

**Cascades At Groveland CDD**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2023 to November 30, 2023**

	FY 2024 Adopted Budget	FY 2024 Month of November	FY 2024 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget	% Actual YTD / FY Budget
<b>1 REVENUE</b>					
2 ASSESSMENT ON ROLL (NET)	\$ 122,921	\$ 19,298	\$ 19,298	(103,623)	16%
3 FUND BALANCE FORWARD	-	-	-	-	
4 INTEREST REVENUE	-	-	-	-	
5 MISCELLANEOUS REVENUE	-	-	-	-	
<b>6 TOTAL REVENUE</b>	<b>122,921</b>	<b>19,298</b>	<b>19,298</b>	<b>(103,623)</b>	<b>16%</b>
<b>7 EXPENDITURES</b>					
<b>8 ADMINISTRATIVE</b>					
9 ADMINISTRATIVE SERVICES	2,400	200	400	(2,000)	17%
10 DISTRICT MANAGEMENT	9,805	817	1,634	(8,171)	17%
11 DISTRICT ENGINEER	3,000	-	-	(3,000)	0%
12 DISCLOSURE REPORT	1,200	-	1,200	-	100%
13 TRUSTEE FEES	4,150	-	-	(4,150)	0%
14 FINANCIAL & REVENUE COLLECTION & ASSESSMENTS	6,005	500	1,001	(5,004)	17%
15 ACCOUNTING SERVICES	8,405	700	1,401	(7,004)	17%
16 AUDITING SERVICES	3,600	-	-	(3,600)	0%
17 ARBITRAGE REBATE CALCULATION	750	-	-	(750)	0%
18 PUBLIC OFFICIALS LIABILITY INSURANCE	6,181	-	5,590	(591)	90%
19 LEGAL ADVERTISING	1,500	-	-	(1,500)	0%
20 DUES, LICENSES & FEES	175	-	175	-	100%
21 TAX COLLECTOR/PROPERTY APPRAISER FEES	50	-	-	(50)	0%
22 WEBSITE HOSTING, MAINTENANCE, BACKUP	2,500	-	384	(2,116)	15%
23 CONTINGENCY	20,000	-	-	(20,000)	0%
24 DISTRICT COUNSEL	7,200	90	90	(7,110)	1%
<b>25 TOTAL ADMINISTRATIVE</b>	<b>76,921</b>	<b>2,308</b>	<b>11,875</b>	<b>(65,046)</b>	<b>15%</b>
<b>26 FIELD OPERATIONS</b>					
27 DRY RETENTION POND MAINTENANCE	46,000	3,802	7,604	(38,396)	17%
28 MISCELLANEOUS FIELD EXPENSE	-	-	-	-	
<b>29 TOTAL FIELD OPERATIONS</b>	<b>46,000</b>	<b>3,802</b>	<b>7,604</b>	<b>(38,396)</b>	<b>17%</b>
<b>30 TOTAL EXPENDITURES</b>	<b>122,921</b>	<b>6,110</b>	<b>19,479</b>	<b>(103,442)</b>	<b>16%</b>
<b>31 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>13,188</b>	<b>(181)</b>	<b>(181)</b>	
<b>32 OTHER FINANCING SOURCES &amp; USES</b>					
33 TRANSFERS IN	-	-	-	-	
34 TRANSFERS OUT	-	-	-	-	
<b>35 TOTAL OTHER FINANCING SOURCES &amp; USES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
36 FUND BALANCE - BEGINNING - UNAUDITED	17,382		15,702		
37 NET CHANGE IN FUND BALANCE	-	13,188	(181)		
<b>38 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 17,382</b>	<b>\$ 13,188</b>	<b>\$ 15,521</b>		

**Cascades At Groveland CDD**  
**Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2023 to November 30, 2023**

	FY 2024 Adopted Budget	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget
<b>1 REVENUES</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 55,000	\$ 8,635	\$ (46,365)
3 FUND BALANCE FORWARD	-	-	-
4 INTEREST EARNINGS	-	-	-
<b>5 TOTAL REVENUE</b>	<b>\$ 55,000</b>	<b>\$ 8,635</b>	<b>(46,365)</b>
<b>6 EXPENDITURES</b>			
7 CAPITAL PROJECTS	-	2,715	2,715
8 MISC. RESERVE	-	-	-
<b>9 TOTAL EXPENDITURES</b>	<b>-</b>	<b>2,715</b>	<b>2,715</b>
<b>10 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>55,000</b>	<b>5,920</b>	<b>(49,080)</b>
<b>11 OTHER FINANCING SOURCES (USES)</b>			
12 TRANSFERS IN	-	-	-
13 TRANSFERS OUT	-	-	-
<b>14 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
15 FUND BALANCE - BEGINNING - UNAUDITED	2,015	16	(1,999)
16 NET CHANGE IN FUND BALANCE	55,000	5,920	(49,080)
<b>17 FUND BALANCE - ENDING - PROJECTED</b>	<b>\$ 57,015</b>	<b>\$ 5,936</b>	<b>\$ (51,079)</b>
<b>18 ANALYSIS OF FUND BALANCE</b>			
19 ASSIGNED			
20 FUTURE CAPITAL IMPROVEMENTS	-	-	-
21 WORKING CAPITAL	-	-	-
22 UNASSIGNED	57,015	5,936	(51,079)
<b>23 FUND BALANCE - ENDING</b>	<b>\$ 57,015</b>	<b>\$ 5,936</b>	<b>\$ (51,079)</b>

**Cascades At Groveland CDD**  
**Debt Service - Series 2021**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For the period from October 1, 2023 to November 30, 2023**

	FY 2024 Adopted Budget	FY 2024 Actual Year-to-Date	VARIANCE Over (Under) to Budget
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENTS - ON ROLL (NET)	\$ 499,060	\$ 78,350	\$ (420,710)
3 INTEREST REVENUE	-	767	767
4 MISC. REVENUE	-	-	-
<b>5 TOTAL REVENUE</b>	<b>499,060</b>	<b>79,117</b>	<b>(419,943)</b>
<b>6 EXPENDITURES</b>			
7 INTEREST EXPENSE			
8 November 1, 2023	-	18,860	(18,860)
9 May 1, 2024	18,860	-	18,860
10 November 1, 2024	14,200	-	14,200
11 PRINCIPAL RETIREMENT			
12 May 1, 2024	466,000	-	466,000
13 PRINCIPAL PREPAYMENT	-	11,000	(11,000)
<b>14 TOTAL EXPENDITURES</b>	<b>499,060</b>	<b>29,860</b>	<b>(469,200)</b>
<b>15 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>49,257</b>	<b>49,257</b>
<b>16 OTHER FINANCING SOURCES (USES)</b>			
17 TRANSFERS IN	-	-	-
18 TRANSFERS OUT	-	-	-
<b>19 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
20 FUND BALANCE - BEGINNING	112,137	85,337	(26,801)
21 NET CHANGE IN FUND BALANCE	-	49,257	49,257
<b>22 FUND BALANCE - ENDING</b>	<b>\$ 112,137</b>	<b>\$ 134,594</b>	<b>\$ 22,456</b>

**Cascades at Groveland  
Check Register - FY2024**

Date	Num	Name	Memo	Deposits	Disbursements	Balance
<b>09/30/2023</b>		<b>BOY Balance</b>				<b>16,842.50</b>
10/01/2023	1094	EGIS Insurance & Risk Advisors	Insurance Polciy # 100123248 10/01/23-10/01/24		5,590.00	11,252.50
10/03/2023	1095	EVC Construction	Trim 2 trees		325.00	10,927.50
10/27/2023	1096	LLS Tax Solutions Inc.	Capital Improvement Revenue Bonds		650.00	10,277.50
10/27/2023	100050	Contours Landscape Solution, Inc.	Invoice: 8828 (Reference: Dry Retention Pond Maintenance: 10/2023. )		3,802.00	6,475.50
10/27/2023	100051	InnerSync	Invoice: 21702 (Reference: CDD Website Services. )		384.38	6,091.12
<b>10/31/2023</b>		<b>EOM Balance</b>		<b>0.00</b>	<b>10,751.38</b>	<b>6,091.12</b>
11/01/2023			Deposit	1,858.95		7,950.07
11/10/2023	100052	Clark & Albaugh, LLP	Invoice: 18491 (Reference: Legal Services: 9/2023. ) Invoice: 18527 (Reference: Legal Servic		300.00	7,650.07
11/13/2023	100053	Von Eteher Builders, LLC	Invoice: 102723- (Reference: Pond 60 Outlet. )		2,715.00	4,935.07
11/14/2023	1097	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2023/2024 Special District Fee Invoice/Update Form		175.00	4,760.07
11/20/2023			Deposit	8,864.90		13,624.97
11/21/2023	100054	Contours Landscape Solution, Inc.	Invoice: 8889 (Reference: Dry Retention Pond Maintenance: 11/2023. )		3,802.00	9,822.97
11/29/2023			Deposit	97,418.45		107,241.42
<b>11/30/2023</b>		<b>EOM Balance</b>		<b>108,142.30</b>	<b>6,992.00</b>	<b>107,241.42</b>



# EXHIBIT 8

# Task-8 Remove Dirt Pond 50 & 120, Rip Rap P-120

Date: 12/18/23

**Client:**

Jim Pekarek Project Manager  
Cascade of Groveland CDD Supervisor.  
Groveland, FL 34736

**Contracted:**

Von Etcher Builders  
509 Minnow Creek Court  
Winter Garden, FL 34787

**Work Description:**

- Relocate 65'x58'x10" of dirt, pond 50 drainpipe outlet, by Alcove, across pond 60.
- Relocate 66'x52' x6" of dirt, pond 50, across from mailboxes.
- Remove and spread out 50'x40' of dirt at outlet pipe, pond 120.
- Fill, compact and install 9'x15' rip rap (6" to 12" granite rock) over geotextile blanket, above pipe outlet pond 120.
- Note: will give quote for planting Bahia grass in spring when it is no longer dormant.

Please note: Contractor not responsible for engineering.

---

Total contract Amount \$6,786.00

Payment schedule: Due at signing of contract.....\$3,786.00  
Due at completion of job.....\$3,000.00

(Note: contractor to commence work within 15 days of sign contract and receiving deposit amount)(Contractor not responsible for damage to hardscape)

**Cascade of Groveland CDD Bill Houppermans**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

**Eric Von Essen for Von Etcher Builders**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

# EXHIBIT 9



# INVOICE #647

ISSUED:  
12/26/2023

DUE:  
12/26/2023

**RECIPIENT:**

**Cascades at Groveland CDD**

250 International Parkway Suite 208  
Lake Mary, Florida 32746

**SENDER:**

**Blue Collar Industries**

Phone: 321-947-7447  
Email: bcollarllc@gmail.com

**SERVICE ADDRESS:**

100 Falling Acorn Avenue  
Groveland, Florida 34736

**C/O Vesta District Services**

Product/Service	Description	Total
Pressure Washing	Material and labor to pressure wash the concrete sidewalk, Trilogy Pond 50	\$4,200.00*

\* Non-taxable

Thank you for your business. We appreciate the opportunity and trust you have provided us. Please contact us with any questions regarding this invoice. We can be called for touch-ups within the next 3 days. After that all work is final.

**Total** **\$4,200.00**

[Pay Now](#)

# EXHIBIT 10



www.Contourslandscape.com

**Bill To**

Cascades of Groveland CDD  
 C/O AP Vesta Property Services  
 250 International Parkway, Suite 208  
 Lake Mary, FL 32746

# Invoice

Date	Invoice #
12/27/23	8999

For More Information Please Contact Us At:  
 Office: 352-242-4400

**PLEASE NOTE: New Billing / Payment Address**

Billing / Payment Address:  
 1383 Revels Road  
 Howey in the Hills, FL 34737

P.O No.	Terms	Due Date	Work Order #	Primary Property Contact
	Net 30	1/26/2024	3191	David

Description	Amount
<p>#3191 - Pond 70 Mowing</p> <p>Mowing of Pond 70 on the North side of Wilson Lake Pkwy. Includes edging around the (3) inlets.</p>	

The signed representative hereby authorizes Contours Landscape Solution to complete the scope of services as described.

TERMS: A service charge of 2 1/2% per month will be added to all balances not paid within thirty (30) days of invoice. This represents an annual rate of 30%. In addition to all service charges there shall also be paid the reasonable costs of collection including attorneys fees and court costs.

<b>Total</b>	<b>\$812.26</b>
<b>Payments/Credits</b>	<b>(\$0.00)</b>
<b>Balance Due</b>	<b>\$812.26</b>



# Work Order Proposal

**Customer / Property:**

Cascades of Groveland CDD  
 542 Narrowview Lane  
 Groveland, FL 34736

**Proposal #:** 3191

**Date:** 12/11/2023

## Pond 70 Mowing

Mowing of Pond 70 on the North side of Wilson Lake Pkwy. Includes edging around the (3) inlets.

## Landscape Services

**Landscape Install Work**

<u>Quantity</u>	<u>Items</u>	<u>Unit</u>	<u>Price</u>
1.00	Work Order Labor - Travel & Load	Hour	\$45.00
1.00	Work Order Labor - Site Work/Land Preparation	Hour	\$55.13
15.00	Maintenance Labor	Hour	\$712.13

<b>PROJECT TOTAL:</b>	<b>\$812.26</b>
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## Terms & Conditions

By \_\_\_\_\_

**Ryan Ailes**

Date 12/11/2023

**Contours Landscape Solution**

By \_\_\_\_\_

Date \_\_\_\_\_

**Cascades of Groveland CDD**

# EXHIBIT 11



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**Central Florida Engineering Consultants**

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1111 N Ronald Reagan Blvd STE 101  
Longwood, FL 32750

## Invoice - Services

INVOICE NO. CF-SRV- 2k2401.524

**INVOICE TO:**

Cascades of Groveland HOA, Inc.  
Vesta District Servis  
Mr. David C. McInnes  
250 International Parkway, Suite 208  
Lake Mary, FL 32746

DATE 1/2/2024

TERMS

DUE DATE 1/2/2024

**TELEFA...**

**PROJECT** 2023.643.01 Cascades of Groveleand

DESCRIPTION	Hours/Qty	Rate	Amount
<i>For professional service rendered for the time period July 1, 2023 thru December 11, 2023:</i>			
<i>Inspections, Services, and Meetings:</i>			
<i>10-02-2023 Inspection w/ Client upon eroded outfall structure into pond</i>			
<i>10-17-2023 On-site Measuring – Horizontal and Vertical info-for Bidding Quantity Bid Form</i>			
<i>preparation</i>			
<i>Prepare Bidder/ Contractor BID FORM with Specifications for Remediation and Erosion Hardening</i>			
<i>Remit RFP to Bidder/ Interface w/ Bidder in Review of Project Bidding Scope</i>			
<i>11-15-2023 On-site meeting with Bidder to confirm Scope for Remediation</i>			
<i>11-29-2023 On-site meeting with Client and Bidder, in review of the proposed Remediation (by</i>			
<i>Engineer) upon the Structure</i>			
<i>And also, upon a "Typical" Discharge Structure Failure Remediation and Erosion</i>			
<i>Hardening</i>			
<i>Principal / Professional Engineer (14 hrs @ \$175.00 per hr.)</i>	14	175.00	2,450.00
<i>Engineering Technical Assistant</i>	3.5	85.00	297.50

**Total**

\$2,747.50

# EXHIBIT 12

# Task-6 RIP RAP for Pond 60

Parcel #3903375 Alcove Dr.

Date: 11/16/23

**Client:**

Bill Houppermans Project Manager  
Cascade of Groveland CDD Supervisor.  
Groveland, FL 34736

**Contracted:**

Von Etcher Builders  
509 Minnow Creek Court  
Winter Garden, FL 34787

**Work Description:**

Saw cut and remove 4.5' x 4.5' concrete slab (adjacent to outlet)  
Import 4 yards sand fill, compact 95%, fill and shape slope (3:1 min)  
Clear existing rock and gravel for Min overlay 8"-12"  
Apply: (400s.f.) Mirafi FW 404 Geo-Textile per specs.  
Apply: 4 yards drain field over Geo-textile, followed by 11yrds of #57 stone or equal  
Pour 4.5' x 4.5' x 3.5" concrete w/deepened perimeter footings (8" concrete)  
Repair sod at edge of rip rap (50 s.f.)  
Clean and remove growth at outlet

---

Total contract Amount \$9,430.00

Payment schedule: Due at signing of contract.....\$5,430.00  
Due at completion of job.....\$4,000.00

(Note: contractor to commence work within 15 days of sign contract and receiving deposit amount)

**Cascade of Groveland CDD Bill Houppermans**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

**Eric Von Essen for Von Etcher Builders**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

# EXHIBIT 13

# Task-7 Repair (5) Outlet Structures

Scope of Work.

Date: 12/5/23

**Client:**

Bill Houppermans Project Manager  
Cascade of Groveland CDD Supervisor.  
Groveland, FL 34736

**Contracted:**

Von Etcher Builders  
509 Minnow Creek Court  
Winter Garden, FL 34787

**Work Description:**

All work to include: (1) pond-20 Outlet Structure, (2) pond-100, (1) pond-110 and (1) pond-120 (totaling 5-outlet repairs). Another pond-20: 36-inch rock apron only.

- Remove dirt under slab, 3 inches below casting joint, so I have access to work.
- Remove grates and pump out water Min. 3 inch below casting joint.
- Pressure wash joint and fill with Hydraulic cement, tape with "Gorilla waterproof seal and tape" or equal (both sides).
- Apply hydraulic cement (with ten gage steel wire) around pipe connection at outlet.
- Fill area under slab with clean clayey-sand (or equal) and compact (air pockets between under slab and sand to be filled with high density foam).
- Add footing (per Martjy's drawing).
- Ad 36 inch with 3"-7" rock apron at 8-inch depth over Mirafi FW 404 matt.
- Remove all spoils jobs.

All work to be completed in a timely manner.

---

Total contract Amount \$33,678.00

Payment schedule:   Due at signing of contract.....\$13,678.00  
                                  Due at completion of excavating...\$10,000.00  
                                  Due at completion of job.....\$10,000.00

**Cascade of Groveland CDD Bill Houppermans**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

**Eric Von Essen for Von Etcher Builders**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

# EXHIBIT 14

# Task-7A RIP RAP 24" PVC Pipe System for Pond 60

Parcel #3903375 Alcove Dr.

Date: 12/12/23

**Client:**

Bill Houppermans Project Manager  
Cascade of Groveland CDD Supervisor.  
Groveland, FL 34736

**Contracted:**

Von Etcher Builders  
509 Minnow Creek Court  
Winter Garden, FL 34787

**Work Description: Install 24-inch diameter approximately 20-foot schedule-80 PVC pipe from drain outlet collector box to pond.**

- Cut 25-inch hole in concrete outlet (location measurement in field).
- Pipe will affix to concrete outlet with Manufacture coupler system.
- Install 24-inch diameter x 18 to 20-foot PVC schedule 80 pipe.
- Pipe will have support systems in two locations.
- Pipe will hang over pond no less then 3-feet.
- PVC pipe will be prepped and protected with UV paint.
- Material cost.....\$7,450.00
- Equipment cost (no charge if done concurrently with rip rap repair)....\$0,000.00
- Labor cost.....\$4,967.00

Please note: Contractor not responsible for engineering.

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Total contract Amount \$12,417.00

Payment schedule: Due at signing of contract..... \$8,417.00  
Due at completion of job.....\$4,000.00

(Note: contractor to commence work within 15 days of sign contract and receiving deposit amount)(Contractor not responsible for damage to hardscape)

**Cascade of Groveland CDD Bill Houppermans**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

**Eric Von Essen for Von Etcher Builders**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

# EXHIBIT 15



**RESOLUTION 2024-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE LAKE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the 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 ("Board") of the District seeks to implement section 190.006(3), *Florida Statutes*, and to instruct the Lake County Supervisor of Elections ("Supervisor") to conduct the District's General Election ("General Election").

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

**1. GENERAL ELECTION SEATS.** Seat 1, currently held by Hubert D. Jackson, Jr., Seat 2, currently held by James R. Pekarek, and Seat 3, currently vacant, are scheduled for the General Election in November 2024. The District Manager is hereby authorized to notify the Supervisor as to what seats are subject to General Election for the current election year, and for each subsequent election year.

**2. QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with section 99.01, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lake County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

**3. COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

**4. TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

**5. REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024 and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

**6. PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for the General Election, in a form substantially similar to Exhibit A attached hereto,

**7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this

Resolution shall not affect the validity or enforceability of the remaining provisions of this Resolution, or any part thereof.

**8. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 17<sup>TH</sup> DAY OF JANUARY, 2024.**

**ATTEST:**

**CASCADES AT GROVELAND  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASST. SECRETARY**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

## **EXHIBIT A**

### **NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Cascades at Groveland Community Development District will commence at noon on Monday, June 10, 2024, and close at noon on Friday, June 14, 2024. Candidates must qualify for the office of Supervisor with the Lake County Supervisor of Elections located at 1898 E. Burleigh Blvd., Tavares, FL 32778, (352) 343-9734. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lake County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Cascades at Groveland Community Development District has three (3) seats up for election, specifically seats 1, 2, and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on Tuesday November 5, 2024, in the manner prescribed by law for general elections.

For additional information, please contact the Lake County Supervisor of Elections.

**District Manager**

**Cascades at Groveland Community Development District**

# EXHIBIT 16

**RESOLUTION 2024-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT ROVING OF DESIGNATING SIGNATORIESFOR THE DISTRICT’S OPERATING ACCOUNT(S); AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the 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**, pursuant to Chapter 190, Florida Statutes, the funds of the District shall be disbursed by the Treasurer and by such other person(s) as may be authorized by the Board of Supervisors (hereinafter the “Board”); and

**WHEREAS**, the Board has previously established a local operating bank account for the District; and

**WHEREAS**, the Board has previously designated authorized signatories on the said operating bank account; and

**WHEREAS**, the Board now desires to rescind and repeal the prior designation and designate new signatories on the said operating bank account.

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

**Section 1.** The Chair and Vice-Chair of the District’s Board of Supervisors, Johanna Lee, Bridgett Alexander, and Scott Smith, of DPFM Management and Consulting, LLC, d/b/a Vesta District Services are hereby designated as authorized signatories on the District’s operating bank account.

**Section 2.** This Resolution shall take effect upon its passage and shall remain in effect unless rescinded and repealed. Further, upon this Resolution’s passage, any previously adopted resolution designating signatories on bank accounts for the District is rescinded and repealed.

**PASSED AND ADOPTED THIS 17<sup>TH</sup> DAY OF JANUARY, 2024.**

**ATTEST:**

**CASCADES AT GROVELAND  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASST. SECRETARY**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name