



Rizzetta & Company

# Cascades at Groveland Community Development District

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**Board of Supervisors' Meeting  
May 15, 2019**

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

[www.cascadesatgrovelandcdd.org](http://www.cascadesatgrovelandcdd.org)

**CASCADES AT GROVELAND  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

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

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

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

**CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT  
DISTRICT OFFICE • 8529 SOUTH PARK CIRCLE • SUITE 330 • ORLANDO, FL 32819**

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[www.cascadesatgrovelandcdd.org](http://www.cascadesatgrovelandcdd.org)

May 8, 2019

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

Dear Board Members:

**AGENDA**

The **regular** meeting of Board of Supervisors of the Cascades at Groveland Community Development District will be held on **Wednesday, May 15, 2019, at 2:00 p.m.** at the **Magnolia House Sports Pavilion, located at 100 Falling Acorn Avenue, Groveland, FL 34736.** Following is the agenda for the meeting:

**BOARD OF SUPERVISORS MEETING:**

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held April 17, 2019.....Tab 1
  - B. Consideration of the Operation & Maintenance Expenditures for April 2019.....Tab 2
- 5. BUSINESS ITEMS**
  - A. Presentation of Registered Voter Count.....Tab 3
  - B. Discussion Regarding Assessment Poll
  - C. Review of Proposed Budget Fiscal Year 2019/2020.....Tab 4
    - i. Review of Supervisor Pekarek's Suggested O&M Budget Allocations Fiscal Year 2019/2020
    - ii. Review of Proposed Budget Packet Fiscal Year 2019/2020
    - iii. Consideration of Resolution 2019-03, Accepting the Proposed Budget Fiscal Year 2019/2020 and Setting the Public Hearing.....Tab 5
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

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

Very truly yours,  
*Anthony Jeancola*  
Anthony Jeancola  
District Manager

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

# Tab 1

MINUTES OF MEETING

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

CASCADES AT GROVELAND  
COMMUNITY DEVELOPMENT DISTRICT

The **regular** meeting of the Board of Supervisors of Cascades at Groveland Community Development District was held on **Wednesday, April 17, 2019, at 2:01 p.m. at the Magnolia House Sports Pavilion, located at 100 Falling Acorn Avenue, Groveland, Florida 34736.**

Present and constituting a quorum:

James Pekarek	<b>Board Supervisor, Chairman</b>
Karen McMican	<b>Board Supervisor, Vice Chair</b> <i>(exited the meeting at 4:34 pm)</i>
Patrick Wellington	<b>Board Supervisor, Assistant Secretary</b>
John Asaro	<b>Board Supervisor, Assistant Secretary</b>
Benny Justice	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Anthony Jeancola	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Melissa Dobbins	<b>Regional District Manager, Rizzetta &amp; Company, Inc.</b>
Tucker Mackie	<b>District Counsel, Hopping, Green &amp; Sams, P.A.</b>
Rey Malave	<b>District Engineer, Dewberry <i>(via phone)</i></b>
Audience	<b>Present</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no audience comments on agenda items at this time.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel  
No Report.

B. District Engineer

Mr. Malave discussed the mitered end culvert brought up at the last meeting. He stated that the structure may be aesthetically in need of repair, but is otherwise structurally sound. A bar/grate structure is not required to be installed at the opening. Mr. Justice does not believe that the District should expend funds. Upon discussion, the Board opted to not obtain pricing.

Mr. Malave mentioned that he has not received a final executed contract from HIPPO Supplies in order to proceed with the stormwater repair. Mr. Jeancola clarified that this would be ratified at today's meeting.

Ms. McMican asked if a document could be created in order to show ownership and maintenance responsibility.

Ms. Mackie reviewed the bill of sale and there is no conveyance of wall structures to the District. Upon Mr. Malave's review, the wall was originally built for HOA use. Upon discussion, the Board desired an easement agreement be drafted between the District and the HOA as portions of the wall appear to be on District land.

Mr. Malave asked the Board if he should remain on the line. Brief discussion ensued. Mr. Malave will remain on the line until further notice.

C. District Manager

Mr. Jeancola informed the Board that District Management is still in the process of researching ADA compliance. He will update the Board as more information becomes available.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held  
February 20, 2019**

Mr. Jeancola reviewed the Minutes of the Board of Supervisors' meeting held on February 20, 2019 with the Board. Mr. Justice inquired about Ms. Mackie's presence at today's meeting. Ms. Mackie stated that she had other meetings in the area and would not be charging the District any travel expenses.

On Motion by Mr. Justice, seconded by Ms. McMican, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on February 20, 2019, for Cascades at Groveland Community Development District.
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**FIFTH ORDER OF BUSINESS**

**Consideration of the Operation and  
Maintenance Expenditures for  
February and March 2019**

Mr. Jeancola reviewed the expenditures for February and March 2019 with the Board of Supervisors. The expenditures for February are inclusive of the final installment for the reserve study. The March expenditures were inclusive of tax collector and audit billing.

On Motion by Ms. McMican, seconded by Mr. Asaro, with all in favor, the Board ratified the Operation and Maintenance Expenditures for February 2019 (\$11,494.07) and March 2019 (\$17,606.27), for Cascades at Groveland Community Development District.

**SIXTH ORDER OF BUSINESS**

**Ratification of Notice Boundary  
Agreement**

Mr. Jeancola provided a brief review of the agreement regarding actions that were taken by the City on January 22<sup>nd</sup>, 2019. The agreement was filed and record on March 7<sup>th</sup>, 2019.

On Motion by Ms. McMican, seconded by Mr. Wellington, with all in favor, the Board ratified the notice boundary agreement, for Cascades at Groveland Community Development District.

Mr. Wellington questioned capital improvement conversations. Ms. Mackie stated that there is a bill going forward to modify Districts' abilities to modify District boundaries. This simplifies the process by which boundaries are amended going forward.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Fiscal Year 2018 Annual  
Audit**

Mr. Jeancola stated it was a clean audit with no adverse findings. It identified that there were not any internal control deficiencies or instances of non-compliance with laws, regulations, etc. Discussion ensued.

On Motion by Mr. Justice, seconded by Mr. Pekarek, with all in favor, the Board accepted the Fiscal Year 2018 Audit, for the Cascades at Groveland Community Development District.

133 **EIGHTH ORDER OF BUSINESS**

**Consideration of Ratification of  
Stormwater Repair Agreement with  
HIPPO Supplies, LLC d/b/a The Trailer  
Doc and Fab Shop**

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The Board previously approved a not to exceed amount of \$10,500.00 at the previous meeting.

District Counsel previously prepared a form of agreement for Mr. Malave to provide to Hippo Supplies. Ms. Mackie stated that further changes were negotiated between the HIPPO Supplies and Chairman as to the form of agreement. She has not had a chance to review these changes. She recommends ratify this agreement separately from the field change directive also included in today's agenda for ratification.

Mr. Jeancola briefly discussed the ratification of the field change directive – HIPPO Supplies agreement in the amount of \$1,252.08.

On Motion by Mr. Justice, seconded by Mr. Pekarek, with all in favor, the Board ratified the stormwater agreement in an amount of \$9,138.05, for Cascades at Groveland Community Development District.

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The plan is to start within the next week and a half or so for 3-4 days a week until completion.

**NINTH ORDER OF BUSINESS**

**Consideration of Ratification of Field  
Change Directive - HIPPO Agreement**

*Discussed under "Consideration of Ratification of Stormwater Repair Agreement with  
HIPPO Supplies, LLC d/b/a The Trailer Doc and Fab Shop"*

On Motion by Mr. Justice seconded by Ms. McMican, with all in favor, the Board ratified the Field Change Directive (Grate Retrieval) - HIPPO Agreement in the amount of \$1,252.08, for Cascades at Groveland Community Development District.

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**TENTH ORDER OF BUSINESS**

**Consideration of Investment Related Matters  
Presented by Supervisor Pekarek**

A copy of the investment plan was provided to the Board.

Mr. Pekarek said that the Federal Reserve indicated that they are not increasing interest rates. Interest rates in the money market fund are above 2.00%. The District will be making a payment on May 1<sup>st</sup>. He would like to make an additional principal payment in the amount of \$55,000.00 on November 1<sup>st</sup>.

Ms. Mackie asked if the funds for the extra principal payment of \$55,000.00 were currently on account. He stated that they are with the Trustee. They have those additional funds collected.

Discussion ensued.

A motion was made by Mr. Justice and seconded by Pekarek, to approve the Investment Related Matters as presented, for Cascades at Groveland Community Development District.

Mr. Wellington opposed.

**ELEVENTH ORDER OF BUSINESS**

**Discussion Regarding Fiscal Year  
2019-2020 Budget Considerations**

Mr. Jeancola presented District financials, projections, and a summary of reserve findings with the Board.

The reserve study suggests \$15,900.00 collected next year with incremental increases. \$21,803.33 would be the average annual amount.

If the District was to maintain the level of assessments, the operation and maintenance budget would need to be approximately \$148,793.00 which is slightly less than last year as there are 2 less lots.

Mr. Pekarek provided some commentary on the use of reserves regarding construction and its effects on ponds 50, 60 and 110. Discussion ensued.

Ms. Mackie presented a memo regarding levying additional debt assessment process. This is in regards to if the District desired to collect additional debt service payments towards reducing principal of the bonds sooner than the schedule that is currently identified with the bonds. She indicated that at the time the District levied the assessments associated with the bonds, their office has been reporting certain items in the public records that identify what the debt service is going to be if individuals bought into the development. It is being identified on a per unit basis. Discussion ensued.

220 Funds collected for the O&M/reserve cannot be used for  
221 supplemental/extraordinary debt service payments currently. However, excess funds can  
222 be utilized if approved via a public hearing process in which the funds are appropriated  
223 for another purpose. Discussion was held pertaining to maintaining the aggregate  
224 assessment amount, but reducing the O&M and increasing funds to debt service via a  
225 supplemental assessment. O&M reduction was proposed by Mr. Pekarek and is to be  
226 achieved via the reduction of meeting frequency/administrative costs, reduction in  
227 landscape cost, and no longer assessing for reserves.  
228

229 The Board discussed an undetermined portion of the current reserves on-hand  
230 should be retained in the event of a major capital repair. If depleted by utilizing in full for  
231 a supplemental/extraordinary debt service payment, the alternative would be a special  
232 assessment in such an event. Mr. Malave discussed examples of repair costs on  
233 structures and/or pond banks in a similar district costing approximately \$70 - \$100K +/-.  
234

235 The Board directed that the proposed budget not include collection of an annual  
236 reserve.  
237

238 In addition to utilizing current on-hand reserve funds for a  
239 supplemental/extraordinary debt service payment, it was discussed to utilize excess O&M  
240 funds for the same. District staff suggested that it would be advisable to retain at minimum  
241 90 days of funds for beginning year expenses since funds typically are not distributed by  
242 the tax collector until late December/early January and retain additional funds to cover  
243 unforeseen expenditures that may arise above budgeted considerations.  
244

245 Mr. Pekarek proposed to reduce O&M costs as mentioned above. While 3  
246 meetings were proposed, after further discussion, the Board directed proposing a budget  
247 with the assumption of 6 meetings. Both administrative and landscape budget allocations  
248 will be reviewed further.  
249

250 Mr. Justice suggested conducting a survey to gauge the resident's desire to  
251 increase debt assessments, reduce O&M, and utilize excess funds as discussed. At the  
252 Board's direction, the Mr. Pekarek will draft a poll for Ms. Mackie's review and distribution  
253 will be made via SurveyMonkey. Findings will be discussed at the next scheduled  
254 meeting.  
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268 **TWELFTH ORDER OF BUSINESS** **Supervisor Requests and**  
269 **Audience Comments**

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271 There weren't any Supervisor requests or audience comments.  
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273 Mr. Jeancola stated that the next regular meeting of the Board of Supervisors is  
274 scheduled for Wednesday, May 15, 2019 at 2:00 p.m. at the Magnolia House Sports  
275 Pavilion, located at 100 Falling Acorn Avenue, Groveland, FL 34736.  
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316 **THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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On Motion by Mr. Justice, seconded by Mr. Pekarek with all in favor, the Board adjourned the Board of Supervisors' Meeting at 4:41 p.m. for Cascades at Groveland Community Development District.

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\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chair

DRAFT

# Tab 2

# CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT

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

## Operation and Maintenance Expenditures April 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2019 through April 30, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$6,730.82**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Cascades at Groveland Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2019 Through April 30, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Dewberry Engineers, Inc.	002033	1660134	Engineering Services 02/19	\$ 1,587.50
Grau and Associates, P.A.	002036	18014	Expenses for Confirms 04/09/19	\$ 23.00
Hopping Green & Sams	002037	106331	General/Monthly Legal Services 02/19	\$ 1,761.57
Rizzetta & Company, Inc	002034	INV0000039689	District Management Services 04/19	\$ 3,198.75
Rizzetta Technology Services, LLC	002035	INV0000004244	Website & EMail Hosting Services 04/19	<u>\$ 160.00</u>
<b>Report Total</b>				<b><u>\$ 6,730.82</u></b>

**INVOICE**

MAR 25 2019



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

RECEIVED

MAR 28 2019

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

Invoice #: 1660134  
Invoice Date: 3/8/2019  
Due Date: 4/7/2019  
Client #: 224261  
Contract #: 50089268  
Batch #: 2847690

Work Performed Thru Period Ending 2/22/2019

Job: 50089268 Cascades at Groveland CDD

TIME & MATERIAL BILLING

Task ID Task Description  
001 GEN ENG CONSULTANT SRVS

CURRENT PERIOD BILLING

Description	Prev Amount Billed	Hours	Rate	Amount
ADMIN PROFESSIONAL III	\$ 41,340.00	.50	95.000	\$ 47.50
ENGINEER IX		7.00	220.000	\$ 1,540.00
<b>TOTAL HOURLY LABOR</b>		7.50		\$ 1,587.50
<b>TOTAL FOR T001</b>				\$ 1,587.50

TOTAL FOR JOB: 50089268 \$ 1,587.50

**TOTAL INVOICE AMOUNT DUE \$ 1,587.50**  
**BY 4/7/2019**

Please Reference Invoice Number with Payment

Date Rec'd Rizzetta & Co, Inc \_\_\_\_\_  
D/M approval Al [Signature] Date \_\_\_\_\_  
Date entered MAR 28 2019  
Fund 001 GL 51300 OC 3103  
Check # \_\_\_\_\_

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

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

REINARDO MALAVE DAVILA





50089268

Cascades at Groveland CDD

t_date	end_date	emp_id	fullname	cost_code	description	SAT	SUN	MON	TUE	WED	THU	FRI	TOTAL
5/2019	2/22/2019	220389	MALAVE DAVILA, REINARDO	T0010000	Gen Eng Consultant Srvs- Board meeting	0	0	0	0	3	0	0	3
5/2019	2/22/2019	220389	MALAVE DAVILA, REINARDO	T0010000	Gen Eng Consultant Srvs- Review MES w/Dist Manger-Justice pond issue	0	0	0	0	0	0	1	1
5/2019	2/22/2019	220389	MALAVE DAVILA, REINARDO	T0010000	Gen Eng Consultant Srvs- Coor contract Hippo, work	0	0	0	0	0	2	1	3
5/2019	2/22/2019	609693	POWELL, AIMEE N.	T0010000	Gen Eng Consultant Srvs (Agreement for Hippo Supplies)	0	0	0	0	0	0	0.5	0.5

OK

# Grau and Associates

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

APR 11 2019

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 18014  
Date 04/09/2019

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SERVICE	AMOUNT
Expenses for confirms	\$ <u>23.00</u>
Current Amount Due	\$ <u>23.00</u>

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
D/M approval of Date \_\_\_\_\_  
Date entered APR 16 2019  
Fund 001 GL 51300 OC 3202  
Check # \_\_\_\_\_

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
23.00	0.00	0.00	0.00	0.00	23.00

Payment due upon receipt.

# Hopping Green & Sams

Attorneys and Counselors

March 26, 2019

Via Email to:  
[CDDInvoice@rizzetta.com](mailto:CDDInvoice@rizzetta.com)  
[ajeancola@rizzetta.com](mailto:ajeancola@rizzetta.com)

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

**Re: Cascades at Groveland Community Development District  
CASCDD/001 – Bill Number 106331 – General Counsel/Monthly Meeting**

Dear District Manager:

Enclosed please find our billing statement for services rendered and expenses on behalf of the Cascades at Groveland Community Development District incurred through the month of February 2019.

If you have any questions, please feel free to call.

Sincerely,



Tucker F. Mackie

TFM/kgh

Enclosure

RECEIVED

APR 01 2019 Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

March 11, 2019

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

Date Rec'd Rizzetta & Co, Inc. \_\_\_\_\_ Bill Number 106331  
Billed through 02/28/2019

D/M approval A. Jeancola Date \_\_\_\_\_

Date entered APR 03 2019

General Counsel / Monthly Meeting  
CASCDD 00001 TFM

Fund 001 GL 51400 OC 3405

Check # \_\_\_\_\_

**FOR PROFESSIONAL SERVICES RENDERED**

02/06/19	TFM	Review tentative agenda and confer with District management; follow-up regarding status of reserve study.	0.20 hrs
02/12/19	TFM	Review meeting minutes and provide comment.	0.50 hrs
02/14/19	TFM	Review financials and confer with Jeancola and Gallant regarding Fidelity account opening status.	0.20 hrs
02/20/19	TFM	Prepare for and attend Board meeting by phone.	3.80 hrs
02/21/19	TFM	Prepare stormwater repair agreement with Hippo and confer with Malave; Pekarek and Jeancola regarding same.	0.40 hrs
02/21/19	DGW	Board meeting follow-up; revise draft stormwater repair services agreement and confer with Mackie regarding same.	0.70 hrs
02/28/19	TFM	Confer with Wilbourn regarding boundary amendment ordinance.	0.10 hrs
02/28/19	JLK	Continue ADA related research and case law updates; continue refining and negotiating ADA website agreement; review websites for commencement of compliance responsibilities; confer with DM regarding various posting and ADA related issues.	0.10 hrs
02/28/19	SRS	Continue research regarding ADA website accessibility.	0.10 hrs
02/28/19	CGS	Monitor proposed legislation which may impact district.	0.30 hrs
02/28/19	DGW	Communications with city regarding ordinance contracting boundaries; review and disseminate ordinance; conferences with Mackie.	0.50 hrs
02/28/19	LMF	Review website for regulatory compliance status; review website for ADA compliance.	0.10 hrs

Total fees for this matter \$1,756.50

**DISBURSEMENTS**

Conference Calls 5.07

=====

Total disbursements for this matter \$5.07

**MATTER SUMMARY**

Stuart, Cheryl G.	0.30 hrs	375 /hr	\$112.50
Wilbourn, David - Paralegal	1.20 hrs	125 /hr	\$150.00
Kilinski, Jennifer L.	0.10 hrs	260 /hr	\$26.00
Fiore, Lydia M. - Paralegal	0.10 hrs	125 /hr	\$12.50
Sandy, Sarah R.	0.10 hrs	255 /hr	\$25.50
Mackie, A.Tucker Frazee	5.20 hrs	275 /hr	\$1,430.00

TOTAL FEES	\$1,756.50
TOTAL DISBURSEMENTS	\$5.07

<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>----- \$1,761.57</b>
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**BILLING SUMMARY**

Stuart, Cheryl G.	0.30 hrs	375 /hr	\$112.50
Wilbourn, David - Paralegal	1.20 hrs	125 /hr	\$150.00
Kilinski, Jennifer L.	0.10 hrs	260 /hr	\$26.00
Fiore, Lydia M. - Paralegal	0.10 hrs	125 /hr	\$12.50
Sandy, Sarah R.	0.10 hrs	255 /hr	\$25.50
Mackie, A.Tucker Frazee	5.20 hrs	275 /hr	\$1,430.00

TOTAL FEES	\$1,756.50
TOTAL DISBURSEMENTS	\$5.07

<b>TOTAL CHARGES FOR THIS BILL</b>	<b>----- \$1,761.57</b>
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**Please include the bill number on your check.**

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

**Invoice**

**RECEIVED**

**MAR 26 2019**

Date	Invoice #
4/1/2019	INV0000039689

**Bill To:**

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

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

Date Rec'd Rizzetta & Co, Inc \_\_\_\_\_  
 D/M approval all funds Date \_\_\_\_\_  
 Date entered MAR 26 2019  
 Fund 001 gl. 51300 oc \*  
 Check # \_\_\_\_\_



Rizzetta Technology Services  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

Invoice

RECEIVED  
 MAR 26 2019

Date	Invoice #
4/1/2019	INV0000004244

Bill To:

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

Description	Services for the month of	Terms	Client Number
	April		00230
	Qty	Rate	Amount
E-Mail Hosting	4	\$15.00	\$60.00
Website Hosting Services	1	\$100.00	\$100.00
<b>Subtotal</b>			\$160.00
<b>Total</b>			\$160.00

Date Rec'd Rizzetta & Co, Inc \_\_\_\_\_  
 D/M approval A. J. [Signature] Date \_\_\_\_\_  
 Date entered MAR 26 2019  
 Fund 001 GL 51300 OC 5103  
 Check # \_\_\_\_\_

# Tab 3





1898 E. Burleigh Blvd. • P.O. Box 457 • Tavares, FL 32778 P 352-343-9734 F 352-343-3605 E Hays@lakevotes.com

April 16, 2019

Anthony Jeancola, District Manager  
8529 S Park Cir Ste 330  
Orlando FL 32819

Re: District Counts

The number of registered voters within the Community Development Districts as of April 15, 2019 are listed below:

Cascades at Groveland CDD **1,482**

If we may be of further assistance, please contact this office.

Sincerely,

D. Alan Hays  
Lake County Supervisor of Elections

OUR COMMITMENT

✓ Voter Confidence ✓ Excellent Service ✓ Accurate & Efficient Elections ✓ Responsible Financial Stewardship

# Tab 4



Rizzetta & Company

# Cascades at Groveland Community Development District

<http://cascadesatgrovelandcdd.org>

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**Proposed Budget for Fiscal Year 2019/2020**

**Presented by: Rizzetta & Company, Inc.**

8529 South Park Circle  
Suite 330  
Orlando, Florida 32819  
Phone: 407-472-2471

[rizzetta.com](http://rizzetta.com)

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## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### 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.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

### 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.

**Travel:** Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

**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

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

**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.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**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 monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

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## **EXPENDITURES - FIELD OPERATIONS:**

**Deputy Services:** The District may wish to contract with the local police agency to provide security for the District.

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Street Lights:** The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.



**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.



**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Roadway Repair & Maintenance:** Expenses related to the repair and maintenance of roadways owned by the District if any.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

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

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

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

**RESERVE FUND BUDGET**  
**ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

**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.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

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**EXPENDITURES:**

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Special Assessments:** The District may levy 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.

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### EXPENDITURES – ADMINISTRATIVE:

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

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

**Proposed Budget**  
**Cascades at Groveland Community Development District**  
**General Fund**  
**Fiscal Year 2019/2020**

	Chart of Accounts Classification	Actual YTD through 03/31/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
1								
2	<b>REVENUES</b>							
3								
4	<b>Interest Earnings</b>							
5	Interest Earnings	\$ 52	\$ 104	\$ -	\$ 104	\$ -	\$ -	
6	<b>Special Assessments</b>							
7	Tax Roll*	\$ 89,773	\$ 89,773	\$ 88,709	\$ 1,064	\$ 88,810.41	\$ 101	Tax Roll/Off Roll allocations to be determined upon final roll certification.
8	Off Roll*	\$ 19,883	\$ 19,883	\$ 19,882	\$ 1	\$ 19,714.59	\$ (167)	Tax Roll/Off Roll allocations to be determined upon final roll certification.
9								
10	<b>TOTAL REVENUES</b>	<b>\$ 109,708</b>	<b>\$ 109,760</b>	<b>\$ 108,591</b>	<b>\$ 1,169</b>	<b>\$ 108,525</b>	<b>\$ (66)</b>	
11								
12	Balance Forward from Prior Year	\$ -	\$ 18,007	\$ 15,134	\$ 2,873	\$ -	\$ (15,134)	
13								
14	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 109,708</b>	<b>\$ 127,767</b>	<b>\$ 123,725</b>	<b>\$ 4,042</b>	<b>\$ 108,525</b>	<b>\$ (15,200)</b>	
15								
16	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
17								
18	<b>EXPENDITURES - ADMINISTRATIVE</b>							
19								
20	<b>Legislative</b>							
21	Supervisor Fees	\$ 1,200	\$ 2,400	\$ 6,000	\$ 3,600	\$ 2,400	\$ (3,600)	Assumes 6 meetings with 2 of 5 supervisors accepting compensation.
22	<b>Financial &amp; Administrative</b>							
23	Administrative Services	\$ 2,363	\$ 4,725	\$ 4,725	\$ -	\$ 3,600	\$ (1,125)	Assumes 6 meetings.
24	District Management	\$ 7,980	\$ 15,960	\$ 15,960	\$ -	\$ 14,000	\$ (1,960)	Assumes 6 meetings.
25	District Engineer	\$ 4,538	\$ 9,075	\$ 5,000	\$ (4,075)	\$ 5,000	\$ -	Increase based on projections.
26	Disclosure Report	\$ 1,600	\$ 1,600	\$ 1,600	\$ -	\$ 1,600	\$ -	For annual disclosure report (\$1,500) and amortization schedule (\$100)
27	Trustees Fees	\$ 1,886	\$ 3,800	\$ 3,800	\$ -	\$ 3,800	\$ -	Has been @\$3800 at year end last few FY's
28	Assessment Roll	\$ 5,250	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ -	Maintained at same rate, flat fee.
29	Financial & Revenue Collections	\$ 2,010	\$ 4,020	\$ 4,020	\$ -	\$ 4,020	\$ -	Maintained at same rate, flat fee.
30	Accounting Services	\$ 6,840	\$ 13,680	\$ 13,680	\$ -	\$ 12,765	\$ (915)	Assumes 6 meetings.
31	Auditing Services	\$ 3,500	\$ 3,500	\$ 3,700	\$ 200	\$ 3,600	\$ (100)	Per agreement, \$3,600 FYE 19
32	Arbitrage Rebate Calculation	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -	\$500 per bond issuance annually.
33	Public Officials Liability Insurance	\$ 1,386	\$ 1,386	\$ 1,500	\$ 114	\$ 1,415	\$ (85)	Allows for increase at renewal.
34	Legal Advertising	\$ 327	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	\$ -	Maintained at same rate. Typically @ \$1,500 by years end.





**Cascades at Groveland Community Development District  
Debt Service  
Fiscal Year 2019/2020**

<b>Chart of Accounts Classification</b>	<b>Series 2006</b>	<b>Budget for 2019/2020</b>
<b>REVENUES</b>		
Special Assessments		
Annual Debt Service <sup>(1)</sup>	\$370,278.83	\$370,278.83
<b>TOTAL REVENUES</b>	<b>\$370,278.83</b>	<b>\$370,278.83</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Debt Service Obligation	\$370,278.83	\$370,278.83
<b>Administrative Subtotal</b>	<b>\$370,278.83</b>	<b>\$370,278.83</b>
<b>TOTAL EXPENDITURES</b>	<b>\$370,278.83</b>	<b>\$370,278.83</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

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

6.0%

**Gross assessments**

**\$393,913.65**

**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.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.



Cascades at Groveland Community Development District

FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2019/2020 O&M Budget		\$108,525.00
County Collection Cost @	2%	\$2,309.04
Early Payment Discounts @	4%	\$4,618.09
2019/2020 Total:		<u>\$115,452.13</u>

2018/2019 O&M Budget	\$149,050.00
2019/2020 O&M Budget	\$108,525.00
Total Difference:	<u><u>-\$40,525.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2018/2019	2019/2020	\$	%
Debt Service - Single Family (Detached Residential Unit)	\$346.45	\$346.45	\$0.00	0.00%
Operations/Maintenance - Single Family (Detached Residential Unit)	\$138.24	\$100.83	-\$37.41	-27.06%
<b>Total</b>	<b>\$484.69</b>	<b>\$447.28</b>	<b>-\$37.41</b>	<b>-7.72%</b>

**CASCADES AT GROVELAND**

**FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$108,525.00
COLLECTION COSTS @	2.0%	\$2,309.04
EARLY PAYMENT DISCOUNT @	4.0%	\$4,618.09
TOTAL O&M ASSESSMENT		<u>\$115,452.13</u>

LOT SIZE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT			
	O&M	SERIES 2006	EAU FACTOR	TOTAL	% TOTAL	TOTAL
		DEBT SERVICE <sup>(1) (2)</sup>		EAU's	EAU's	O&M BUDGET
<b>Platted Parcels</b>						
Detached Residential Unit	937	929	1.00	937.00	81.83%	\$94,479.16
<b>Total Platted</b>	<u>937</u>	<u>929</u>		<u>937.00</u>	<u>81.83%</u>	<u>\$94,479.16</u>
<b>Unplatted Parcels</b>						
	<b>Planned Units</b>					
Detached Residential Unit	208	208	1.00	208.00	18.17%	\$20,972.96
<b>Total Unplatted</b>	<u>208</u>	<u>208</u>		<u>208.00</u>	<u>18.17%</u>	<u>\$20,972.96</u>
<b>Total Community</b>	<u>1145</u>	<u>1137</u>		<u>1145.00</u>	<u>100.00%</u>	<u>\$115,452.13</u>

LESS: Lake County Collection Costs (2%) and Early Payment Discounts (4%): (\$6,927.13)  
**Net Revenue to be Collected** \$108,525.00

PER LOT ANNUAL ASSESSMENT		
O&M <sup>(5)</sup>	DEBT SERVICE <sup>(3)</sup>	TOTAL <sup>(4)</sup>
\$100.83	\$346.45	\$447.28
\$100.83	\$346.45	\$447.28

*UNPLAT BY ACREAGE*      43.98      43.98      \$20,972.96

PER ACRE ASSESSMENTS - UNPLATTED		
O&M	DEBT	TOTAL
\$476.88	\$1,638.51	\$2,115.39

- <sup>(1)</sup> Reflects 8 (eight) Series 2006 prepayments.
- <sup>(2)</sup> Reflects the number of total lots with Series 2006 debt outstanding.
- <sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2006 bond issue. Annual assessment includes principal, interest, Lake County collection costs and early payment discount costs.
- <sup>(4)</sup> Annual assessment that will appear on November 2019 Lake County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4%) if paid early)
- <sup>(5)</sup> Note this assessment table reflects an equal per unit O&M assessment approved by the Board of Supervisors.



Cascades at Groveland CDD  
Proposed Budget 2019-20

	2018-19	2019-20
Grass cutting	\$33,180	\$ 25,000
Dry Retention pond Repair & contingency	4,500	-
District Counsel	15,000	6,000
District engineer	5,000	1,000
District management:		
District Manager	15,960	10,000
Administrative services	4,725	3,000
Assessment Roll	5,250	5,250
Financial revenue collecctions	4,020	4,020
Accounting	13,680	10,000
Trustee fees and audit	7,500	7,500
Legal advertising	1,500	1,000
Website, dues licenses tax collector fees	2,295	2,295
Disclosure Report & Arbitrage Rebate Calc.	2,100	2,100
General & Public Liablity Insurance	3,015	3,015
Supervisor fees	6,000	1,600
Operating expenses	\$123,725	\$81,780
Net addition to reserves and fund balances	25,325	\$ 18,220
Total assessment, net of collection discount	\$149,050	\$ 100,000

# Tab 5

**RESOLUTION 2019-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2019/2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Cascades at Groveland Community Development District (“**District**”) prior to June 15, 2019, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 21, 2019

HOUR: 2:00 p.m.

LOCATION: Magnolia House Sports Pavilion  
100 Falling Acorn Avenue  
Groveland, FL 34746

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Groveland and Lake County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed

Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 15<sup>TH</sup> DAY OF MAY, 2019.**

ATTEST:

**CASCADES AT GROVELAND  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

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