

# Cascades at Groveland Community Development District

http://cascadesatgrovelandcdd.org

Adopted Budget for Fiscal Year 2021/2022

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### GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

#### **REVENUES:**

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

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

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

#### **EXPENDITURES – ADMINISTRATIVE:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **EXPENDITURES - FIELD OPERATIONS:**

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

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

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

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

### RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

#### **REVENUES:**

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

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

#### **EXPENDITURES:**

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

#### **DEBT SERVICE FUND BUDGET**

#### **REVENUES:**

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

#### **EXPENDITURES – ADMINISTRATIVE:**

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

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

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

# Adopted Budget Cascades at Groveland Community Development District General Fund Fiscal Year 2021/2022

	Chart of Accounts Classification	t	tual YTD hrough 11/31/21		rojected Annual Totals 020/2021	Вι	Annual udget for 020/2021	va	Projected Budget ariance for 2020/2021		udget for 021/2022	(D	Budget Increase Decrease) 2020/2021	Comments
1														
	REVENUES													
3	Internal Parellana													
	Interest Earnings					•		•				_		
5	Interest Earnings			\$	-	\$	-	\$	-	\$	-	\$	-	
7	Special Assessments Tax Roll*			\$		•	103.985	•	(400.005)	Φ.	00.000	•	(44.005)	All assessments collected via County Tax Roll. \$85.75 O&M
8	Off Roll*	\$	_	\$		\$	103,985	\$	(103,985)	\$	92,290	\$	(11,695)	All assessments collected via County Tax Roll. \$65.75 Okivi
9	0.1.10.1	Ψ		Ψ		Ψ	-	Ψ		Ψ		Ψ		
	TOTAL REVENUES	\$		\$		\$	103,985	\$	(103,985)	\$	92,290	\$	(11,695)	
11		Ť		7		Ť	,	<u> </u>	(100,000)	Ť	,	•	(**,****/	
12	Balance Forward from Prior Year	\$	-	\$	-	\$	4,323	\$	(4,323)	\$	4,580	\$	257	
13														
14	TOTAL REVENUES AND BALANCE FORWARD	\$		\$	-	\$	108,308	\$	(108,308)	\$	96,870	\$	(11,438)	
15														
16	*Allocation of assessments between the Tax Roll a	nd (	Off Roll are	e es	timates on	ly ai	nd subject	to	change prio	r to	)			
17	certification.													
	EXPENDITURES - ADMINISTRATIVE													
19	Louislativa													
20	Legislative Supervisor Fees	•	_	\$		e	1.000	\$	1.000	Φ.		•	(4.000)	O of E companies a counting company ties
	Financial & Administrative	\$	-	Ъ	-	\$	1,600	Ъ	1,600	\$	-	\$	(1,600)	0 of 5 supervisors accepting compensation.
23	Administrative Services	\$	1,200	\$	3,600	\$	3,600	\$	_	\$	3,000	\$	(600)	Per addendum
24	District Management	\$	4,667	\$	14,001	\$	14,000		(1)		7,000	\$		Per addendum
25	District Engineer	\$	2,683		8,049		1,600		(6,449)		3,000	\$		\$4,115 in last FY - might be a bit low
26	Disclosure Report	\$				\$	2,000	_	-	\$	2,000	\$	-	For annual disclosure report (\$1,500) and amoritization schedules.
27	Trustees Fees	\$	2,074			\$	4,148		-	\$	4,140	\$	(8)	Maintained at same approx rate.
28	Assessment Roll	\$	5,250	\$		\$	5,250	\$	-	\$	4,000	\$		Per addendum
29	Financial & Revenue Collections	\$	1,340	\$		\$		\$	-	\$	3,200	\$	(820)	Per addendum
30	Accounting Services	\$	4,225	\$	12,765	\$	12,765	\$		\$	11,300	\$	(1,465)	Per addendum
31	Auditing Services	\$	3,726	\$	3,726	\$	3,700	\$	(26)	\$	3,700	\$	-	New RFP in process
32	Arbitrage Rebate Calculation	\$	-	\$	500		500		-	\$		-	-	\$500 per bond issuance annually.
33	Public Officials Liability Insurance	\$	1,596	\$	1,596		1,700	\$	104	\$	1,700	\$	-	Pending EGIS est.
34	Legal Advertising	\$	117	\$	1,500		1,500		-	\$	1,500	\$	-	\$1,903 last FY. Maintained at same rate.
35	Dues, Licenses & Fees	\$	175	\$		\$		\$	-	\$	175	\$		Fee payable to State annually.
36	Tax Collector /Property Appraiser Fees	\$	-	\$	200	\$		\$	-	\$	50	\$	, ,	\$50 last FY
37 38	Website Hosting, Maintenance, Backup  Legal Counsel	\$	1,409	\$	2,178	\$	4,000	\$	1,822	\$	2,500	\$	(1,500)	\$5,783 in last FY. Should be lower this FY
39	District Counsel	\$	1,589	4	4,767	\$	7,750	Ф.	2,983	\$	5,000	\$	(2.750)	\$6,537 in last FY
40	District Oddrigor	φ	1,569	ψ	4,707	φ	1,130	φ	2,903	φ	5,000	φ	(4,700)	ψυ,σσε midali i
	Administrative Subtotal	\$	31,551	\$	68,475	\$	68,508	\$	33	\$	52,765	\$	(15,743)	
42		Ť	,	Ť	,	-	,	*		Ť	,. 55	Ť	, ,	
	EXPENDITURES - FIELD OPERATIONS													
44														
45	Stormwater Control													
46	Dry Retention Pond Maintenance	\$	12,658	\$	34,780	\$	38,000	\$	3,220	\$	42,305	\$	4,305	Current Contours Agreement. \$34,365 last FY - Contract at \$42K
	Other Physical Environment													
48	General Liability Insurance			\$	1,667	\$	1,800	\$	133	\$	1,800	\$	-	Pending Est. from EGIS. \$1,667 last FY
49	51.110 V 0.1111	ļ.,												
	Field Operations Subtotal	\$	12,658	\$	36,447	\$	39,800	\$	3,353	\$	44,105	\$	4,305	
51	Contingency for County TRIM Notice						_							
52	Contingency for County 1 Kill Notice													
	TOTAL EXPENDITURES	\$	44,209	¢	104,922	¢	108,308	¢	3,386	¢	06 970	¢	(11,438)	
54	TOTAL EAL ENDITONEO	ð	44,209	Þ	104,922	Þ	100,308	ф	3,300	Þ	90,870	Þ	(11,438)	
	EXCESS OF REVENUES OVER EXPENDITURES	\$	(44,209)	\$	(104,922)	\$	-	\$	(104,922)	\$	-	\$	-	
56		Ť	,,=55)	Ť	, , <b>u==</b> /	7		7	,, <del></del> ,	Ť		Ť		
50		<u> </u>		<u> </u>						L		L		

# Adopted Budget Cascades at Groveland Community Development District Reserve Fund Fiscal Year 2020/2021

	Chart of Accounts Classification		al YTD ough 31/21	Anr Tot	ected nual tals /2021	Bu	Annual adget for 20/2021	var	ojected Budget iance for 20/2021		dget for 21/2022	(D	Budget Increase Decrease) 2020/2021	Comments
1														
2	REVENUES													
3														
4	Interest Earnings													
5	Interest Earnings			\$	-	\$	-	\$	-	\$	-	\$	-	
6	Special Assessments													
7	Tax Roll*					\$	6,015	\$	(6,015)	\$	-	\$	(6,015)	zero assessments collected via County Tax Roll.
8	Off Roll*			\$	-	\$	-	\$	-	\$	-	\$	-	
9														
10	TOTAL REVENUES	\$	-	\$	-	\$	6,015	\$	(6,015)	\$	-	\$	(6,015)	
11														
12	Balance Forward from Capital Reserve	\$	-	\$	-	\$	-	\$	-	\$	10,000	\$	10,000	Funds brought from Capital Reserve Bal for Budgeting this FY
13														
14	TOTAL REVENUES AND BALANCE FORWARD	\$	-	\$	-	\$	6,015	\$	(6,015)	\$	10,000	\$	3,985	
15														
16	*Allocation of assessments between the Tax Roll	and C	ff Roll	are est	imates	only	and subj	ect to	change p	rior	to			
17	certification.													
18	EXPENDITURES													
19														
20	Contingency													
21	Capital Projects			\$		\$	6,015	\$	6,015	\$	10,000	\$	3,985	
22														
	TOTAL EXPENDITURES	\$	-	\$		\$	6,015	\$	6,015	\$	10,000	\$	3,985	
24														
	EXCESS OF REVENUES OVER EXPENDITURES	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
26														

# CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT ASSESSMENTS PER UNIT FY 2022 ADOPTED BUDGET - OCTOBER 1, 2021 - SEPTEMBER 30, 2022

Chart of Accounts Classification	Series 2021	Budget for 2021/2022
REVENUES		
Special Assessments		
Annual Debt Service <sup>1</sup>	\$499,720	\$499,720
TOTAL REVENUES	\$499,720	\$499,720
EXPENDITURES		
Administrative		
Financial & Administrative		
Annual Debt Service Obligation	\$499,720	\$499,720
Administrative Subtotal	\$499,720	\$499,720
TOTAL EXPENDITURES	\$499,720	\$499,720
EXCESS OF REVENUES OVER EXPENDITURES	\$0	\$0

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

6.00%

**Gross Assessments** 

\$531,617.02

#### Notes:

Tax Roll County Collection Costs and Early Payment Discount is 6% 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 ASSESSMENTS PER UNIT

FY 2022 ADOPTED BUDGET - OCTOBER 1, 2021 - SEPTEMBER 30, 2022

 TOTAL O&M BUDGET
 \$92,290.00

 COLLECTION COSTS @
 2%
 \$1,963.62

 EARLY PAYMENT DISCOUNT @
 4%
 \$3,927.23

 TOTAL GROSS O&M ASSESSMENT
 \$98,180.85

	UNIT	S ASSESSED			
	SERIES 2021				
LOT TYPE	O&M	DEBT SERVICE (1)			
DETACHED RESIDENTIAL UNIT	1145	1071			
	1145	1071			

ALLOCATION OF O&M ASSESSMENT							
ERU	TOTAL	TOTAL O&M					
FACTOR	ERU's	BUDGET					
1.0	1145.0	\$98,180.85					
	1145.0	\$98,180.85					
	1 (40/)	¢E 000 0E					

SERIES 2021	PER U	NIT A
EBT SERVICE		S
BUDGET	O&M <sup>(2)</sup>	DE
\$531,617.02	\$85.75	
\$531,617.02		
-\$31,897.02		
\$499,720.00		

	PER UNIT ANNUAL ASSESSMENT									
		SERIES 2021								
	O&M <sup>(2)</sup>	DEBT SERVICE <sup>(3)</sup>	TOTAL (4)							
ı	\$85.75	\$496.37	\$582.12							

LESS: Lake County Collection Costs (2%) and Early Payment Discounts (4%):	
Net Revenue to be Collected	\$92,290.00

CHANGE IN ANNUAL ASSESSMENTS PER UNIT										
ASSESSMENT TYPE	FY 2021	FY 2022	\$ DIFF.	% DIFF.						
OPERATIONS & MAINTENANCE	\$102.20	\$85.75	-\$16.45	-16.10%						
DEBT SERVICE	\$346.45	\$496.37	\$149.92	43.27%						
TOTAL CDD ASSESSMENT	\$448.65	\$582.12	\$133.47	29.75%						

<sup>(1)</sup> Reflects the total number of lots with Series 2021 debt outstanding.

<sup>(2)</sup> Reflects O&M assessment per unit approved by the Board of Supervisors.

<sup>(3)</sup> Annual debt service assessments per unit adopted in connection with the Series 2021 refunding bond issuance. Annual Assessments includes principal, interest, Pasco County collection costs and early payment discounts.

<sup>&</sup>lt;sup>(4)</sup>Annual assessments that will appear on the November, 2021 Lake County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).