



Rizzetta & Company

# **Cascades at Groveland Community Development District**

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**Financial Statements  
(Unaudited)**

**May 31, 2018**

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

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

**Cascades at Groveland Community Development District**

Balance Sheet

As of 5/31/2018

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
<b>Assets</b>							
Cash In Bank	71,242	0	0	0	71,242	0	0
Investments	132,119	0	345,350	42,394	519,863	0	0
Investments-Reserves	0	493,453	0	0	493,453	0	0
Accounts Receivable	2,229	199	6,116	0	8,543	0	0
Prepaid Expenses	2,118	0	0	0	2,118	0	0
Due From Other Funds	0	2,313	6,277	0	8,590	0	0
Amount Available in Debt Service	0	0	0	0	0	0	357,743
Amount To Be Provided Debt Service	0	0	0	0	0	0	3,922,257
Fixed Assets	0	0	0	0	0	7,273,826	0
<b>Total Assets</b>	<u>207,706</u>	<u>495,964</u>	<u>357,743</u>	<u>42,394</u>	<u>1,103,808</u>	<u>7,273,826</u>	<u>4,280,000</u>
<b>Liabilities</b>							
Accounts Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	2,500	0	0	0	2,500	0	0
Due To Other Funds	8,590	0	0	0	8,590	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	4,280,000
<b>Total Liabilities</b>	<u>11,090</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>11,090</u>	<u>0</u>	<u>4,280,000</u>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	168,117	454,947	365,581	35,954	1,024,599	7,273,826	0
Net Change in Fund Balance	28,500	41,018	(7,838)	6,440	68,119	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<u>196,616</u>	<u>495,964</u>	<u>357,743</u>	<u>42,394</u>	<u>1,092,718</u>	<u>7,273,826</u>	<u>0</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>207,706</u>	<u>495,964</u>	<u>357,743</u>	<u>42,394</u>	<u>1,103,808</u>	<u>7,273,826</u>	<u>4,280,000</u>

See Notes to Unaudited Financial Statements

**Cascades at Groveland Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	112	112	0.00%
Special Assessments					
Tax Roll	101,852	101,852	103,416	1,564	(1.53)%
Off Roll	6,739	6,739	6,739	(0)	0.00%
<b>Total Revenues</b>	<u>108,591</u>	<u>108,591</u>	<u>110,267</u>	<u>1,676</u>	<u>(1.54)%</u>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	5,000	3,333	4,000	(667)	20.00%
Financial & Administrative					
Administrative Services	4,725	3,150	3,150	0	33.33%
District Management	15,960	10,640	10,640	0	33.33%
District Engineer	5,000	3,333	9,165	(5,832)	(83.30)%
Disclosure Report	1,600	1,600	1,500	100	6.25%
Trustees Fees	4,000	4,000	3,771	229	5.71%
Assessment Roll	5,250	5,250	5,250	0	0.00%
Financial & Revenue Collections	3,780	2,520	2,520	0	33.33%
Accounting Services	12,600	8,400	8,400	0	33.33%
Auditing Services	3,600	0	0	0	100.00%
Arbitrage Rebate Calculation	500	500	500	0	0.00%
Public Officials Liability Insurance	1,600	1,332	1,332	0	16.75%
Legal Advertising	1,500	1,000	655	345	56.35%
Dues, Licenses & Fees	175	175	175	0	0.00%
Tax Collector/Property Appraiser Fees	200	0	0	0	100.00%
Website Fees & Maintenance	1,920	1,280	1,280	0	33.33%
Legal Counsel					
District Counsel	15,000	10,000	5,814	4,187	61.24%
Stormwater Control					
Dry Retention Pond Maintenance	33,180	22,120	22,120	0	33.33%
Dry Retention Pond Repair	2,500	1,667	0	1,667	100.00%
Other Physical Environment					
General Liability Insurance	1,515	1,376	1,376	0	9.17%
Contingency					
Miscellaneous Contingency	2,000	1,333	120	1,213	94.00%
<b>Total Expenditures</b>	<u>121,605</u>	<u>83,010</u>	<u>81,767</u>	<u>1,243</u>	<u>32.76%</u>
<b>Excess of Revenue Over (Under) Expenditures</b>	<u>(13,014)</u>	<u>25,581</u>	<u>28,500</u>	<u>2,919</u>	<u>318.99%</u>

**Cascades at Groveland Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Other Financing Sources (Uses)					
Carry Forward Fund Balance	13,014	13,014	0	(13,014)	100.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	38,595	28,500	(10,095)	0.00%
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Fund Balance, Beginning of Period	0	0	168,117	168,117	0.00%
Fund Balance, End of Period	<u>0</u>	<u>38,595</u>	<u>196,616</u>	<u>158,022</u>	<u>0.00%</u>

**Cascades at Groveland Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	1,317	1,317	0.00%
Special Assessments				
Tax Roll	37,948	37,189	(759)	(2.00)%
Off Roll	2,511	2,511	0	0.01%
<b>Total Revenues</b>	<u>40,459</u>	<u>41,018</u>	<u>559</u>	<u>1.38%</u>
<b>Expenditures</b>				
Contingency				
Capital Reserves	40,459	0	40,459	100.00%
<b>Total Expenditures</b>	<u>40,459</u>	<u>0</u>	<u>40,459</u>	<u>100.00%</u>
Excess of Revenue Over (Under) Expenditures	0	41,018	41,018	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	41,018	41,018	0.00%
Fund Balance, Beginning of Period	0	454,947	454,947	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>495,964</u></u>	<u><u>495,964</u></u>	<u><u>0.00%</u></u>

**Cascades at Groveland Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	3,484	3,484	0.00%
Special Assessments				
Tax Roll	350,056	351,977	1,921	0.54%
Prepayments	0	4,212	4,212	0.00%
Off Roll	23,312	23,312	0	0.00%
<b>Total Revenues</b>	<u>373,368</u>	<u>382,985</u>	<u>9,617</u>	<u>2.58%</u>
<b>Expenditures</b>				
Debt Service				
Interest	233,368	234,658	(1,290)	(0.55)%
Principal	140,000	150,000	(10,000)	(7.14)%
<b>Total Expenditures</b>	<u>373,368</u>	<u>384,658</u>	<u>(11,290)</u>	<u>(3.02)%</u>
Excess of Revenue Over (Under) Expenditures	0	(1,673)	(1,673)	0.00%
<b>Other Financing Sources (Uses)</b>				
Interfund Transfer	0	(6,165)	(6,165)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(7,838)	(7,838)	0.00%
Fund Balance, Beginning of Period	0	365,581	365,581	0.00%
Fund Balance, End of Period	<u>0</u>	<u>357,743</u>	<u>357,743</u>	<u>0.00%</u>

**Cascades at Groveland Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	275	275	0.00%
Total Revenues	<u>0</u>	<u>275</u>	<u>275</u>	<u>0.00%</u>
Excess of Revenue Over (Under)	0	275	275	0.00%
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	0	6,165	6,165	0.00%
Excess of Rev./Other Sources Over (Under)	0	6,440	6,440	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	35,954	35,954	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>42,394</u></u>	<u><u>42,394</u></u>	<u><u>0.00%</u></u>

**Cascades at Groveland CDD**  
**Investment Summary**  
**May 31, 2018**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2018</u>
The Bank of Tampa	Money Market	\$ 132,119
	<b>Total General Fund Investments</b>	<b><u>\$ 132,119</u></b>
Regions Bank Capital Reserve	Money Market	\$ 238,422
The Bank of Tampa Capital Reserve ICS Program:		
Mutual of Omaha Bank	Money Market	9,864
United Bank	Money Market	245,167
	<b>Total Reserve Fund Investments</b>	<b><u>\$ 493,453</u></b>
US Bank Series 2006 Reserve	First American Treasury Obligation Fund Class Z	\$ 143,380
US Bank Series 2006 Revenue	First American Treasury Obligation Fund Class Z	201,970
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 345,350</u></b>
US Bank Series 2006 Acquisition/Deferred Costs	First American Treasury Obligation Fund Class Z	\$ 42,394
	<b>Total Capital Project Fund Investments</b>	<b><u>\$ 42,394</u></b>



**Cascades at Groveland Community Development District**

Summary A/R Ledger

001 - General Fund

From 5/1/2018 Through 5/31/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Lake County Tax Collector	FY17-18	114.85
11/11/2017	Shea Homes Active Adult, LLC	230-18-01	<u>2,113.72</u>
		Total 001 - General Fund	2,228.57

**Cascades at Groveland Community Development District**

Summary A/R Ledger

005 - Reserve Fund

From 5/1/2018 Through 5/31/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
11/11/2017	Shea Homes Active Adult, LLC	230-18-01	<u>198.88</u>
		Total 005 - Reserve Fund	198.88

**Cascades at Groveland Community Development District**

Summary A/R Ledger

200 - Debt Service Fund

From 5/1/2018 Through 5/31/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Lake County Tax Collector	FY17-18	287.57
11/11/2017	Shea Homes Active Adult, LLC	230-18-01	<u>5,828.00</u>
		Total 200 - Debt Service Fund	<u>6,115.57</u>
Report Balance			<u><u>8,543.02</u></u>

**CASCADES AT GROVELAND  
COMMUNITY DEVELOPMENT DISTRICT**

**Capital Improvement Revenue Bonds - Series 2006**

**Acquisition/Deferred Cost Account Activity Through May 31, 2018**

<b>Inflows:</b>	<b>Debt Proceeds</b>	<b>\$ 5,135,539.90</b>	
	<b>Underwriter Discount</b>	<b>84,000.00</b>	
	<b>Total Bond Proceeds:</b>	<b>5,219,539.90</b>	
	<b>Interest Earnings</b>	<b>346,985.36</b>	
	<b>Interest Receivable</b>	<b>-</b>	
	<b>Distribution proceeds from Levitt Bankruptcy</b>	<b>722,712.95</b>	
	<b>Excess Reserves transferred to Deferred Costs</b>	<b>52,720.42</b>	
	<b>Total Other Proceeds:</b>	<b>1,122,418.73</b>	
	<b>Total Inflows:</b>	<b>\$ 6,341,958.63</b>	

**Outflows:**

Requisition Date	Requisition Number	Contractor	Amount	Status with Trustee 5/31/2018
03/16/06	COI	Digital Assurance Certification	\$ (3,000.00)	Cleared
03/21/06	COI	Underwriter's Discount	(84,000.00)	Cleared
03/21/06	COI	Nabors Giblin & Nickerson P.A.	(50,000.00)	Cleared
03/21/06	COI	Greenberg Traurig	(35,000.00)	Cleared
03/21/06	COI	Bryant Miller & Olive P.A.	(5,000.00)	Cleared
03/23/06	COI	Rizzetta & Company, Inc.	(30,000.00)	Cleared
03/23/06	COI	Rizzetta & Company, Inc.	(5,000.00)	Cleared
03/27/06	COI	Hopping Green & Sams	(21,222.42)	Cleared
03/28/06	COI	Image Master	(3,236.10)	Cleared
04/25/06	COI	Hopping Green & Sams	(80.00)	Cleared
05/09/06	COI	Suntrust	(5,000.00)	Cleared
09/05/06	COI	Nabors Giblin & Nickerson P.A.	(2,500.00)	Cleared
09/04/07	COI	Bowyer-Singleton & Associates, Inc.	(1,390.11)	Cleared
09/06/06	7	Rizzetta & Company, Inc.	(7,000.00)	Cleared
		<b>Total Cost of Issuance:</b>	<b>(252,428.63)</b>	
05/30/06	1	Bowyer-Singleton & Associates, Inc.	(18,201.51)	Cleared
06/05/06	2	Hopping Green & Sams	(773.04)	Cleared
06/20/06	3	Hopping Green & Sams	(572.22)	Cleared
06/20/06	4	Hopping Green & Sams	(299.53)	Cleared
07/31/06	5	Hopping Green & Sams	(256.50)	Cleared
08/16/06	6	Hopping Green & Sams	(175.00)	Cleared
11/17/06	8	Hopping Green & Sams	(216.18)	Cleared
03/27/07	9	Hopping Green & Sams	(70.04)	Cleared
04/17/07	10	Hopping Green & Sams	(35.00)	Cleared
05/14/07	11	Hopping Green & Sams	(520.33)	Cleared
07/12/07	13	Levitt & Sons of Lake County, LLC	(5,252,665.34)	Cleared
08/02/07	14	Hopping Green & Sams	(59.78)	Cleared
08/16/07	15	Hopping Green & Sams	(399.50)	Cleared
09/17/07	16	Hopping Green & Sams	(1,857.22)	Cleared
10/31/07	17	Hopping Green & Sams	(1,003.05)	Cleared
12/19/07	18	Hopping Green & Sams	(519.37)	Cleared
12/27/07	19	Hopping Green & Sams	(53.12)	Cleared

**CASCADES AT GROVELAND  
COMMUNITY DEVELOPMENT DISTRICT**

**Capital Improvement Revenue Bonds - Series 2006**

**Acquisition/Deferred Cost Account Activity Through May 31, 2018**

02/14/08	20	Hopping Green & Sams	(822.50)	Cleared
06/17/10	21	Hopping Green & Sams	(471.50)	Cleared
07/28/10	22	Hopping Green & Sams	(387.00)	Cleared
08/17/10	23	Hopping Green & Sams	(64.56)	Cleared
04/05/11	24	Hopping Green & Sams	(104.00)	Cleared
03/24/16	25	Hopping Green & Sams	(2,166.00)	Cleared
6/1/2016	26	Hopping Green & Sams	(267.50)	Cleared
7/7/2016	27	Shea Homes Active Adult, LLC	(175,293.63)	Cleared
7/29/2016	28	Hopping Green & Sams	(117.50)	Cleared
9/9/2016	29	Hopping Green & Sams	(1,357.65)	Cleared
11/3/2016	30	Hopping Green & Sams	(1,058.00)	Cleared
1/5/2017	31	Hopping Green & Sams	(596.50)	Cleared
02/02/17	32	Shea Homes Active Adult, LLC	(545,357.38)	Cleared
03/29/17	33	Hopping Green & Sams	(99.21)	Cleared

**Total Requisitions: (6,005,839.66)**

**Expenditures for O&M to retain the integrity of the CDD**

03/20/08	1	Greenberg Traurig	(9,236.50)	Cleared
03/17/08	2	Hopping Green & Sams	(144.04)	Cleared
04/11/08	3	Hopping Green & Sams	(1,457.50)	Cleared
04/21/08	4	Hopping Green & Sams	(4,133.50)	Cleared
05/12/08	5	Hopping Green & Sams	(471.78)	Cleared
06/13/08	6	Hopping Green & Sams	(436.00)	Cleared
06/26/08	7	Greenberg Traurig	(2,421.67)	Cleared
07/18/08	8	Hopping Green & Sams	(595.72)	Cleared
07/31/08	9	Hopping Green & Sams	(152.00)	Cleared
09/09/08	10	Hopping Green & Sams	(1,171.26)	Cleared
09/30/08	11	Hopping Green & Sams	(2,140.22)	Cleared
10/31/08	12	Hopping Green & Sams	(2,432.19)	Cleared
11/30/08	13	US Bank	(13,737.60)	Cleared
01/09/09	14	Hopping Green & Sams	(913.12)	Cleared
01/21/09	15	Hopping Green & Sams	(518.07)	Cleared
07/28/10	19	US Bank/Greenberg Traurig	(1,335.20)	Cleared

**Total O&M Requisitions: (41,296.37)**

**Total COI and Requisitions: (6,299,564.66)**

**Funds Available in Acquisition/Deferred Cost Account at May 31, 2018**

**\$ 42,393.97**

**Cascades at Groveland Community Development District**  
**Notes to Unaudited Financial Statements**  
**May 31, 2018**

**Balance Sheet**

1. Trust statement activity has been recorded through 05/31/18.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Summary A/R Ledger – Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY17-18 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.