



Rizzetta & Company

# Grace Groves Community Development District

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**Board of Supervisors  
Meeting  
May 11, 2026**

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

**GRACE GROVES**  
**COMMUNITY DEVELOPMENT DISTRICT**

Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, FL 34731

<b>Board of Supervisors</b>	Bill Fife Owen Budorick Greg Beliveau Pete Williams Stephanie Vaughn	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Lynn Hayes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Jere Earlywine	Kutak Rock LLP
<b>District Engineer</b>	Duane Booth Brett Tobias Scott Harp	Booth, Ern, Straughan & Hoitt, Inc.

**All cellular phones and pagers must be turned off during the meeting.**

The audience comments portion of the agenda is when 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 (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, 1-800-955-8771 (TTY), or 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.

**GRACE GROVES COMMUNITY DEVELOPMENT DISTRICT**  
District Office · Wesley Chapel, Florida · (813) 994-1001  
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.gracegrovescdd.org

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May 1, 2026

**Board of Supervisors  
Grace Groves  
Community Development District**

**AGENDA**

Dear Board Members:

The meeting of the Board of Supervisors of the Grace Groves Community Development District will be held on **Monday May 11, 2026, at 1:30 p.m.** at Fruitland Park Library located at 604 W. Berckman Street, Fruitland Park, Florida 34731. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on April 13, 2026..... Tab 1
  - B. Ratification of Operation and Maintenance Expenditures For March 2026 ..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Presentation of Fiscal Year 2026/2027 Proposed Budget..... Tab 3
    - i. Consideration of Resolution 2026-06 Approving Fiscal Year 2026/2027 Proposed Budget ..... Tab 4
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Presentation of District Manager's Report ..... Tab 5
    - ii. Presentation of Registered Voter Count ..... Tab 6
    - iii. Presentation of Website Compliance Report ..... Tab 7
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Very truly yours,

*Lynn Hayes*

Lynn Hayes  
District Manager

# 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.

GRACE GROVES  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Grace Groves Community Development District was held on **April 13, 2026**, at **1:45 p.m.**, at Fruitland Park Library located at 604 W. Berckman Street, Fruitland Park, Florida 34731.

Present and constituting a quorum:

Bill Fife	<b>Board Supervisor, Chair</b>
Greg Beliveau	<b>Board Supervisor, Assistant Secretary</b>
Pete Williams	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Lynn Hayes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jere Earlywine	<b>District Counsel, Kutak Rock (via conf. call)</b>
Kayla Connell	<b>Facilities Supervisor, Rizzetta &amp; Company, Inc (via conf. call)</b>
Stephen Sanford	<b>Greenberg, Traurig P.A.</b>

Audience	<b>None</b>
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**FIRST ORDER OF BUSINESS** **Call to Order**

Mr. Hayes called the meeting to order at 1:45 p.m. and read the roll confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS** **Audience Members Comments on Agenda Items**

No audience members were present.

**THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board of Supervisors' Meeting held on February 09, 2026**

On a motion by Mr. Williams, seconded by Ms. Beliveau, with all in favor, the Board of Supervisors approved the Regular Meeting Minutes for February 09, 2026, as presented, for Grace Groves Community Development District.

**FOURTH ORDER OF BUSINESS**

**Ratification of Operation and Maintenance Expenditures for the Months of January & February 2026**

Mr. Hayes reviewed the expenses for the Board of Supervisors.

On a motion by Mr. Williams, seconded by Mr. Beliveau, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for January 2026 (\$6,600.00) and February 2026 (\$429.37), for Grace Groves Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration Resolution 2026-05; Setting 2026 Landowner Election**

On a motion by Mr. Beliveau, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved Resolution 2026-05; Setting Landowner Election for November 03, 2026, for Grace Groves Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Bond Related Matters**

**i. Presentation of Engineer's Report**

Mr. Earlywine presented the Engineer's report to the Board of Supervisors.

On a motion by Mr. Fife, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved the Engineer's Report in substantial form, for Grace Groves Community Development District.

**ii. Consideration of Supplemental Assessment Methodology Report**

Ms. Connell presented the report to the Board of Supervisors.

On a motion by Mr. Fife, seconded by Mr. Beliveau, with all in favor, the Board of Supervisors approved the Supplemental Assessment Methodology Report in substantial form, for Grace Groves Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-01; Delegated Supplemental Assessment**

Mr. Earlywine presented Resolution 2026-01; Delegated Supplemental Assessment to the Board of Supervisors.

On a motion by Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of Supervisors approved Resolution 2026-01; Delegated Supplemental Assessment, as presented, for Grace Groves Community Development District.

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**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02;  
Bond Delegation**

Mr. Sanford presented Resolution 2026-02; Bond Delegation to the Board of Supervisors.

On a motion by Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of Supervisors to adopt Resolution 2026-02; Bond Delegation, for Grace Groves Community Development District.

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**NINTH ORDER OF BUSINESS**

**Consideration of Issuer's Counsel  
Documents**

Mr. Earlywine presented the Issuer's Counsel Documents to the Board of Supervisors.

On a motion by Mr. Williams, seconded by Mr. Beliveau, with all in favor, the Board of Supervisors to approve Issuer's Counsel Documents in substantial form, for Grace Groves Community Development District.

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**TENTH ORDER OF BUSINESS**

**Consideration of Matters Regarding  
Levy of Master Debt Assessment on  
Boundary Amendment Parcel**

**i. Presentation of Amended & Restated Master Engineer's Report**

Mr. Earlywine gave presentation of Amended & Restated Master Engineer's Report to the Board of Supervisors.

On a motion by Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of Supervisors approved the Amended & Restated Master Engineer's Report in substantial form, for Grace Groves Community Development District.

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**ELEVENTH ORDER OF BUSINESS**

**Presentation of Amended & Restated  
Master Assessment Report**

Ms. Connell gave presented the Amended & Restated Master Assessment Report to the Board of Supervisors.

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On a motion by Mr. Williams, seconded by Mr. Fife, with all in favor, the Board of Supervisors approved the Amended & Restated Master Assessment Report in substantial form, for Grace Groves Community Development District.

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**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-04;  
Declaring Master Debt Assessments  
and Setting Public Hearing**

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On a motion by Mr. Williams, seconded by Mr. Beliveau, with all in favor, the Board of Supervisors approved Resolution 2026-04; Declaring Master Debt Assessments and to set a Public Hearing for July 13, 2026 at 1:30, for Grace Groves Community Development District.

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**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

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A. District Counsel  
No Report

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B. District Engineer  
Not present.

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129

C. District Manager

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Mr. Hayes presented the District Manager's Report to the Board of Supervisors and reminded the Board of the next regular and Fiscal Year 2026-2027 Proposed Budget meeting will be on May 11, 2026, at 1:30 p.m.

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**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

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There were no supervisor requests.

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**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

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On a motion by Mr. Fife, seconded by Mr. Williams, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 2:07 p.m., for Grace Groves Community Development District

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

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

## **Tab 2**

# GRACE GROVES COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

**Operation and Maintenance Expenditures  
March 2026  
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$0.00**

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\_\_\_\_\_ Chairperson  
\_\_\_\_\_ Vice Chairperson  
\_\_\_\_\_ Assistant Secretary

**Grace Groves Community Development District**

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
--------------------	---------------	-----------------------	----------------------------	-----------------------

Total				\$ -
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**Grace Groves Community Development District**  
**Operation and Maintenance Expenditures**  
**For Board Approval**  
**March 2026**

No Operation and Maintenance Expenses were paid from March 1, 2026 through March 31, 2026. Therefore, there are no new items to present at this time.

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairman

\_\_\_\_\_ Vice Chairman

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

## **Tab 3**



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# Grace Groves Community Development District

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

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**Proposed Budget for  
Fiscal Year 2026-2027**

## Table of Contents

	<u>Page</u>
<b>General Fund Budget for Fiscal Year 2026/2027</b>	<b>3</b>
<b>Debt Service Fund Budget for Fiscal Year 2026/2027</b>	<b>6</b>
<b>Assessments Charts for Fiscal Year 2026/2027</b>	<b>7</b>
<b>General Fund Budget Account Category Descriptions</b>	<b>9</b>
<b>Debt Service Fund Budget Account Category Descriptions</b>	<b>14</b>



Rizzetta & Company

**Proposed Budget**  
**Grace Groves Community Development District**  
 General Fund  
 Fiscal Year 2026/2027

Prior Actuals

Comments

Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Actual FY 23-24	Actual FY 24/25	
1									
2	<b>ASSESSMENT REVENUES</b>								
3									
4	<i>Special Assessments</i>								
5	Tax Roll*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6	Off Roll*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7									
8	<b>Assessment Revenue Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
9									
10	<b>OTHER REVENUES</b>								
11									
12	<i>Contribution from Private Sources</i>								
13	Developer Contributions	\$ 39,588	\$ 79,176	\$ 202,185	\$ (123,009)	\$ 261,891	\$ 59,706	\$ -	
14	<i>Miscellaneous Revenues</i>								
15	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
16	Interest Earnings	\$ 2	\$ 4	\$ -	\$ 4	\$ -	\$ -	\$ -	
17									
18	<b>Other Revenue Subtotal</b>	<b>\$ 39,590</b>	<b>\$ 79,180</b>	<b>\$ 202,185</b>	<b>\$ (123,005)</b>	<b>\$ 261,891</b>	<b>\$ 59,706</b>	<b>\$ 12,892.00</b>	
19									
20	<b>TOTAL REVENUES</b>	<b>\$ 39,590</b>	<b>\$ 79,180</b>	<b>\$ 202,185</b>	<b>\$ (123,005)</b>	<b>\$ 261,891</b>	<b>\$ 59,706</b>	<b>\$ 12,892.00</b>	
21	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.								
22									
23	<b>EXPENDITURES - ADMINISTRATIVE</b>								
24									
25	<i>Legislative</i>								
26	Supervisor Fees	\$ 830	\$ 1,660	\$ 12,000	\$ 10,340	\$ 12,000	\$ -	\$ -	
27	<i>Financial &amp; Administrative</i>								
28	ADA Website	\$ -	\$ -	\$ 1,515	\$ 1,515	\$ 1,515	\$ -	\$ -	
29	Accounting Services	\$ 7,500	\$ 15,000	\$ 19,200	\$ 4,200	\$ 19,200	\$ -	\$ 2,056.00	
30	Administrative Services	\$ 2,100	\$ 4,200	\$ 4,200	\$ -	\$ 4,200	\$ -	\$ 576.00	

Per Contract  
 After Bond Issuance  
 After Bond Issuance





Debt Service

Fiscal Year 2026/2027

**PRELIM**

Chart of Accounts Classification	Series 2026	Budget for 2025/2026
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$558,900.00	\$558,900.00
<b>TOTAL REVENUES</b>	<b>\$558,900.00</b>	<b>\$558,900.00</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Debt Service Obligation	\$558,900.00	\$558,900.00
<b>Administrative Subtotal</b>	<b>\$558,900.00</b>	<b>\$558,900.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$558,900.00</b>	<b>\$558,900.00</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>		<b>\$0.00</b>

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

6.0%

**GROSS ASSESSMENTS**

**\$594,574.47**

**Notes:**

Tax Roll County Collection Costs (2%) and Early Payment Discounts (4%) are a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$0.00	2025/2026 O&M Budget:	\$0.00
Collection Costs:	2%	\$0.00	2026/2027 O&M Budget:	\$0.00
Early Payment Discounts:	4%	\$0.00		
<b>2026/2027 Total:</b>		<b>\$0.00</b>	<b>Total Difference:</b>	<b>\$0.00</b>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
<b>UNPLATTED</b>					
<i>Phase 1A</i>					
<b>Townhomes</b>	Preliminary Series 2026 Debt Service	\$0.00	\$771.28	\$771.28	N/A
	Operations/Maintenance <sup>(2)</sup>	\$0.00	\$0.00	\$0.00	(1)
	<b>Total</b>	<b>\$0.00</b>	<b>\$771.28</b>	<b>\$771.28</b>	<b>(1)</b>
<b>Villas</b>	Preliminary Series 2026 Debt Service	\$0.00	\$1,276.60	\$1,276.60	N/A
	Operations/Maintenance <sup>(2)</sup>	\$0.00	\$0.00	\$0.00	(1)
	<b>Total</b>	<b>\$0.00</b>	<b>\$1,276.60</b>	<b>\$1,276.60</b>	<b>(1)</b>
<b>Single Family (standard)</b>	Preliminary Series 2026 Debt Service	\$0.00	\$1,595.74	\$1,595.74	N/A
	Operations/Maintenance <sup>(2)</sup>	\$0.00	\$0.00	\$0.00	(1)
	<b>Total</b>	<b>\$0.00</b>	<b>\$1,595.74</b>	<b>\$1,595.74</b>	<b>(1)</b>
<b>Single Family (plus)</b>	Preliminary Series 2026 Debt Service	\$0.00	\$1,755.32	\$1,755.32	N/A
	Operations/Maintenance <sup>(2)</sup>	\$0.00	\$0.00	\$0.00	(1)
	<b>Total</b>	<b>\$0.00</b>	<b>\$1,755.32</b>	<b>\$1,755.32</b>	<b>(1)</b>
<i>Future Phases</i>					
<b>Townhomes</b>	Preliminary Series 2026 Debt Service	\$0.00	\$0.00	\$0.00	0.00%
	Operations/Maintenance <sup>(2)</sup>	\$0.00	\$0.00	\$0.00	0.00%
	<b>Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Villas</b>	Preliminary Series 2026 Debt Service	\$0.00	\$0.00	\$0.00	0.00%
	Operations/Maintenance <sup>(2)</sup>	\$0.00	\$0.00	\$0.00	0.00%
	<b>Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Single Family (standard)</b>	Preliminary Series 2026 Debt Service	\$0.00	\$0.00	\$0.00	0.00%
	Operations/Maintenance <sup>(2)</sup>	\$0.00	\$0.00	\$0.00	0.00%
	<b>Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Single Family (plus)</b>	Preliminary Series 2026 Debt Service	\$0.00	\$0.00	\$0.00	0.00%
	Operations/Maintenance <sup>(2)</sup>	\$0.00	\$0.00	\$0.00	0.00%
	<b>Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>

<sup>(1)</sup> The District's FY 2025-2026 Budget was funded by the developer in lieu of levying O&M assessments.

<sup>(2)</sup> The FY 2026-2027 O&M assessments will be levied on platted lots sold to builders/end-users. The District will enter into a funding agreement with the developer for the unplatted lots and to cover any budget deficit for platted lots not sold to builders/end-users.

TOTAL O&M BUDGET		\$0.00
COLLECTION COSTS @	2%	\$0.00
EARLY PAYMENT DISCOUNT @	4%	\$0.00
TOTAL O&M ASSESSMENT		<u>\$0.00</u>

TOTAL O&M BUDGET		\$0.00
COLLECTION COSTS @	2%	\$0.00
EARLY PAYMENT DISCOUNT @	4%	\$0.00
TOTAL O&M ASSESSMENT		<u>\$0.00</u>

UNITS ASSESSED		
LOT SIZE	O&M	PRELIMINARY SERIES 2026 DEBT SERVICE <sup>(1)</sup>
<b>UNPLATTED</b>		
<b>Phase 1A</b>		
Townhomes	60	60
Villas	72	72
Single Family (standard)	110	110
Single Family (plus)	160	160
<b>Future Phases</b>		
Townhomes	130	0
Villas	192	0
Single Family (standard)	560	0
Single Family (plus)	449	0
<b>Total Community</b>	<u>1733</u>	<u>0</u>

ALLOCATION OF ADMIN ASSESSMENT					
# OF UNITS	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	ADMIN PER UNIT
60	0.45	27.00	2.29%	\$0.00	\$0.00
72	0.75	54.00	4.58%	\$0.00	\$0.00
110	0.94	103.40	8.78%	\$0.00	\$0.00
160	1.00	160.00	13.58%	\$0.00	\$0.00
130	0.45	58.50	4.97%	\$0.00	\$0.00
192	0.75	144.00	12.23%	\$0.00	\$0.00
560	0.94	526.40	44.69%	\$0.00	\$0.00
449	1.00	449.00	38.12%	\$0.00	\$0.00
		<u>1177.90</u>	<u>100.00%</u>	<u>\$0.00</u>	

ALLOCATION OF FIELD ASSESSMENT					
# OF UNITS	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	FIELD PER UNIT
60	0.45	0.01	0.00%	\$0.00	\$0.00
72	0.75	0.03	0.00%	\$0.00	\$0.00
110	0.94	0.08	0.01%	\$0.00	\$0.00
160	1.00	0.14	0.01%	\$0.00	\$0.00
130	0.45	0.02	0.00%	\$0.00	\$0.00
192	0.75	0.09	0.01%	\$0.00	\$0.00
560	0.94	0.42	0.04%	\$0.00	\$0.00
449	1.00	0.38	0.03%	\$0.00	\$0.00
		<u>0.92</u>	<u>0.08%</u>	<u>\$0.00</u>	

PER LOT ANNUAL ASSESSMENT		
O&M <sup>(2)</sup>	DEBT SERVICE <sup>(2)</sup>	TOTAL <sup>(4)</sup>
\$0.00	\$771.28	\$771.28
\$0.00	\$1,276.60	\$1,276.60
\$0.00	\$1,595.74	\$1,595.74
\$0.00	\$1,755.32	\$1,755.32
\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00

LESS: Collection Costs (2%) and Early Payment Discounts (4%):

\$0.00

Net Revenue to be Collected:

\$0.00

<sup>(1)</sup> Reflects the number of total lots with Series 2026 debt outstanding.

<sup>(2)</sup> O&M assessments will only be imposed on platted lots that have been sold to builders and/or end users. A developer funding agreement will be in place for the unplatted lots and any budget deficit on platted lots not sold to builders/end-users.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2026 bond issuance. Annual assessment includes principal, interest, Lake County collection costs and early payment discount costs.

<sup>(4)</sup> Annual assessment that will appear on November 2026 Lake County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

## 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:

**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.

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

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**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 the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, the overall administration of District functions, all required state, and local filings, preparation of the 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.



Rizzetta & Company

**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 prepare, maintain and certify the assessment roll(s) and annually levy a non-ad Valorem assessment for operating and debt service expenses.

**Financial Consulting & Revenue Collections:** Financial consulting services including investment administration of the District's bank and trust accounts, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests, owner inquiries, collection agent fees, and lien releases upon full repayment of bond obligations.

**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

**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.



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**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:

**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 the 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.



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**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.

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

**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.

**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 that requires 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.

**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.



## 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 be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



# Tab 4

**RESOLUTION 2026-06  
[FY 2027 BUDGET APPROVAL RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRACE GROVES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Grace Groves Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

**WHEREAS**, the Board now desires to set the required public hearing on the Proposed Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GRACE GROVES COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_  
LOCATION: \_\_\_\_\_  
\_\_\_\_\_

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

ATTEST:

**GRACE GROVES COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget



# Tab 5



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**UPCOMING DATES TO REMEMBER**

- **Next Regular Meeting:** June 8, 2026 @ 1:30 PM

**District  
Manager's  
Report**

May 11

**2026**

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<u>FINANCIAL SUMMARY</u>	<u>3/31/2026</u>
General Fund Cash & Investment Balance:	\$860
Reserve Fund Cash & Investment Balance:	\$0
Debt Service Fund Investment Balance:	\$0
<b>Total Cash and Investment Balances:</b>	<b>\$860</b>
<b>General Fund Expense Variance: \$59,028</b>	<b>Under Budget</b>

## **Tab 6**



[www.lakevotes.gov](http://www.lakevotes.gov)

APR 24 2026

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

April 20, 2026

Lynn Hayes, District Manager  
3434 Colwell Ave., Ste 200  
Tampa FL 33614

Re: District Counts

The number of registered voters within the Grace Key Groves Community Development District as of April 15, 2026 is 0.

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

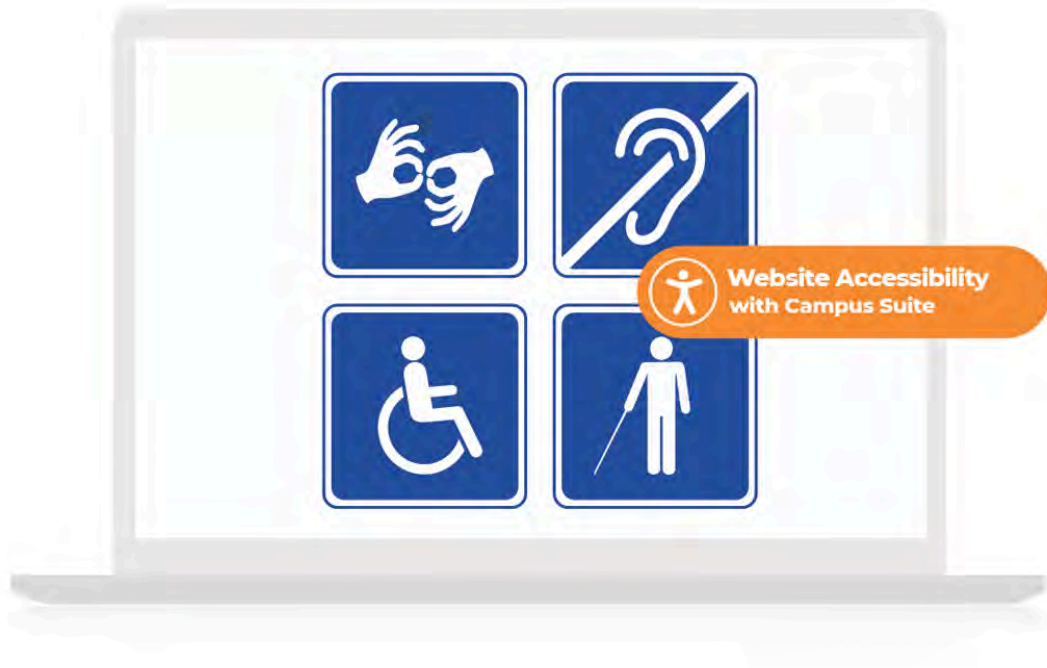
Sincerely,

D. Alan Hays  
Lake County Supervisor of Elections

OUR COMMITMENT

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

# Tab 7



# Quarterly Compliance Audit Report

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## Grace Groves

**Date:** March 2026 - 1st Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

# Table of Contents

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## **Compliance Audit**

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

## **Audit results**

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

## **Helpful information:**

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



## ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

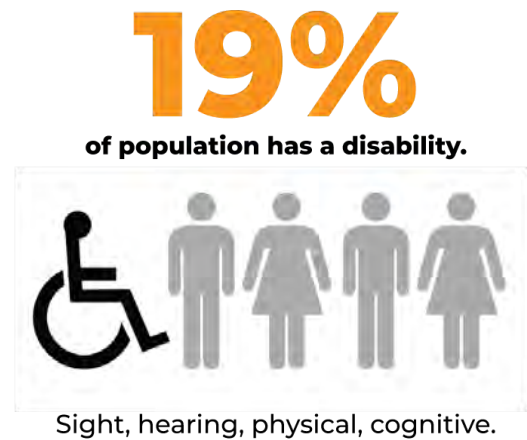
## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
X	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## **Contrast and colors**

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



## **Using semantics to format your HTML pages**

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## **Text alternatives for non-text content**

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



## **Ability to navigate with the keyboard**

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>



## Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

**Helpful articles:** <http://webaim.org/techniques/acrobat/acrobat>



## **Making videos accessible**

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

**Helpful article:** <http://webaim.org/techniques/captions>



## **Making forms accessible**

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

**Helpful article:** <http://webaim.org/techniques/forms>



## **Alternate versions**

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## **Feedback for users**

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



## **Other related requirements**

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# **Web Accessibility Glossary**

Assistive technology	Hardware and software for disabled people that
----------------------	--

	enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web