

**COUNTRY GREENS  
COMMUNITY DEVELOPMENT DISTRICT**

**AUGUST 8, 2022  
AGENDA PACKAGE**

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313 CAMPUS STREET  
CELEBRATION, FLORIDA 34747

## **Country Greens Community Development District**

Catherine Catasus, Chairperson  
Vacant, Vice Chairperson  
Crystal Jones, Assistant Secretary  
Anna Heintzelman, Assistant Secretary  
David Warden, Assistant Secretary

Gabriel Mena, District Manager  
Scott Clark, District Counsel  
David Hamstra, District Engineer  
Freddy Blanco, Field Manager

### **Meeting Agenda Monday, August 8, 2022 - 6:30 p.m.**

- 
- 1. Call to Order and Roll Call**
  - 2. Audience Comments**
  - 3. Approval of the Minutes of June 6, 2022**
  - 4. Public Hearings**
    - A. Public Hearing Adopting the Fiscal Year 2023 Budget
      - i. Fiscal Year 2023 Budget
      - ii. Public Comment
      - iii. Consideration of Resolution 2022-06, Adopting the Fiscal Year 2023 Budget
    - B. Public Hearing for the Imposition and Levy of Assessments for Fiscal Year 2023
      - i. Public Comment
      - ii. Consideration of Resolution 2022-07, Levying of Assessments
  - 5. District Manager's Report**
    - A. Financial Statements and Check Register
    - B. Acceptance of the Fiscal Year 2023 Meeting Schedule
  - 6. Staff Reports**
    - A. Field Manager
      - i. Field Report
      - ii. Irrigation Reports
    - B. District Counsel
    - C. District Engineer
  - 7. Supervisor Requests and Audience Comments**
  - 8. Adjournment**

**Next meeting scheduled for October 17, 2022 at 5:30 p.m.**

**District Office:**  
313 Campus Street  
Celebration, FL 34747  
407-566-1935  
[www.countrygreenscdd.org](http://www.countrygreenscdd.org)

**Meeting Location:**  
REACH Church  
31431 Payne Road  
Sorrento, Florida 32757  
Or call in (audio only): +1 646-838-1601, 370769952#

# **Section 3**

## **Meeting Minutes from June 6, 2022**

**MINUTES OF MEETING  
COUNTRY GREENS  
COMMUNITY DEVELOPMENT  
DISTRICT**

The regular meeting of the Country Greens Community Development District was held at 5:30 p.m. on Monday, June 6, 2022, at the Christ Community Fellowship, 31431 Payne Road, Sorrento, Florida 32757.

Present and constituting a quorum were the following:

Catherine Catusus	Chairperson
Anna Heintzelman	Vice Chairman
Crystal Jones ( <i>via phone</i> )	Assistant Secretary
David Warden	Assistant Secretary

Also present, either in person or via communication media technology, were:

Gabriel Mena	District Manager
Scott Clark	District Counsel
David Hamstra	District Engineer
Freddy Blanco	Field Manager
Corey Westbrook	Servello Account Manager
Kevin Hawn	Servello Account Manager

*This is not a certified or verbatim transcript, but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Mr. Mena called the meeting to order at 5:30 p.m.

Mr. Mena called the roll and indicated a quorum was present for the meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

With no audience comments, the next item of business followed.

Mr. Mena addressed the Board and asked for a motion to add Mr. Grall's letter of interest in being appointed by the Board be added to the agenda.

On MOTION by Ms. Heintzelman, seconded by Mr. Warden, with all in favor, unanimous approval was given to add Mr. Grall's letter of interest, in being appointed to the Board, to the agenda.

Mr. Grall introduced himself to the Board and shared some of his previous experience.

On MOTION by Ms. Heintzelman, seconded by Mr. Warden, with all in favor, unanimous approval was given to accept Mr. Grall's letter of interest and appoint him to the Board of Supervisors.

Mr. Mena administered the oath of office and will follow-up for paperwork needed.

Mr. Clark reviewed some rules and laws that are pertinent to being a Board member.

### **THIRD ORDER OF BUSINESS**

#### **Acceptance of April 18, 2022, Meeting Minutes**

Mr. Mena asked for any changes or corrections to the minutes.

On MOTION by Ms. Heintzelman, seconded by Ms. Catasus, with all in favor, unanimous approval was given to accept the minutes from April 18, 2022, as presented.

### **FOURTH ORDER OF BUSINESS**

#### **Business Items**

#### **A. Consideration of Resolution 2022-04, Designating Officers of the District**

Mr. Mena read Resolution 2022-04 into the record by title.

On MOTION by Ms. Jones, seconded by Mr. Warden, with all in favor, unanimous approval was given to adopt Resolution 2022-04, Designating Officers of the District as: Ms. Catasus Chairman, Ms. Heintzelman as Vice Chairman, and Ms. Jones, Mr. Warden, and Mr. Grall as Assistant Secretaries.

#### **B. Presentation of the Fiscal Year 2023 Proposed Budget**

Mr. Clark advised the Board they may desire to consider his proposed increase at this time to incorporate it into the budget.

Mr. Hamstra addressed the capital improvements line item, as he has bids coming in to repair a drainage issue.

#### **i. Consideration of 2022-05, Approving the Fiscal Year 2023 Proposed budget, and Setting the Public Hearing**

Mr. Mena read Resolution 2022-05 into the record by title.

On MOTION by Ms. Catasus, seconded by Ms. Jones, with all in favor, unanimous approval was given to approve the fiscal year 2023 proposed budget and setting the public hearing on August 8, 2022, at 6:30 p.m., at REACH Church, 31431 Payne Road, Sorrento, Florida 32757.

**FIFTH ORDER OF BUSINESS**

**District Manager's Report**

**A. Acceptance of the Financial Statements**

On MOTION by Ms. Heintzelman, seconded by Ms. Catusus, with all in favor, unanimous approval was given to accept the financial statements, as presented.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Field Manager**

**i. Field Report**

Mr. Blanco reviewed some items from the report.

Ms. Catusus has requested a meeting with Sitex.

Ms. Catusus stated the annuals in the front did look good, but now they aren't looking as good. Mr. Hawn stated the irrigation clock was turned off. Ms. Catusus requested locks be put on the irrigation clocks, to prevent the timers from being turned off again. Mr. Mena will contact Servello and Mr. Blanco and inform Ms. Catusus.

**ii. Irrigation Reports**

There were no comments.

**iii. Proposals**

Mr. Blanco reviewed the proposals for the Board.

Mr. Westmark introduced himself, he will be taking over as Account Manager for Country Greens at Servello.

Servello #6803, Irrigation Clock 2, Zone 5 Repair

On MOTION by Ms. Heintzelman, seconded by Ms. Catusus, with all in favor, unanimous approval was given to the amended Servello Proposal #6803 to include diagnostic labor and repair, with a not-to-exceed amount of \$850.00.

Servello #6596, Landscape at Cardinal Lane Entrance

On MOTION by Ms. Catusus, seconded by Ms. Heintzelman, with Mr. Warden opposed, approval was given to Servello Proposal #6596 at \$1058.00.

Servello #6598, Irrigation Pump Stations

On MOTION by Ms. Catusus, seconded by Ms. Heintzelman, with all in favor, unanimous approval was given to Servello Proposal #6598 at \$800.00.

**B. District Counsel.**

Mr. Clark had informed the Board earlier in the meeting of an increase in his hourly rate. The new rate is \$300.00 per hour, from \$285.00 per hour.

On MOTION by Ms. Catusus, seconded by Mr. Warden, with all in favor, unanimous approval was given to Mr. Clark's hourly rate increase to \$300.00 an hour.

Mr. Clark stated he has contacted Yellowstone Landscaping and proposed that the District keep their check of \$15,000, and would like to receive another \$5,000.00. Yellowstone has not responded. Mr. Clark will continue to try to reach someone at Yellowstone.

**C. District Engineer**

Mr. Hamstra reviewed his report for the Board.

Mr. Hamstra advised some of the cost of the House Bill 53 is due to the previous District Engineer not cooperating and providing the existing schematics for the stormwater infrastructure. Mr. Hamstra will need to start from scratch. Mr. Clark advised these are a matter of public record and he will reach out to obtain these schematics from Dewberry.

On MOTION by Ms. Catusus, seconded by Ms. Heintzelman, with all in favor, unanimous approval was given to Mr. Clark's hourly rate increase to \$300.00 an hour.

Pegasus Proposal for House Bill 53, Stormwater Analysis Work

On MOTION by Ms. Catusus, seconded by Ms. Heintzelman, with all in favor, unanimous approval was given to the Pegasus proposal for House Bill 53, stormwater analysis work, with a not-to-exceed of \$6,500.00.

**SEVENTH ORDER OF BUSINESS** **Supervisor Requests and Audience Comments**

Mr. Warden reiterated the need for a cost breakdown on Servello reports.

**EIGHTH ORDER OF BUSINESS** **Adjournment**

On MOTION by Ms. Heintzelman, with all in favor, the meeting was adjourned at 6:50 p.m.

Gabriel Mena, Secretary

Catherine Catusus, Chairman

# **Section 4**

## **Public Hearings**



# **Subsection 4A**

## **Public Hearing Adopting Fiscal Year 2023 Budget**

# **Subsection 4Ai**

## **Fiscal Year 2023**

### **Budget**

COUNTRY GREENS  
Community Development District

***Annual Operating and Debt Service Budget***  
**Fiscal Year 2022**

Modified Tentative Budget  
(Printed 7/13/22, 10:15 AM)

Prepared by:



COUNTRY GREENS  
Community Development District

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COUNTRY GREENS  
Community Development District

**Operating Budget**  
Fiscal Year 2023

COUNTRY GREENS  
Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances  
Fiscal Year 2023 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUN-2022	PROJECTED JUL- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<b>REVENUES</b>							
Interest - Investments	9,243	2,664	\$ 2,000	\$ 1,352	648	\$ 2,000	\$ 2,609
Special Assmnts- Tax Collector	226,846	226,850	226,844	226,846	-	226,846	260,871
Special Assmnts- Discounts	(8,429)	(8,645)	(9,074)	(8,691)	-	(8,691)	(10,435)
<b>TOTAL REVENUES</b>	<b>260,241</b>	<b>220,869</b>	<b>219,770</b>	<b>219,507</b>	<b>648</b>	<b>220,155</b>	<b>253,044</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
P/R-Board of Supervisors	5,800	5,400	6,000	3,800	2,200	6,000	6,000
FICA Taxes	444	413	459	291	168	459	459
ProfServ-Arbitrage Rebate	-	1,200	600	600	-	600	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	18,890	1,380	5,500	2,949	2,551	5,500	5,500
ProfServ-Legal Services	20,919	7,150	10,000	7,042	2,958	10,000	10,000
ProfServ-Mgmt Consulting Serv	67,362	67,362	67,362	50,522	16,840	67,362	67,362
ProfServ-Trustee Fees	3,717	3,717	3,717	3,408	309	3,717	3,717
Auditing Services	3,400	3,500	3,600	3,700	-	3,700	3,700
Postage and Freight	472	947	1,100	363	737	1,100	1,100
Insurance - General Liability	7,312	8,409	9,250	6,975	-	6,975	8,370
Printing and Binding	392	588	500	457	43	500	500
Legal Advertising	1,265	-	450	102	348	450	450
Miscellaneous Services	60	50	1,000	-	1,000	1,000	1,000
Misc-Assessmnt Collection Cost	3,347	1,626	4,537	4,313	-	4,313	5,217
Misc-Web Hosting	2,702	2,465	2,613	2,088	525	2,613	2,613
Office Supplies	213	435	200	-	200	200	200
Annual District Filing Fee	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>137,470</b>	<b>105,817</b>	<b>118,063</b>	<b>86,785</b>	<b>28,879</b>	<b>115,664</b>	<b>117,963</b>
<i>Field</i>							
ProfServ-Field Management	20,300	20,300	20,300	15,225	5,075	20,300	20,300
Contracts-Aquatic Control	3,040	3,315	3,060	2,040	765	2,805	3,060
Contracts-Landscape	173,868	163,151	175,538	146,602	43,885	190,487	175,538
Utility - General	16,477	11,755	17,000	6,282	10,718	17,000	17,000
R&M-Common Area	36,643	24,959	10,000	23,431	7,370	30,801	30,000
Capital Outlay	-	-	-	-	-	-	15,000
Miscellaneous Service	-	-	4,000	1,446	2,554	4,000	4,000
<b>Total Field</b>	<b>250,328</b>	<b>223,480</b>	<b>229,898</b>	<b>195,026</b>	<b>70,367</b>	<b>261,393</b>	<b>264,898</b>
<b>TOTAL EXPENDITURES</b>	<b>387,798</b>	<b>329,297</b>	<b>347,961</b>	<b>281,811</b>	<b>99,246</b>	<b>377,057</b>	<b>382,861</b>
Excess (deficiency) of revenues							
Over (under) expenditures	(127,557)	(108,428)	(128,191)	(62,304)	(98,598)	(156,902)	(129,817)
Net change in fund balance	(127,557)	(108,428)	(128,191)	(62,304)	(98,598)	(156,902)	(129,817)
<b>FUND BALANCE, BEGINNING</b>	761,318	633,761	525,333	525,333	-	525,333	368,431
<b>FUND BALANCE, ENDING</b>	<b>\$ 633,761</b>	<b>\$ 525,333</b>	<b>\$ 397,142</b>	<b>\$ 463,029</b>	<b>\$ (98,598)</b>	<b>\$ 368,431</b>	<b>\$ 238,614</b>

COUNTRY GREENS  
Community Development District

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**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2023	\$ 368,431
Net Change in Fund Balance - Fiscal Year 2023	(129,817)
Reserves - Fiscal Year 2023	-
<b>Total Funds Available (Estimated) - 9/30/2023</b>	<b>238,614</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

Operating Reserve - Operating Capital 95,715 <sup>(1)</sup>

Subtotal 95,715

<b>Total Allocation of Available Funds</b>	<b>95,715</b>
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Total Unassigned (undesignated) Cash	<u><u>\$ 142,899</u></u>
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**Notes**

(1) Represents approximately 3 months of operating expenditures

**Budget Narrative**  
Fiscal Year 2023

**REVENUES**

**Interest - Investments**

The District earns interest on their operating account and other investments.

**Special Assessment - Tax collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessment - Discounts**

Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**Expenditures - Administrative**

**P/R Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Professional Services - Arbitrage Rebate**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2016 Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Professional Services - Dissemination Agent**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Prof Service - Engineering**

The District's engineer will be providing general engineering services to the District, i.e., attendance and preparation for monthly board meetings, review invoices, etc.

**Professional Services - Legal Services**

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for meetings, review operating and maintenance contracts.



**Budget Narrative**  
Fiscal Year 2023

**Expenditures - Administrative (continued)**

**Professional Services – Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

**Professional Services Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2016A Special Assessment Bond. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on last year's actuals plus contingency.

**Postage and Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance - General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance. Public Risk Insurance specializes in providing insurance coverage to governmental agencies.

**Printing & Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects

**Legal Advertising**

The District is required to advertise various notices for Board meetings, public hearings, etc. in a newspaper of general circulation.

**Miscellaneous Services**

Bank charges and any other miscellaneous expenditures that are incurred during the year.

**Misc. - Assessment Collection Costs**

The District reimburses the Lake County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection **or** 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

**Budget Narrative**  
**Fiscal Year 2023**

Expenditures - Administrative (continued)

Misc – Web Hosting

Annual contract with Campus Suite and GoDaddy, as well as a quarterly contract with Innersync Studio Ltd. to **maintain the District's website and fees for email hosting and archiving.**

Office Supplies

Miscellaneous office supplies.

Annual District Filing Fee

The District is required to pay an annual fee to the Department of Community Affairs of \$175.

Expenditures - Field

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Contracts – Aquatic Management

The District has a contract with Sitex Aquatics for cleaning, inspection as well as, weed and algae treatment of three (3) ponds.

Contracts - Landscape

The District has a contract with Yellowstone Landscape to provide landscape maintenance through Valley Crest. These services include mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer, and transplanting annuals three times per year. The budgeted amount includes unscheduled maintenance as well as repair and replacement.

Utility - General

The District maintains wells, pumps, and has electrical and water accounts for the common areas.

R&M - Common Areas

The cost of any maintenance expenditures that are incurred during the year such as painting, pressure-washing, fountain repairs, ponds, storm water ponds, storm water system, and the street lighting equipment.

Capital Outlay

This expense line is for the aquatic control system project.

Miscellaneous Services

Work orders for field operations.

COUNTRY GREENS  
Community Development District

**Debt Service Budgets**  
Fiscal Year 2023

## COUNTRY GREENS

Community Development District

Series 2016A Debt Service Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2023 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUN-2022	PROJECTED JUL- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<b>REVENUES</b>							
Interest - Investments	2,393	16	\$ 1,425	\$ 67	\$ 22	\$ 89	\$ 25
Special Assmnts- Tax Collector	369,789	369,760	369,754	369,754	-	369,754	369,754
Special Assmnts- Discounts	(13,642)	(14,084)	(14,790)	(14,166)	-	(14,166)	(14,790)
<b>TOTAL REVENUES</b>	<b>358,540</b>	<b>355,692</b>	<b>356,389</b>	<b>355,655</b>	<b>22</b>	<b>355,677</b>	<b>354,989</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	5,376	7,114	7,395	7,018	-	7,395	7,395
<b>Total Administrative</b>	<b>5,376</b>	<b>7,114</b>	<b>7,395</b>	<b>7,018</b>	<b>-</b>	<b>7,395</b>	<b>7,395</b>
<i>Debt Service</i>							
Principal Prepayments	5,000	20,000	-	10,000	-	10,000	-
Principal Debt Retirement A-1	145,000	150,000	155,000	155,000	-	155,000	155,000
Principal Debt Retirement A-2	50,000	50,000	55,000	55,000	-	55,000	55,000
Interest Expense Series A-1	93,736	90,836	87,461	87,461	-	87,461	83,586
Interest Expense Series A-2	53,500	50,625	48,500	47,250	-	47,250	44,500
<b>Total Debt Service</b>	<b>347,236</b>	<b>361,461</b>	<b>345,961</b>	<b>354,711</b>	<b>-</b>	<b>354,711</b>	<b>338,086</b>
<b>TOTAL EXPENDITURES</b>	<b>352,612</b>	<b>368,575</b>	<b>353,356</b>	<b>361,729</b>	<b>-</b>	<b>362,106</b>	<b>345,481</b>
Excess (deficiency) of revenues							
Over (under) expenditures	5,928	(12,883)	3,033	(6,074)	-	(6,429)	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	3,033	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>3,033</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	5,928	(12,883)	3,033	(6,074)	-	(6,429)	-
<b>FUND BALANCE, BEGINNING</b>	<b>258,460</b>	<b>264,388</b>	<b>251,505</b>	<b>251,505</b>	<b>-</b>	<b>251,505</b>	<b>245,076</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 264,388</b>	<b>\$ 251,505</b>	<b>\$ 254,538</b>	<b>\$ 245,431</b>	<b>-</b>	<b>\$ 245,076</b>	<b>\$ 245,076</b>

## COUNTRY GREENS

Community Development District

Series 2016A-1 Debt Service Fund

**Series 2016A-1 Special Assessment Revenue Bonds Amortization  
Schedule**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Annual Debt Service</b>
11/1/2022	2,290,000		41,793	
5/1/2023	2,290,000	155,000	2.75%	41,793
				238,586
11/1/2023	2,135,000		39,662	
5/1/2024	2,135,000	160,000	3.00%	39,662
				239,324
11/1/2024	1,975,000		37,262	
5/1/2025	1,975,000	165,000	3.20%	37,262
				239,524
11/1/2025	1,810,000		34,622	
5/1/2026	1,810,000	170,000	3.25%	34,622
				239,244
11/1/2026	1,640,000		31,859	
5/1/2027	1,640,000	180,000	3.50%	31,859
				243,719
11/1/2027	1,460,000		28,709	
5/1/2028	1,460,000	185,000	3.88%	28,709
				242,419
11/1/2028	1,275,000		25,125	
5/1/2029	1,275,000	190,000	3.88%	25,125
				240,250
11/1/2029	1,085,000		21,444	
5/1/2030	1,085,000	200,000	3.88%	21,444
				242,888
11/1/2030	885,000		17,569	
5/1/2031	885,000	210,000	3.88%	17,569
				245,138
11/1/2031	675,000		13,500	
5/1/2032	675,000	215,000	4.00%	13,500
				242,000
11/1/2032	460,000		9,200	
5/1/2033	460,000	225,000	4.00%	9,200
				243,400
11/1/2033	235,000		4,700	
5/1/2034	235,000	235,000	4.00%	4,700
				244,400
	2,290,000		610,890	2,900,890

## COUNTRY GREENS

Community Development District

Series 2016A-2 Debt Service Fund

**Series 2016A-2 Special Assessment Revenue Bonds Amortization  
Schedule**

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Extraordinary Redemption</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
11/1/2022	880,000				22,000	23,500	
5/1/2023	880,000	55,000	5.00%		22,000	83,500	99,000
11/1/2023	825,000				20,625	22,000	
5/1/2024	825,000	60,000	5.00%		20,625	82,000	101,250
11/1/2024	765,000				19,125	20,500	
5/1/2025	765,000	60,000	5.00%		19,125	85,500	98,250
11/1/2025	705,000				17,625	18,875	
5/1/2026	705,000	65,000	5.00%		17,625	88,875	100,250
11/1/2026	640,000				16,000	17,125	
5/1/2027	640,000	65,000	5.00%		16,000	87,125	97,000
11/1/2027	575,000				14,375	15,375	
5/1/2028	575,000	70,000	5.00%		14,375	90,375	98,750
11/1/2028	505,000				12,625	13,500	
5/1/2029	505,000	75,000	5.00%		12,625	93,500	100,250
11/1/2029	430,000				10,750	11,500	
5/1/2030	430,000	80,000	5.00%		10,750	96,500	101,500
11/1/2030	350,000				8,750	9,375	
5/1/2031	350,000	80,000	5.00%		8,750	99,375	97,500
11/1/2031	270,000				6,750	7,125	
5/1/2032	270,000	85,000	5.00%		6,750	97,125	98,500
11/1/2032	185,000				4,625	4,875	
5/1/2033	185,000	90,000	5.00%		4,625	99,875	99,250
11/1/2033	95,000				2,375	2,500	
5/1/2034	95,000	95,000	5.00%		2,375	102,500	99,750
		880,000		25,000	311,250	1,272,500	1,191,250

**Budget Narrative**  
Fiscal Year 2023

**REVENUES**

**Interest - Investments**

The District earns interest income on their trust accounts with US Bank.

**Special Assessment - Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures. The District will assess the maximum annual debt service amount.

**Special Assessment - Discounts**

Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**Expenditures - Administrative**

**Misc. - Assessment Collection Costs**

The District reimburses the Lake County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

**Expenditures - Debt Service**

**Principal Debt Retirement**

The District pays regular principal payments annually in order to pay down/retire the debt service.

**Interest Expense**

The District pays interest expense on the debt service twice a year.

COUNTRY GREENS  
Community Development District

**Supporting Budget Schedules**  
Fiscal Year 2023



COUNTRY GREENS  
Community Development District

*All Funds*

**Assessment Summary**  
**Fiscal Year 2023 vs. Fiscal Year 2022**

Product	General Fund			Debt Service Series 2016A			Total Assessments per Unit			Units
	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change	
TH 34'	\$256.91	\$223.40	15%	\$289.25	\$289.25	0%	\$546.16	\$512.65	6%	104
SF 55'	\$367.02	\$319.15	15%	\$424.23	\$424.23	0%	\$791.25	\$743.37	6%	319
SF 65'	\$367.02	\$319.15	15%	\$501.36	\$501.36	0%	\$868.38	\$820.51	5%	97
SF 100'	\$367.02	\$319.15	15%	\$752.04	\$752.04	0%	\$1,119.06	\$1,071.19	4%	158
Golf Course	\$3,669.27	\$3,190.66	15%	\$5,013.61	\$5,013.61	0%	\$8,682.88	\$8,204.28	5%	10
Commercial	\$19,813.77	\$17,229.33	15%	\$34,709.63	\$34,709.63	0%	\$54,523.39	\$51,938.95	4%	54
New Area	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	
										<b>742</b>

## **Subsection 4Aiii**

### **Resolution 2022-06, Adopting the Budget**

## **RESOLUTION 2022-06**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day of June, 2022, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Country Greens Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set August 8, 2022, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) and 197.3632(4), Florida Statutes; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT;**

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the Office of the District Treasurer and the Office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2022 and/or revised projections for Fiscal Year 2023.
- c. That the adopted budget, as amended, shall be maintained in the Office of the District Treasurer and the District Recording Secretary and identified as "The Budget for Country Greens Community Development District for the Fiscal Year Ending September 30, 2023", as adopted by the Board of Supervisors on July 27, 2022.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Country Greens Community Development District, for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023, the sum of \_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

## **Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 8<sup>th</sup> day of August, 2022.

ATTEST:

**BOARD OF SUPERVISORS OF THE  
COUNTRY GREENS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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

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

## **Subsection 4B**

# **Public Hearing for the Imposition and Levy of Assessments for Fiscal Year 2023**

# **Subsection 4Bii**

## **Resolution 2022-07, Levying of Assessments Assess ents**

## RESOLUTION 2022-07

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

**WHEREAS,** the Country Greens Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS,** the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS,** the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2023 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS,** the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2023; and

**WHEREAS,** the provision of such services, facilities, and operations is a benefit to lands within the district; and

**WHEREAS,** Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefited lands within the District; and

**WHEREAS,** the District has previously levied an assessment for debt service, which the District now desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

**WHEREAS,** Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS,** the District has previously evidenced its intention to utilize this Uniform



Method; and

**WHEREAS**, the District has approved an Agreement with the Property Appraiser and Tax Collector of Lake County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Country Greens Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the Lake County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interest of the District to permit the District Manager to amend the Assessment Roll, certified to the Lake County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for Lake County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in Exhibit "B."

**SECTION 2. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefited lands within the District in accordance with Exhibit "B."

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments shall be at the same time and in the same manner as Lake County taxes in accordance with the Uniform Method. The District shall also collect its previously levied debt service assessment pursuant to the Uniform Method, as indicated on Exhibit "B."

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified to the Lake County Tax Collector and shall be collected by Lake County Tax Collector in the same manner and time as Lake County taxes. The

proceeds therefrom shall be paid to the Country Greens Community Development District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep appraised of all updates made to the Lake County property roll by the Property Appraiser after the date of this Resolution; and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the Lake County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Country Greens Community Development District.

**PASSED AND ADOPTED** this 8th day of August, 2022.

ATTEST:

**BOARD OF SUPERVISORS OF THE  
COUNTRY GREENS COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

## **EXHIBIT “A”**

[insert Operations and Maintenance Budget]

## **EXHIBIT “B”**

[insert Assessment Roll]

# **Section 55**

## **District Manager's Report**

# **Subsection 5AA**

## **Financial Statements and Check Register**

COUNTRY GREENS  
Community Development District

***Financial Report***

***June 30, 2022***

***(Unaudited)***

Prepared by



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COUNTRY GREENS  
Community Development District

**Financial Statements**

**(Unaudited)**

**June 30, 2022**

COUNTRY GREENS  
Community Development District

**Governmental Funds**

**Balance Sheet**  
June 30, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016A DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 70,520	\$ -	\$ 70,520
Due From Other Funds	-	3,736	3,736
Investments:			
Money Market Account	394,813	-	394,813
Prepayment Fund (A-2)	-	367	367
Reserve Fund (A-1)	-	120,534	120,534
Reserve Fund (A-2)	-	53,250	53,250
Revenue Fund	-	67,544	67,544
Prepaid Items	1,859	-	1,859
<b>TOTAL ASSETS</b>	<b>\$ 467,192</b>	<b>\$ 245,431</b>	<b>\$ 712,623</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 427	\$ -	\$ 427
Due To Other Funds	3,736	-	3,736
<b>TOTAL LIABILITIES</b>	<b>4,163</b>	<b>-</b>	<b>4,163</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Prepaid Items	1,859	-	1,859
<b>Restricted for:</b>			
Debt Service	-	245,431	245,431
<b>Assigned to:</b>			
Operating Reserves	86,990	-	86,990
<b>Unassigned:</b>	374,180	-	374,180
<b>TOTAL FUND BALANCES</b>	<b>\$ 463,029</b>	<b>\$ 245,431</b>	<b>\$ 708,460</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 467,192</b>	<b>\$ 245,431</b>	<b>\$ 712,623</b>

COUNTRY GREENS  
Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 2,000	\$ 1,500	\$ 1,352	\$ (148)
Special Assmnts- Tax Collector	226,844	226,844	226,846	2
Special Assmnts- Discounts	(9,074)	(9,074)	(8,691)	383
<b>TOTAL REVENUES</b>	<b>219,770</b>	<b>219,270</b>	<b>219,507</b>	<b>237</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	6,000	5,000	3,800	1,200
FICA Taxes	459	382	291	91
ProfServ-Arbitrage Rebate	600	-	600	(600)
ProfServ-Dissemination Agent	1,000	1,000	-	1,000
ProfServ-Engineering	5,500	4,122	2,949	1,173
ProfServ-Legal Services	10,000	7,500	7,042	458
ProfServ-Mgmt Consulting	67,362	50,522	50,522	-
ProfServ-Trustee Fees	3,717	3,717	3,408	309
Auditing Services	3,600	3,600	3,700	(100)
Postage and Freight	1,100	825	363	462
Insurance - General Liability	9,250	9,250	6,975	2,275
Printing and Binding	500	375	457	(82)
Legal Advertising	450	450	102	348
Miscellaneous Services	1,000	750	-	750
Misc-Assessment Collection Cost	4,537	4,537	4,313	224
Misc-Web Hosting	2,613	1,960	2,088	(128)
Office Supplies	200	150	-	150
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>118,063</b>	<b>94,315</b>	<b>86,785</b>	<b>7,530</b>

COUNTRY GREENS  
Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Field</u></b>				
ProfServ-Field Management	20,300	15,225	15,225	-
Contracts-Landscape	175,538	131,653	146,602	(14,949)
Contracts-Aquatic Control	3,060	2,295	2,040	255
Utility - General	17,000	12,750	6,282	6,468
R&M-Common Area	10,000	7,500	23,431	(15,931)
Miscellaneous Services	4,000	3,000	1,446	1,554
<b>Total Field</b>	<b>229,898</b>	<b>172,423</b>	<b>195,026</b>	<b>(22,603)</b>
<b>TOTAL EXPENDITURES</b>	<b>347,961</b>	<b>266,738</b>	<b>281,811</b>	<b>(15,073)</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(128,191)	(47,468)	(62,304)	(14,836)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(128,191)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(128,191)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (128,191)	\$ (47,468)	\$ (62,304)	\$ (14,836)
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>525,333</b>	<b>525,333</b>	<b>525,333</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 397,142</b>	<b>\$ 477,865</b>	<b>\$ 463,029</b>	

COUNTRY GREENS  
Community Development District

**Series 2016A Debt Service Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 1,425	\$ 1,069	\$ 67	\$ (1,002)
Special Assmnts- Tax Collector	369,754	369,754	369,754	-
Special Assmnts- Discounts	(14,790)	(14,790)	(14,166)	624
<b>TOTAL REVENUES</b>	<b>356,389</b>	<b>356,033</b>	<b>355,655</b>	<b>(378)</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	7,395	7,395	7,018	377
<b>Total Administration</b>	<b>7,395</b>	<b>7,395</b>	<b>7,018</b>	<b>377</b>
<b><u>Debt Service</u></b>				
Principal Prepayments	-	-	10,000	(10,000)
Principal Debt Retirement A-1	155,000	155,000	155,000	-
Principal Debt Retirement A-2	55,000	55,000	55,000	-
Interest Expense Series A-1	87,461	87,461	87,461	-
Interest Expense Series A-2	48,500	48,500	47,250	1,250
<b>Total Debt Service</b>	<b>345,961</b>	<b>345,961</b>	<b>354,711</b>	<b>(8,750)</b>
<b>TOTAL EXPENDITURES</b>	<b>353,356</b>	<b>353,356</b>	<b>361,729</b>	<b>(8,373)</b>
Excess (deficiency) of revenues Over (under) expenditures	3,033	2,677	(6,074)	(8,751)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	3,033	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>3,033</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 3,033	\$ 2,677	\$ (6,074)	\$ (8,751)
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>251,505</b>	<b>251,505</b>	<b>251,505</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 254,538</b>	<b>\$ 254,182</b>	<b>\$ 245,431</b>	

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**Notes to the Financial Statements**

*June 30, 2022*

***Balance Sheet***

<b>General Fund</b>
---------------------

► **Assets**

- **Cash and Investments-** In order to maximize cash liquidity, the District has a Money Market Account. (See Cash & Investments Report for further details).
- **Due From Other Funds** - Assessments will be transferred in July 2022.
- **Prepaid Items** - Trustee fees 10/1/22 - 2/28/23

► **Liabilities**

- **Due To Other Funds** - Assessments will be sent to the trustee in July, 2022.

► **Fund Balance**

■ **Assigned to:**

Operating Reserves	\$ 86,990
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<b>Debt Service Fund</b>
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► **Assets**

- **Investments** - Trust Accounts at US Bank for the Debt Service (See Cash & Investments Report for further details).

## Notes to the Financial Statements

June 30, 2022

### Financial Overview / Highlights

- ▶ The Non-Ad Valorem assessments will be sent to trustee in July, 2022.
- ▶ Total expenditures through June are approximately 81% compared to Annual Adopted Budget. Significant variances are explained below.

### Variance Analysis

Account Name	Annual Adopted Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
ProfServ - Engineering	\$ 5,500	\$ 2,949	54%	Engineering expenses are less than budgeted through June.
Postage and Freight	\$ 1,100	\$ 363	33%	Postage and freight is less than budgeted through June.
Insurance- General Liability	\$ 9,250	\$ 6,975	75%	Insurance is paid in full.
<b><u>Field</u></b>				
Contracts - Landscape	\$ 175,538	\$ 146,602	84%	The month of May was charged an extra \$320.17. This is under review.
R&M - Common Area	\$ 10,000	\$ 23,431	234%	34 Flood light installation.
Miscellaneous Services	\$ 4,000	\$ 1,446	36%	Purchase of PVC couplings and dump fees.

COUNTRY GREENS  
Community Development District

**Supporting Schedules**

**June 30, 2022**



**COUNTRY GREENS**

Community Development District

All Funds

**Non-Ad Valorem Special Assessments - Lake County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2022**

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discounts / (Penalties) Amounts	(1) Collection Costs	Gross Amount Received	General Fund	Series 2016A Debt Service Fund
Assessments Levied FY 2022				\$ 596,598	\$ 226,844	\$ 369,754
Allocation %				100%	38%	62%
11/16/21	\$ 3,075	\$ 144	\$ 63	\$ 3,281	\$ 3,281	\$ -
11/16/21	5,446	253	111	5,811	-	5,811
11/18/21	3,333	142	68	3,543	3,543	-
11/18/21	5,170	220	106	5,496	-	5,496
12/03/21	124,425	5,291	2,539	132,256	132,256	-
12/03/21	198,796	8,452	4,057	211,305	-	211,305
12/11/21	64,037	2,719	1,307	68,063	68,063	-
12/11/21	109,055	4,627	2,226	115,908	-	115,908
12/23/21	6,342	247	129	6,718	6,718	-
12/23/21	9,382	357	191	9,931	-	9,931
01/13/22	2,695	83	55	2,833	2,833	-
01/13/22	4,487	136	92	4,714	-	4,714
02/28/22	3,806	88	78	3,971	3,971	-
02/28/22	6,052	139	124	6,315	-	6,315
03/01/22	1,143	14	23	1,181	1,181	-
03/01/22	1,737	21	35	1,793	-	1,793
04/15/22	2,529	-	52	2,581	2,581	-
04/15/22	4,709	-	96	4,805	-	4,805
05/25/22	879	(35)	18	862	862	-
05/25/22	1,163	(49)	24	1,138	-	1,138
06/16/22	1,192	(35)	24	1,181	1,181	-
06/16/22	1,908	(57)	39	1,890	-	1,890
06/27/22	386	(17)	8	377	376.53	-
06/27/22	666	(29)	14	650	-	650
<b>TOTAL</b>	<b>\$ 562,413</b>	<b>\$ 22,709</b>	<b>\$ 11,478</b>	<b>\$ 596,600</b>	<b>\$ 226,846</b>	<b>\$ 369,754</b>
% COLLECTED					100%	100%
<b>TOTAL OUTSTANDING</b>					<b>\$ (2)</b>	<b>\$ (0)</b>

COUNTRY GREENS  
Community Development District

Balance Sheet - All Funds

Cash and Investment Report

*June 30, 2022*

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
<b>GENERAL FUND</b>					
Checking account - Operating	Valley National Bank	Checking Account	n/a	0.50%	\$ 70,520
Money Market Account	Valley National	MMA	n/a	0.50%	\$ 394,813
<b>Subtotal</b>					<u>\$ 465,332</u>
<b>DEBT SERVICE FUNDS</b>					
Series 2016 A-1 & A-2 Prepayment	US Bank	First American Govt.	n/a	0.02%	\$ 367
Series 2016 A-1 Reserve	US Bank	First American Govt.	n/a	0.02%	\$ 120,534
Series 2016 A-2 Reserve	US Bank	First American Govt.	n/a	0.02%	\$ 53,250
Series 2016 A-1 & A-2 Rev.	US Bank	First American Govt.	n/a	0.02%	\$ 67,544
<b>Subtotal</b>					<u>\$ 241,695</u>
<b>Total</b>					<u><u>\$ 707,028</u></u>

# Country Greens CDD

## Bank Reconciliation

**Bank Account No.** 9840 Valley National Bank GF Checking New Account  
**Statement No.** 06-22  
**Statement Date** 6/30/2022

<b>G/L Balance (LCY)</b>	70,519.62	<b>Statement Balance</b>	95,546.16
<b>G/L Balance</b>	70,519.62	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	95,546.16
<b>Subtotal</b>	70,519.62	<b>Outstanding Checks</b>	25,026.54
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	70,519.62	<b>Ending Balance</b>	70,519.62
<b>Difference</b>	0.00		

<b>Posting Date</b>	<b>Document Type</b>	<b>Document No.</b>	<b>Description</b>	<b>Amount</b>	<b>Cleared Amount</b>	<b>Difference</b>
<b>Outstanding Checks</b>						
6/23/2022	Payment	3329	CATHERINE G. CATASUS	184.70	0.00	184.70
6/27/2022	Payment	3331	CLARK & ALBAUGH, LLP	342.00	0.00	342.00
6/27/2022	Payment	3332	GRAU & ASSOCIATES	600.00	0.00	600.00
6/27/2022	Payment	3333	INFRAMARK, LLC	7,372.50	0.00	7,372.50
6/27/2022	Payment	3334	OSCEOLA NEWS-GAZETTE	55.24	0.00	55.24
6/27/2022	Payment	3335	SERVELLO & SONS, INC.	14,628.17	0.00	14,628.17
6/27/2022	Payment	3336	PEGASUS ENGINEERING LLC	1,843.93	0.00	1,843.93
<b>Total Outstanding Checks.....</b>				<b>25,026.54</b>		<b>25,026.54</b>

## COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Bank Account

For the Period from 5/1/22 to 6/30/22

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
------	------------	-------	-------------	---------------------	--------------------------	---------------	-------------

**VALLEY NATIONAL BANK GF CHECKING NEW ACCOUNT - (ACCT#XXXXX9840)****CHECK # 3320**

05/03/22	Vendor	INFRAMARK, LLC	76466	APRIL 2022 MGMT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,613.50
05/03/22	Vendor	INFRAMARK, LLC	76466	APRIL 2022 MGMT FEES	ProfServ-Field Management	001-531016-53901	\$1,691.67
05/03/22	Vendor	INFRAMARK, LLC	76466	APRIL 2022 MGMT FEES	Postage and Freight	001-541006-51301	\$2.12
05/03/22	Vendor	INFRAMARK, LLC	76466	APRIL 2022 MGMT FEES	Printing and Binding	001-547001-51301	\$2.95
<b>Check Total</b>							<b>\$7,310.24</b>

**CHECK # 3321**

05/19/22	Vendor	CLARK & ALBAUGH, LLP	17910	GEN MATTERS THRU APRIL 2022	ProfServ-Legal Services	001-531023-51401	\$1,488.00
<b>Check Total</b>							<b>\$1,488.00</b>

**CHECK # 3322**

05/19/22	Vendor	GEXPRO	S133259408.003	CREDIT FOR SHIPPING / HANDLING ON INV S133259408	R&M-Common Area	001-546016-53901	(\$35.91)
05/19/22	Vendor	GEXPRO	S133267741.002	COMMON AREA	R&M-Common Area	001-546016-53901	\$1,581.63
<b>Check Total</b>							<b>\$1,545.72</b>

**CHECK # 3323**

05/19/22	Vendor	OSCEOLA NEWS-GAZETTE	36991	NOTICE OF MEETING 7/21/22	Legal Advertising	001-548002-51301	\$46.75
<b>Check Total</b>							<b>\$46.75</b>

**CHECK # 3324**

05/19/22	Vendor	SERVELLO & SONS, INC.	21737	MAY 2022 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$14,628.17
05/19/22	Vendor	SERVELLO & SONS, INC.	21782	ARBOR SVCS	Contracts-Landscape	001-534050-53901	\$1,200.00
05/19/22	Vendor	SERVELLO & SONS, INC.	21783	FLUSHED CUT DEAD PINE TREE AT 437 ENTRANCE	R&M-Landscape Renovations	001-546051-53901	\$375.00
<b>Check Total</b>							<b>\$16,203.17</b>

**CHECK # 3325**

05/19/22	Vendor	SITEX AQUATICS, LLC	5854B		R&M-Lake	001-546042-53901	\$255.00
05/19/22	Vendor	SITEX AQUATICS, LLC	6092B	MAY 2022 LAKE MAINT	Contracts-Aquatic Control	001-534067-53901	\$255.00
<b>Check Total</b>							<b>\$510.00</b>

**CHECK # 3326**

05/19/22	Vendor	YELLOWSTONE LANDSCAPE	LSBG 214482	MAY LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$14,948.34
<b>Check Total</b>							<b>\$14,948.34</b>

## COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Bank Account

For the Period from 5/1/22 to 6/30/22

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 3327</b>							
05/24/22	Vendor	INFRAMARK, LLC	77589	MAY 2022 MGMT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,613.50
05/24/22	Vendor	INFRAMARK, LLC	77589	MAY 2022 MGMT FEES	ProfServ-Field Management	001-531016-53901	\$1,691.67
05/24/22	Vendor	INFRAMARK, LLC	77589	MAY 2022 MGMT FEES	Postage and Freight	001-541006-51301	\$5.30
05/24/22	Vendor	INFRAMARK, LLC	77589	MAY 2022 MGMT FEES	Printing and Binding	001-547001-51301	\$12.10
05/24/22	Vendor	INFRAMARK, LLC	77589	MAY 2022 MGMT FEES	12 FLOOD LIGHTS INSTALLATION	001-546016-53901	\$1,922.76
05/24/22	Vendor	INFRAMARK, LLC	77589	MAY 2022 MGMT FEES	22 FLOOD LIGHTS INSTALLATION	001-546016-53901	\$3,525.00
<b>Check Total</b>							<b>\$12,770.33</b>
<b>CHECK # 3328</b>							
06/14/22	Vendor	COUNTRY GREENS C/O US BANK NA-CDD	0526220002	TRFR ASSESS SERIES 2016	Due From Other Funds	131000	\$12,497.85
<b>Check Total</b>							<b>\$12,497.85</b>
<b>CHECK # 3329</b>							
06/23/22	Employee	CATHERINE G. CATASUS	PAYROLL	June 23, 2022 Payroll Posting			\$184.70
<b>Check Total</b>							<b>\$184.70</b>
<b>CHECK # 3330</b>							
06/23/22	Employee	ANNA L. HEINTZELMAN	PAYROLL	June 23, 2022 Payroll Posting			\$184.70
<b>Check Total</b>							<b>\$184.70</b>
<b>CHECK # 3331</b>							
06/27/22	Vendor	CLARK & ALBAUGH, LLP	17947	GEN MATTERS THRU MAY 2022	ProfServ-Legal Services	001-531023-51401	\$342.00
<b>Check Total</b>							<b>\$342.00</b>
<b>CHECK # 3332</b>							
06/27/22	Vendor	GRAU & ASSOCIATES	22605	ARBITRAGE SERIES 2016 YE 1/31/22	ProfServ-Arbitrage Rebate	001-531002-51301	\$600.00
<b>Check Total</b>							<b>\$600.00</b>
<b>CHECK # 3333</b>							
06/27/22	Vendor	INFRAMARK, LLC	79010	JUNE 2022 MGMT FEES	ProfServ-Field Management	001-531016-53901	\$1,691.67
06/27/22	Vendor	INFRAMARK, LLC	79010	JUNE 2022 MGMT FEES	Postage and Freight	001-541006-51301	\$3.18
06/27/22	Vendor	INFRAMARK, LLC	79010	JUNE 2022 MGMT FEES	Printing and Binding	001-547001-51301	\$4.00
06/27/22	Vendor	INFRAMARK, LLC	79010	JUNE 2022 MGMT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,613.50
06/27/22	Vendor	INFRAMARK, LLC	79010	JUNE 2022 MGMT FEES	FOUNTAIN REPAIRS	001-549001-53901	\$46.15
06/27/22	Vendor	INFRAMARK, LLC	79010	JUNE 2022 MGMT FEES	DOMAIN RENEWAL	001-549915-51301	\$14.00
<b>Check Total</b>							<b>\$7,372.50</b>
<b>CHECK # 3334</b>							
06/27/22	Vendor	OSCEOLA NEWS-GAZETTE	36915	NOTICE OF CHANGE OF MTG 4/27/22	Legal Advertising	001-548002-51301	\$50.24
06/27/22	Vendor	OSCEOLA NEWS-GAZETTE	36991 BAL	NOTICE OF MEETING - BALANCE DUE ON INV	Legal Advertising	001-548002-51301	\$5.00
<b>Check Total</b>							<b>\$55.24</b>

## COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Bank Account

For the Period from 5/1/22 to 6/30/22

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 3335</b>							
06/27/22	Vendor	SERVELLO & SONS, INC.	21970	JUNE 2022 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$14,628.17
<b>Check Total</b>							<u>\$14,628.17</u>
<b>CHECK # 3336</b>							
06/27/22	Vendor	PEGASUS ENGINEERING LLC	226050	ENGG SVCS THU APRIL 2022	ProfServ-Engineering	001-531013-51501	\$1,843.93
<b>Check Total</b>							<u>\$1,843.93</u>
<b>ACH #DD305</b>							
05/26/22	Vendor	SECO	051122 ACH	SERVICE 4/8 - 5/9/22	Utility - General	001-543001-53901	\$293.18
<b>ACH Total</b>							<u>\$293.18</u>
<b>ACH #DD306</b>							
05/31/22	Vendor	SECO	051622 ACH	BILL PRD 4/13-5/12/22	Utility - General	001-543001-53901	\$492.36
<b>ACH Total</b>							<u>\$492.36</u>
<b>ACH #DD307</b>							
06/23/22	Employee	DAVID WARDEN	PAYROLL	June 23, 2022 Payroll Posting			\$184.70
<b>ACH Total</b>							<u>\$184.70</u>
<b>ACH #DD308</b>							
06/23/22	Employee	CRYSTAL Y. JONES	PAYROLL	June 23, 2022 Payroll Posting			\$184.70
<b>ACH Total</b>							<u>\$184.70</u>
<b>ACH #DD309</b>							
06/28/22	Vendor	SECO	061322 ACH	BILL PRD 5/9-6/9/22	5/9-6/9/22	001-543001-53901	\$303.97
<b>ACH Total</b>							<u>\$303.97</u>
<b>Account Total</b>							<u><b>\$93,990.55</b></u>

# **Subsection 5B**

## **Fiscal Year 2023 Meeting Schedule**

**NOTICE OF MEETING SCHEDULE  
COUNTRY GREENS  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Country Greens Community Development District will hold bi-monthly meetings as follows unless indicated otherwise below for Fiscal Year 2023 on the **third Monday at 5:30 p.m.** at the REACH Church, 31431 Payne Road, Sorrento, Florida 32757 as follows:

October 17, 2022  
December 12, 2022 – Second Tuesday  
February 20, 2023  
April 17, 2023  
June 19, 2023  
August 21, 2023

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. Meetings may be continued to a date, time, and place to be specified on the record at the meeting.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (407)566-1935 at least two (2) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 for aid in contacting the District Management Company.

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

Gabriel Mena  
District Manager



# **Section 6**

## **Staff Reports**

# **Subsection 6A**

## **Field Manager**

# **Subsection 6Ai**

## **Field Report**



# **Country Greens Field Report 6/27/22**

**Monday, June 27, 2022**

**17 Item Identified**





Item 1

Assigned To Servello Landscaping  
Provide schedule for annual  
flowers installation service.



Item 2

Assigned To Inframark  
Tower fountain is working  
properly.





Item 3

Assigned To Sitex

Small pond at the 44 entrance still have plant material present.



Item 4

Assigned To Sitex

Small ponds at the 44 entrance still have plant material present.





Item 5

Assigned To Sitex

Small pond at the 44 entrance still has excessive algae growth.



Item 6

Assigned To Servello Landscaping

Provide Proposal for remove dead pine tree at Tuscany Ave.





Item 7  
Assigned To Servello Landscaping  
The edge



Item 8  
Assigned To Servello Landscaping  
Mowing service is ongoing at  
Tuscany Ave.





Item 9

Assigned To Servello Landscaping  
The bush hogging service is still pending at Fortunado St.



Item 10

Assigned To Servello Landscaping  
Trimming service around the storm drain outlet at Terragona Dr.



Item 11

Assigned To Servello Landscaping  
Provide Proposal for remove dead  
pine tree at Terragona Dr.



Item 12

Assigned To Servello Landscaping  
Provide schedule for trimming tree  
branches at Cardinal Ln.





Item 13

Assigned To Servello Landscaping  
Annual flowers installation in not  
completed at Cardinal Ln



Item 15

Assigned To Servello Landscaping  
Trimming and weeds control is not  
completed at the 437z



Item 14

Assigned To Servello Landscaping  
Provide Proposal for installation of yellow bulbine to fill up the left side of the island at the 437 entrance.



Item 16

Assigned To Inframark  
Follow up with the developer company next to the community regarding the pending asphalt repair on the exit of the community at 437.

## Field Report Follow Up

### Assigned To Board Members

Item 1 and 3 annual flowers installation service is not completed at all.

Item 2 algae is still present on the ponds.

Item 5 dead pine tree is still there at Tuscany Ave.

Item 6 8,9 and 10 mowing and trimming service is completed sometimes.

A handwritten signature in black ink, appearing to read 'F. Blanco'.

Freddy Blanco Field Manager

Inframark





Ryan / Christian

Job No	Job Name	Task Description	Due Date	Start Time	End Time	Total Time	Done
10333	Country Greens COD Tuscany Avenue Sorrento, FL 32776	Horticulture - Turf	05/01/22	_____	_____	_____	<input type="checkbox"/>
10333	Country Greens COD Tuscany Avenue Sorrento, FL 32776	Horticulture - Tree & Shrub	05/01/22	_____	_____	_____	<input type="checkbox"/>

## Temp

/l-o-lZ	9000	5-24	Turf growth
---------	------	------	-------------

Iron	1200	5-24	Turf color
------	------	------	------------

Biton xTS	27.3	5-24	Turf insects
-----------	------	------	--------------

Westinghouse	4500	5-24	Test condition
--------------	------	------	----------------

Summer Manor Mix	13	5-24	Tree weeds
------------------	----	------	------------

Control	4/8	5-24	Pollar weed.
---------	-----	------	--------------

Grass	Check	1a	5-24	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
-------	-------	----	------	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

Handwritten notes on a musical staff, including the text "Handwritten notes on a musical staff" and the word "Handwritten".

[illegible]

3 Shrub Applications  
Feb, May, Oct  
6 pesUdisease control  
Tree care - 3 fertilizations and  
6 pesUdisease control

5. or  $\text{ind} \geq 1$  iff  $\text{ind} \geq 1$  of  $\text{ind}$

11-12-1944

V/ S 19-- ;, *Amoy*

$$A/u(t)I \quad c/o(t)I \quad I \quad I$$
$$f^{1/2} J$$

Extra Work  $\int_0^1 \int_0^1 \frac{1}{1+x^2+y^2} dx dy = \frac{\pi}{4}$

Description	Date	Start Time	End Time	Total Time	Done
-------------	------	------------	----------	------------	------

\_\_\_\_\_

\_\_\_\_\_

Description	Date	Start Time	End Time	Total Time	Done
					<input type="checkbox"/>

\_\_\_\_\_

\_\_\_\_\_



# **Country Greens Field Report 7/28/22**

**Thursday, July 28, 2022**

**25 Item Identified**





Item 1

Assigned To Servello Landscaping  
Annual flowers installation at the  
44 entrance is completed.



Item 2

Assigned To Inframark  
Tower fountain is working  
properly.





### Item 3

Assigned To Sitex

The algae control in the ponds was improved



### Item 4

Assigned To Servello Landscaping

Annual flowers installation is completed at the 44 entrance.



Item 5

Assigned To Sitex

The algae control in the ponds was improved



Item 6

Assigned To Sitex

The algae control in the ponds was improved





Item 7

Assigned To Servello Landscaping  
Irrigation valve replacement  
service is completed.



Item 8

Assigned To Servello Landscaping  
Mowing, trimming and edging  
service is completed at Tuscany  
Ave.





Item 9

Assigned To Servello Landscaping  
Provide Proposal for remove dead  
pine tree located at Tuscany Ave.



Item 10

Assigned To Servello Landscaping  
Trimming service along the 44  
fence is ongoing.





Item 11

Assigned To Servello Landscaping  
Mowing service around the pond  
at Marbella Dr is not completed at  
all.



Item 12

Assigned To Servello Landscaping  
Mowing and edging service at  
Terragona Dr. In not completed at  
all.





Item 13

Assigned To Servello Landscaping  
Provide Proposal for remove dead  
pine tree located at Terragona Dr.



Item 14

Assigned To Servello Landscaping  
Provide Proposal for remove dead  
pine tree located at Terragona Dr.





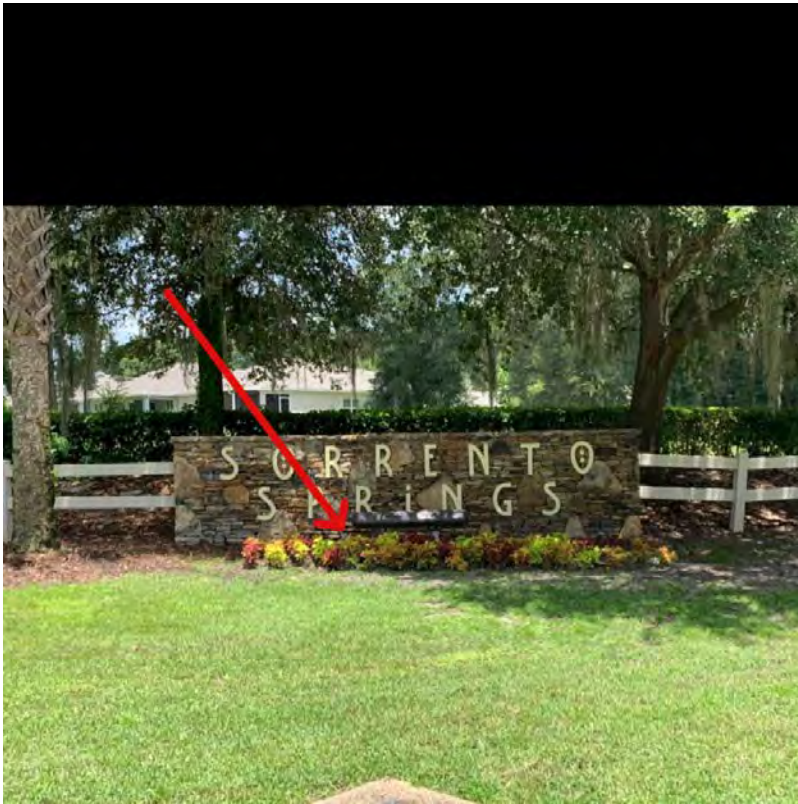
Item 15

Assigned To Servello Landscaping  
Mowing service at Companero Dr.  
Is completed.



Item 16

Assigned To Servello Landscaping  
Mowing service at Companero Dr.  
Exit is ongoing.



Item 17

Assigned To Servello Landscaping  
Annual flowers installation service  
at Companero Dr. Is completed.



Item 18

Assigned To Servello Landscaping  
Provide Proposal for remove dead  
pine tree located at 437





Item 19

Assigned To Servello Landscaping  
Provide Proposal for remove dead  
pine tree located at 437



Item 20

Assigned To Servello Landscaping  
Mowing service behind the PVC  
fence at 437 is not completed at  
all.





Item 21

Assigned To Servello Landscaping  
Beds Located At 437 Show poor  
weed control service.



Item 22

Assigned To Board Of Supervisors  
Asphalt repair Is Completed By  
The Developer Company Next To  
The Community at the 437 entrance.





Item 23

Assigned To Board Of Supervisors  
Sidewalks replacement on the 437  
exit is still pending by the  
developer company next to the  
community



Item 24

Assigned To Servello Landscaping  
Provide Proposal for installation of  
yellow Bulbine at the 437  
entrance.

## Field Report Follow Up

### Assigned To Board Members

Item 1 and 13 Annual flowers installation service is completed.

Item 2 tower fountain is working.

Item 3,4 and 5 small ponds algae control is ongoing.

Item 6 and 11 dead pine trees removal service is still pending for proposal.

Item 7,12 and 15 Trimming service is ongoing.

Item 8 and 10 Mowing and trimming service is complete.

Item 14 proposal for yellow Bulbine is still pending.

Item 16 asphalt repair is completed completed at 437.

A handwritten signature in black ink, appearing to read 'F. BLANCO'.

Freddy Blanco Field Manager

Inframark





# MONTHLY REPORT

JULY, 2020





# **COUNTRY GREENS CDD**

## **Inspection Date**

June 29, 2020

## **Prepared For:**

Gabriel Mena

## **Prepared By:**

Bert Smith

General Manager

P: (813) 802 8204

E: bsmith@sitexaquatics.com

# Comments

**All ponds have been treated this month.**

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# COUNTRY GREENS CDD

24000 MARBELLA DR  
SORRENTO, FL 32776  
3 Ponds

Legend

Agenda Page 87









# POND TREATMENTS

Pond 1: Treated pond for shoreline vegetation and watermeal.

Pond 2: Treated pond for shoreline vegetation and chara.

Pond 3: Treated pond for shoreline vegetation.

# **Subsection 6Aii**

## **Irrigation Reports**



Irrigation Maintenance Check

Country Green - Controller #1
Job # 10333
Tuscany Ave. Sorrento 32776
Preapproval Authorization : In contract
Date of Inspection 6-3-22
Technician Bent & Dave

Irrigation Controller		
Location	Main exitside	
Current Time	res	
Rain Sensor	Y	(N)
In "On" position	Y	(N)
Start Time A	9	AM (PM)
Run Days	M T W T H F S A S U	
Start Time B		AM PM
Run Days	M T W T H F S A S U	
Connection Point		
Location		
Source	City	Well
Back Flow	Y	N

Controller	Zone	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	Head Type	R	PU	PU	PU	PU	R	PU	R	PU	R		R		R	R	R
	Run Time	60	30	30	30	30	60	30	60	30	30	30	60	15	60	60	0
Plant Type	Turf	X	X	X	X	X	X	X	X	X	X	X	X		X		
	Shrub		X	X	X	X		X		X							
	Annual			X		X											
Pipes	Mainline break																
	Lateral line break																
Valves	Zone Not Responding																
	Valve Leaking																
	Zone stuck open																
Broken Heads	Replace Nozzle																
	6" Pop Up																
	12" Pop Up																
	Riser																
	Rotor	2					4		1				1X				
Adjustments	Adjust pattern		2		4												
	Capped									X							
	Raised / Lowered																
Location		Exit side field	Exit side shrub line	Around fountain	Exit side of fountain	Center Island	Road side 44	Fence line	Field off Housen	Fence line	Street side	Inside Fence	Inside gate off Hous		Roadside	Roadside	Parking lot

Zone	Location and Description	Broken Riser	6in R	12in P	6in P	FT	90	180	360	SST	EST	MP	Rootbound
1	Open Field		2										Min/Hr
12	Fence line outside		1										Min/Hr
9	Inside Fence Field												Min/Hr
													Min/Hr
													Min/Hr



Irrigation Maintenance Check

Country Green - Controller #2
Job# 10333
Tuscany Ave. Sorrento 32776
Preapproval Authorization: In contract
Date of Inspection
Technician

Irrigation Controller		
Location	Main Entrance Side	
Current Time		
Rain Sensor	<input checked="" type="checkbox"/>	N
h "On" position	<input checked="" type="checkbox"/>	N
Start Time A	7:30 AM PM	
Run Days	M T W T H F S A S U	
Start time B	AM PM	
Run Days	M T W T H F S A S U	
Connection Point		
Location		
Source	City	Well
Back Flow	y	N

Zone	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Head Type	PU	PU	PU	PU	PU	R	PU	PU	PU	PU	R		PU			
Run Time	SD	O	t	t	EO				'so	,g	fo					
Turf	) (	-L	X			X	) (		-L							
Shrub	y	y	X	V	y	) (		) (	y	y						
Annual				X												
Mainline break																
Lateral line break																
Zone Not Responding					I											
Valve Leaking	-															
Zone stuck open																
Replace Nozzle	h															
6" Pop Up																
12" Pop Up																
Riser																
Rotor																
Adjust pattern							I									
Capped																
Raised / Lowered																
Location	Xt	en	en	Island	W	W	W	W	W	W	W	W	W	W	W	W

Zone	Location and Description	Broken Riser	61nR	121nP	&InP	FT	90	180	360	SST	EST	MP	Rootbound
1	By Guard Shack					15				6			Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr



Irrigation Maintenance Check

Country Green • Controller #3
Job# 10333
Tuscany Ave. Sorrento 32776
Preapproval Authorization: h contract
Date of Inspection
Technician

Irrigation Controller		
Location	Back / 437	
Current Time		
Rain Sensor	y	N
h-on" position	y	N
Start Time A	10 AM PM	
Run Days	MTWTHFSA SU	
Start Time B	AM PM	
Run Days	MTWTHFSA SU	
Connection Point		
Location		
Source	City	Well
Back Flow	y	N

Zone	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Head Type	R	R	R	R	R	PU	PU	PU	PU	R	R		PU	PU	PU	
Run Time							1	30	0		30					
Turf						j					j					
Shrub						j		//	/							
Annual								I	;/							
Mainline break																
Lateral line break																
Zone Not Responding																
Valve Leaking																
Zone stuck open																
Replace Nozzle																
6" Pop Up																
12" Pop Up																
Riser																
Rotor																
Adjust pattern						I-				"S						
Capped																
Raised / Lowered																
Location																

Zone	Location and Description	Broken Riser	6InR	12InP	6InP	FT	90	180	360	SST	EST	MP	Rootbound
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr



# Irrigation Maintenance Check

Country Green - Controller #4
Job# 10333
Tuscany Ave. Sorrento 32776
Preapproval Authorization : In contract
Date of Inspection
Technician

Irrigation Controller		
Location	4 Rt side gate	
Current Time		
Rain Sensor	y	N
In "On" position	y	N
Start Time A	3 AM PM	
Run Days	MTWTHFSA SU	
Start Time B	AM PM	
Run Days	MTWTH F SASU	
Connection Point		
Location		
Source	City	Well
Back Flow	y	N

Zone	1	2	3	4	5	6	7	8	9	10	11	12	13	14	Agenda Page 94
Head Type	PU	PU	PU	PU	R	R	PU	PU							
Run Time	5	5	5	5	4-0	4-0	t	15							
Turf	X				V		y;								
Shrub	)			X			k"								
Annual							V								
Mainline break															
Lateral line break															
Zone Not Responding															
Valve Leaking															
Zone stuck open															
Replace Nozzle															
6" Pop Up															
12" Pop Up															
Riser															
Rotor															
Adjust pattern															
Capped															
Raised / Lowered															
Location															

Zone	Location and Description	Broken Riser	6InR	12In P	6In P	FT	90	180	360	SST	EST	MP	Rootbound
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr