

*Country Greens Community
Development District*

Agenda

December 9, 2025

AGENDA

Country Greens

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

December 2, 2025

**Board of Supervisors
Country Greens Community
Development District**

Dear Board Members:

The meeting of the Board of Supervisors of the **Country Greens Community Development District** will be held **Tuesday, December 9, 2025 at 6:00 PM at the REACH Church, 31431 Payne Road, Sorrento, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Resident E-mails
4. Approval of Minutes of the November 11, 2025 Meeting
5. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager
 - i. Site Inspection Report
6. Public Comment Period
7. Supervisor's Requests
8. Other Business
9. Next Meeting Date – January 13, 2026 at 6:00 PM
10. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,



Jason M. Showe
District Manager

CC: Scott Clark, District Counsel
David Hamstra, District Engineer
Jarett Wright, District Field Manager

Enclosures

MINUTES

1 MINUTES OF MEETING
2 COUNTRY GREENS
3 COMMUNITY DEVELOPMENT DISTRICT
4

5 The regular meeting of the Board of Supervisors of the Country Greens Community
6 Development District was held on Tuesday, November 11, 2025, at 6:00 p.m. at REACH Church,
7 31431 Payne Road, Sorrento, Florida.

8
9 Present and constituting a quorum were:

10 Catherine Catusus	Chairperson
11 Joseph Grall	Assistant Secretary
12 David Warden	Assistant Secretary
13 Anna Heintzelman	Assistant Secretary

14
15 Also present were:

16 Jason Showe	District Manager
17 Scott Clark <i>by Zoom</i>	District Counsel
18 David Hamstra	District Engineer
19 Tim Burchfield	Maverick Landscaping
20 Jarett Wright	Field Manager
21 Rob Szozda, Jr.	GMS

22
23
24
25
26 *The following is a summary of the discussions and actions taken at the November 11, 2025*
27 *Country Greens Community Development District Board of Supervisors meeting.*

28
29 **FIRST ORDER OF BUSINESS**

Roll Call

30 Ms. Catusus called the meeting to order and called the roll. Four Board members were
31 present constituting a quorum.

32
33 **SECOND ORDER OF BUSINESS**

Public Comment Period

34 Ms. Catusus: Before we do public comment period, I just want to say Happy Veterans' Day
35 and thank any veterans for their service. Now we'll move onto our public comment period. Does
36 anybody from the public have any comments? There will be another public comment period at the
37 end if you do not have a comment now, you can comment later as well.

THIRD ORDER OF BUSINESS**Resident E-mails**

Ms. Catusus: Okay, we will move on. One of the things we had asked GMS to do was to include any resident email correspondence with us so that we would be in the loop as to what was going on. We can see that there was some stiff with some landscape that was emailed. I wasn't quite sure what the "good afternoon, Tracy, guess we're not going to have this issue resolved".

Mr. Showe: That was from them. So, I guess they were just emailing between the HOA. They were sending an email to the HOA and to the CDD at the same time. But we've addressed it and Maverick has already hit that area behind.

Ms. Catusus: Yes, I saw that. What was the area exactly?

Mr. Grall: Does it show what the address is?

Mr. Showe: There were several email trails from the same person, so I didn't want to duplicate them.

Mr. Burchfield: That probably fits into one of our concerns. 23727 Componero?

Mr. Showe: Yeah, and the second one was on the lights.

Ms. Catusus: The lights on 437 which we discussed that before the meeting started but we'll do another discussion on that with everybody here. Those were the only two that we received.

Mr. Showe: Yes.

Ms. Catusus: We can go ahead and discuss it. The lights at the 437 entrance, the timer was off. They went out and looked at them. Everything is on now except for the four can lights that are there at the curbing. They have to do some more work on that to track down because the two electrical boxes that are on that are providing the monument lighting and the Christmas lighting are not lighting them. So, something, or the power is not working somewhere and they have to track down that part. They were still working on the four can lights but the rest of that island is lit.

Mr. Grall: It's my understanding, again, and for what I am looking at, the lights were out on the poles. Those are HOA lights.

Ms. Catusus: They were tagged with the timer. The timer was off. I think because of the time change. Because when I went by the other night, it was like 6:45, and they were not on when I went by last night at about 7:45 the lights were on except for the four can lights and they had gone out to look.

Mr. Grall: One light was on and one was off. Now they are both on.

Ms. Catusus: They went out and did some work.

70 Mr. Grall: Okay, but we don't change the lights on those. That is HOA.

71 Ms. Catusus: The ones on the gate pillars are not ours.

72 Mr. Grall: They're HOA.

73 Ms. Catusus: Correct.

74 Mr. Grall: I just wanted to make sure we all were clear.

75 Ms. Catusus: We're still working on the four can lights that outline the curb there. But the
76 center island is lit.

77

78 **FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the October 14,
2025 Meeting**

79
80 Ms. Catusus: We're going to move on to the minutes of the October 14th meeting. Do we
81 have any corrections to the minutes.

82 Mr. Showe: I actually made a couple corrections under the approved discussion of the
83 minutes. It had Mr. Jones, I know that was Mr. Grall, so I had those changed in the final version.

84 Mr. Grall: I'm going to say that I have a problem with the minutes. We asked for specific
85 things and we're not getting specific enough on what is on the minutes.

86 Ms. Catusus: Could we get line numbers on the minutes?

87 Mr. Grall: I have here a thing that maybe you can give your secretary and she can look at.
88 Their minutes were not the best, their minutes broke out by line number. You know, for instance
89 we have a lot of things here where we say, "the Board requested".

90 Ms. Catusus: Can you give us a paragraph number or section letter?

91 Mr. Grall: Under section B, fifth order of business. Under District Engineer. He reviewed
92 the maintenance maps. Yes, I agree with that. He noticed some work that would need to be done
93 that he could do and the cost. Well, that should maybe be a little more explicit. If somebody's
94 going online and looking at the meetings, it doesn't say what they are going to do.

95 Ms. Catusus: Well, that was in the Engineer's Report. His whole report that he gave. So,
96 the report would be tied to the minutes, correct?

97 Mr. Grall: But we're talking about the minutes. What the people will see if they go online.

98 Ms. Catusus: Does the Engineer's Report tie to the minutes?

99 Mr. Showe: We'll have that as part of the record, yes.

100 Ms. Catusus: So, it would be available, all the details.

101 Grall: It goes down further and says Mr. Hamstra reviewed the change order. The change
102 order for what? Do you remember? Does any of the Board remember what the change order was
103 for?

104 Ms. Catusus: Yes, it was for his fee.

105 Mr. Showe: His expanded fee for 2025.

106 Mr. Grall: Okay. And that's where it said he'll send you a budget for 2026, but he's already
107 sent the budget. Who said that? We go down further and "the discussion ensued on confirmation
108 of CDD areas, the golf course adding a right-of-way by the road, confirmation for maintenance
109 items, areas not being maintained," so on and so forth. A little bit more meat as to what was
110 specific.

111 Ms. Catusus: I thought that was pretty thorough.

112 Mr. Grall: I just have a problem with it.

113 Mr. Showe: We can expand the detail on it.

114 Ms. Heintzelman: So maybe like in this specific section, there was going to be Mr.
115 Hamstra's stuff tied to this that would have given more detail. Maybe something like in the future
116 that there is not, and to maybe say a specific address that needs to be addressed.

117 Ms. Showe: Understood, we'll expand on the detail. We're kind of refining our process
118 that we do. Everyone has a different version of what summary minutes look like.

119 Mr. Warden: Jason, just one correction on the mind. It's ownership and maintenance, not
120 operational. That's all.

121 Mr. Showe: Gotcha.

122 Mr. Grall: I guess I am beating a dead horse because I had other things on there.

123 Ms. Catusus: If you want to go over specific examples with him after the meeting, that
124 would be fine.

125 Mr. Grall: That would be fine. I'll do that with you and go over certain things.

126 Ms. Catusus: Were there any other corrections or comments on the minutes?

127 Ms. Heintzelman: Just that your name was spelled wrong.

128 Mr. Showe: I caught that one too as I went through it today. It's corrected in the version
129 that I have already for a signature.

130 Ms. Catusus: Can I get a motion to approve the minutes with the corrections?

131

On MOTION by Ms. Heintzleman, seconded by Mr. Warden, with Ms. Catusus, Mr. Warden, and Ms. Heintzleman in favor and Mr. Grall opposed, the Minutes of the October 15, 2025 Meeting, were approved, as amended (3-1).

FIFTH ORDER OF BUSINESS**Presentation of Fiscal Year 2025
Assessment Collection Savings**

Ms. Catusus: Moving on to the presentation of the Fiscal Year 2025 assessment collection savings. Every year the tax collector has to return back to CDDs and people that they collect money from if they have an overage, and they had an overage. This year we received \$524.79 back to the debt service account and \$582.81 to the maintenance account. It's always nice when I get that email from them saying we're giving you money back.

Mr. Showe: I will say, not every tax collector does that so we like to put those in the agendas when they occur.

Ms. Catusus: We don't really need any kind of a motion on that. That is just an FYI.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2026-01
Amending the Fiscal Year 2025 Budget –
Added**

Ms. Catusus: Next up we have the consideration of Resolution 2026-01 amending the Fiscal Year 2025 budget.

Ms. Showe: This is more of a clean-up item that we do, typically once a year. This is done so that when you do your audit, your revenues match up with your expenses. In this case, what we did is we recognized carry forward surplus, which is already in your budget, it just wasn't recognized. It's in your funds; it just wasn't recognized in the budget. We are amending that so that it includes all the funds needed and then it just matches up the expenses so that when you have a balance budget at the end of the year. So that when they start the audit, there won't be an audit note. Almost all of our Districts have to go through this once a year just to clean everything up.

Ms. Catusus: While we are on the budget, I would like to point out on the line item for the holiday décor, our budgeted line was \$8,500. We did not spend \$8,500 last year, nor did we spend \$8,500 this year. This year the bill came in, I believe it was \$3,700 or something. When I saw that I said to Jason, we have the money in the budget lets add some additional lighting to the front entrance. So, that's what we got. We already own the lights so we didn't have to buy new lights for the original invoice this year, so I made the call and said it's budgeted in the amount and less than what we spent last year, let's get some extra lights at the front entrance. So next year we can

probably do the same and add a little more to 437 and Cardinal next year and keep the cost the same.

Mr. Showe: Yes. And once you purchase the light, we found out every vendor does it different, but with this vendor they only charge you for the install once you buy the lights. So, it's one of those things if you want to choose what is important to expand on that display every year, you can keep the same budget and continue to expand on it.

Ms. Catusus: I don't think that was explained to us last year when we went through this process. We thought it was that was what we were going to pay every year. Just another reason why our management company didn't do a very good job. We received some very nice comments about the nice lights.

Ms. Showe: We approved that and got them paid quickly so they can process them for you.

Ms. Catusus: Yes, and they got them up quick. So that is just a note on the budget there.

Mr. Showe: We would just look for a motion on that Resolution 2026-01.

On MOTION by Ms. Heintzelman, seconded by Mr. Warden, with all in favor, Resolution 2026-01 Amending the Fiscal Year 2025 Budget, was approved (4-0).

Ms. Catusus: I would like to just comment, hopefully we're not going to have the kind of legal that we had this past year because of the whole management company thing. So, maybe we'll be able to save a little money next year.

Mr. Clark: That's correct, I was going to say that in section next.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Catusus: Next up, District Counsel's report.

Mr. Clark: I did not have anything I was working on since the last meeting for the Board. Do you have any questions or concerns to bring to me?

Ms. Catusus: Everybody is shaking their heads no. So, you're good.

B. District Engineer

Ms. Catusus: Next up, District Engineer.

Mr. Hamstra: These are the updated ownership and maintenance maps that we've been going back and forth with Tim, with the golf course, with Kathy and I think we got everything

201 captured correctly. If we have time afterwards, I do have a map to show you. I can provide extra
202 copies to everybody else.

203 Mr. Showe: And just as a backup once the Board is good with it, we will also make sure it
204 gets posted on the website for all the residents to be able to replace the one that is currently there.

205 Ms. Catusus: What we did was pretty much any areas that are pink, which are CDD
206 ownership, we have them identified as either we are maintaining them regularly, we're bush
207 hogging them, or they are being maintained by the golf course. So there is no question on any of
208 our ownership properties, who is covering what.

209 Mr. Hamstra: We also added the drain easements.

210 Ms. Catusus: I literally sat down, and they can tell you, with my crayons at the golf course
211 meeting and we just colored and said this is golf course and this is us and David and I sat down
212 and he did a lot more markup and now we have what should be our final map.

213 Ms. Heintzelman: Thank you for all the work.

214 Mr. Hamstra: If there's no questions here, I'll move on. Next I was asked to look at Tim's
215 proposal for the maintenance and drain related improvements. I talked to some of my colleagues
216 and they thought the number was very very fair given the extent of work that the is doing. For the
217 Board's consideration, I would make a recommendation for Maverick Landscaping to do almost
218 everything listed in there except for modifying two structures.

219 Ms. Catusus: And that was the proposal that we saw at the last meeting?

220 Mr. Hamstra: Yes, it was in the amount of \$38,860.98. It was handed out at the last meeting.

221 Ms. Catusus: Does that have a proposal number on it?

222 Mr. Hamstra: I don't see one. There were some email issues, this is my clean copy that I
223 got from them. But I can leave this behind if you need it.

224 Mr. Showe: Yeah, I'll need it for the record.

225 Ms. Catusus: I was looking if there was a number so we could approve proposal number.
226 Or at least proposal date.

227 Mr. Hamstra: I actually received it the exact day we met last month. Whatever that date
228 was.

229 Mr. Showe: Okay, that would be October 14th.

230 Mr. Burchfield: Estimate ID is 0095742.

231 Ms. Catusus: Okay, 0095742. And the amount was \$38,860.98. And that is going to be to
232 cover everything except for...

233 Mr. Hamstra: He's doing everything except the two recommendations of possibly
234 modifying the structures in the future. Everything else is captured.

235 Ms. Catusus: Is there a motion to approve Maverick proposal 0095742 for \$38,860.98?

236

237 On MOTION by Mr. Grall, seconded by Ms. Heintzelman, with all
238 in favor, the Maverick Proposal 0095742 for \$38,860.98, was
239 approved (4-0).

240

241 Ms. Catusus: Thank you, Tim.

242 Mr. Hamstra: Next item, I got a phone call from Kathy the consultant working on the
243 vacant parcel south of the CVS east of Publix.

244 Ms. Catusus: The dentist office?

245 Mr. Hamstra: They are looking for a similar service that we did for O'Reilly, which we'll
246 get to in a second. I said I would meet with the Board today and get permission. We will schedule
247 something to make sure that their client captures our fees. What we did for O'Reilly was the
248 drainage system on the west side of Publix. This is a smaller one on the east side of Publix. We
249 didn't touch yet because we knew they were coming. I will let him know that his client's got to be
250 noticed that some of these calls are to be passed on to developers.

251 Ms. Catusus: How much of the cost did we pass on to O'Reilly and did they pay?

252 Mr. Hamstra: I'm sending the invoices this week. I let their consultant know we were going
253 to invoice them for some of the time which that got turned into the consultant who gave that to the
254 County. And I believe that's been approved.

255 Ms. Catusus: Some of your time? Why are they not paying for all of your time?

256 Mr. Hamstra: Some of that brought in McDonald's and Dunkin Donuts.

257 Ms. Catusus: For the O'Reilly one, but for the dentist office? That's going to be standalone,
258 we need to let them know it's going to be 100% their cost. It's just that one little parcel. McDonald's
259 kind of skated by. And Dunkin did come to us.

260 Mr. Hamstra: They paid to do a certification for the pond. They were asked by the County
261 about the pipe capacity.

Ms. Catusus: The last thing I had in my agenda, if you'll entertain it, is Fiscal Year 2025-26 services. I'll give you the original, Jason. If the Board approves it, you can sign to make it official. The budget in there matches the budget y'all approved for the fiscal year.

Ms. Catusus: So, services for next year are equal to the budgeted amount?

Mr. Showe: Up to a not to exceed.

Ms. Catusus: Correct. And that proposal is not in the agenda packet, it was in an email I saw.

Mr. Hamstra: I have copies of it for everybody if you want them.

Mr. Showe: It would just be the service agreement for Fiscal Year 25/26.

Ms. Catusus: Can I get a motion to approve the service agreement for Fiscal Year 2025-26 for engineering services not to exceed \$35,000?

On MOTION by Ms. Heintzelman, seconded by Mr. Grall, with all in favor, Fiscal Year 2025-26 Engineering Services Agreement Not to Exceed \$35,000, was approved (4-0).
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Ms. Catusus: I just want to shout out publicly a thank you to David because the amount of water that we saw a few weeks ago. We did not have anybody kayaking to their house. We did not have anybody with waterfront properties. So, taking care of these things is important. Stormwater is not pretty and when you hear we're spending \$40,000 on fixing stormwater stuff, it sounds like a lot of money, but it's really not. It's definitely a needed services and that is one of the main things the CDD does. Thank you for your due diligence and making sure we were good to go. Because that was crazy.

C. District Manager

i. Approval of Check Register

Mr. Showe: We were able to get the financials done, so you have in your revised agenda a check register to start with. We'll note that checks 1-8, we separated them by bank. Just so you can see the ones under Truist were written under ours. The Valley National were your prior checks. Then we do have the auto drafts which are typically your utilities. We do have them separated. We have a grand total of \$128,718.35 and we have all the staff here to answer any questions you might have on those.

Ms. Catusus: You got all your checks that are owed?

Mr. Burchfield: I haven't been to the PO box yet, but I'll look at it tomorrow. I just haven't made it back to that. I'm sure it's there.

Ms. Catusus: Can I get a motion to approve the check register?

On MOTION by Mr. Grall, seconded by Mr. Warden, with all in favor, the Check Register, was approved (4-0).

ii. Balance Sheet and Income Statement

Ms. Catusus: Next up, the balance sheet and income statement.

Mr. Showe: There is typically no action required by the Board on this, but it is here for your information. We will note that these are through September 30th. These are not audited yet, so there may be some adjustments, we always make a caveat that there could be some outstanding invoices floating around out there that might change this slightly. You'll see those in there for your information. We certainly got the Board set up pretty well. You had 102% collected in total in your assessments last year. So, we are in good shape. I think we did answer the questions on some of the repairs and maintenance costs. If the Board had a question on, we did send those out via email and we were able to track down all of those invoices for you guys. Certainly, we are here to answer any questions that you have. Otherwise, we can turn it over to our field staff to go through the important stuff.

Ms. Catusus: I do want to say, just an item of note, we were \$47,087 to the good in our operating general fund.

Mr. Grall: How are we with everything on the changeover? Is it all done now? Did you get everything?

Me. Showe: We're still waiting for them to switch the domain over. Which is what we are waiting on in your email. We've been following up with them on that. But other than that, everything seems to be okay. We haven't noticed that we are missing anything yet. We've checked the tax bills to make sure everything was posted there properly so it looks like everyone's tax bill reflected properly. Again, we feel pretty good about everything that has happened since then. The website site is the last thing. Just the domain switch over. We can update it; we just haven't been able to set the email addresses.

Ms. Catusus: I do like this month-to-month.

Mr. Showe: This is kind of the way we typically do ours. We prefer them this way. I like the month-to-month too because it lets you see where there are things that might jump out so we can ask questions. If there are no other comments on that we can move on.

D. Field Manager

i. Initial Site Inspection Report

Mr. Wright: Good evening, everyone. Winter annuals are in the process of being installed. They have been installed at the front entrance already and today they just finished at Campenaro. Those are going to need a couple days to get watered in. It might look a little rough at first. Especially with the cold weather, they might not be in full bloom. Give that about a week and then we'll keep an eye on that to see if anything needs to be replaced or anything. But right now, it all looks good. We have worked through and requested a proposal to be broken down by which numbers are being addressed in their cost and that had already been worked through with the engineer and approved. We can go ahead and axe that. Based off of what I have seen from their proposal, I think we're covered on most everything. Once they finish their portion we can get in there and see what needs to be done and what work needs and we'll have proposals that will follow from anything from there. We did have some complaints about the bush-hogging in those areas behind Campenaro that have been cleaned up. There are some pictures for your reference there. We expect, especially going into dormancy, next time we should be looking at this is probably the January time period. I know we're scheduling and planning for quarterly bush-hogging, I would expect sometime next year you would like them to add an additional service depending on how much rain we get and those types of things. Quarterly is typically where you want to have it done.

Mr. Grall: If we bush-hog now, would we have to bush-hog in January? Because not that much is going to grow between now and then. So, can't we say four-times-a-year for bush-hogging?

Mr. Burchfield: Well, worst times, you know, whenever it kicks in, like maybe spring, it'll flush out and then you're going to have your heavy June, July, and August. Then it tapers off. But, you know, given the fact we have heavy equipment, it will knock it down pretty good.

Ms. Catasus: It doesn't need to be evenly distributed.

Mr. Burchfield: Correct. One may be a little more wet than others. And it may need a little more attention versus something that's not getting as wet and is not growing as high. Each pond is a little different, even though they all drain. Some are holding more water than others.

358 Mr. Wright: And that's the time to plant. We'll go from there. All this will need to be
359 addressed on an as needed basis.

360 Mr. Burchfield: We're not nickel and diming. We have to give it one or two more cuts;
361 that's just part of it for us. We're doing it for HOA we're already going to need it.

362 Mr. Wright: So, we noticed that the lights on the Marvella entrance weren't working.
363 Especially the LED lightbars there. I originally assumed that most light are going to need to be
364 replaced with the water damage. We went ahead and pulled everything out, and they are actually
365 LED florescent lightbulbs. They are just a special model. We had to order those. We finally got
366 those in and those have been installed today. They are working properly. We had only order four
367 at the time, just to replace the ones that are broken. They are brighter than the other ones that were
368 working at the time. If you guys would like to have those replace too, that way they are all brand
369 new lights, we can do that. But we didn't want to use more money than was needed until we got
370 to discuss it with you guys.

371 Ms. Catusus: Can we just make sure that they are on the same side of the sign. We have
372 two new ones on one side and two old ones on the other, so that at least it matches on the same
373 side of the sign? I don't care necessarily if the sides both match.

374 Mr. Wright: The ones that were replaced were both on the side closest to the gate. It is
375 currently balanced. As discussed, there are the four additional low voltage lights at the end of that
376 island there. I believe there is a low voltage transformer that's attached to the monument wall. We
377 turned it on but it doesn't power anything. So, we just need to see where those lines go. There are
378 a couple of lighting boxes there that have damaged wires. I'm assuming something might have
379 been cut. If that's the case, we can just break off the wire that's currently there, run a new low
380 voltage wire and see if that fixes the problem. More than likely that should. And if it's not that,
381 then there's going to be an issue with that transformer. But it doesn't appear to be an issue with the
382 transformer at the moment. I think a \$50 fix will get everything up and running and good to go
383 from there.

384 Ms. Catusus: I don't know if it'll help you at all. But the ones up at the main entrance, the
385 ones that are up there, it's the same setup as what this one is at 437. So, if you're able to figure out
386 how they work up at the front entrance, because those are working, maybe that'll help transfer
387 troubleshoot 437.

388 Mr. Grall: That's what I was going to ask. When you say Marvella, are you talking about
389 the 437? Because there are two gates on Marvella.

390 Ms. Catusus: We refer to that one as the 437 gate.

391 Mr. Wright: Other things that I had noticed that you guys could possibly benefit from would
392 be to install additional low voltage lights. Right now you have a bunch of them they are on poles,
393 they are in the middle of hedges, and they are not really set up the way that I would normally
394 typically see this. There are cheap options on Amazon that could really brighten up your area if
395 you wanted to do that in the future. \$180 will get you 24 lights. You're going to need at least two
396 transformers if you try to do it on each side. Those transformers are \$120 each. So, for \$500 you
397 get 24 new lights in an area and it just makes it look way better. And then if those lights break it's
398 literally a swap of a light. It comes off a wire, you put a new one on, and you're done.

399 Ms. Catusus: And these would be positioned as such that they wouldn't be in the way for
400 landscaping that they are going to get hit with a weed-eater or cause them any additional work.

401 Mr. Wright: Correct.

402 Mr. Warden: Most of those hedges that are there are pretty solid and have been there.
403 Whatever is there, they need to make that lighting adjustment based on the edges that are there.

404 Ms. Heintzelman: This is where the palmettos are coming out, correct?

405 *(Inaudible overlapping)*

406 Mr. Wright: I would recommend this at all three entrances because of how they designed
407 the system in the beginning. Because basically you would get 100- or 200-foot wire. However far
408 we would need to run it. I would run a couple along the fence line, away from the majority of the
409 landscaping. On the trees, on those types of key location landmarks, get those lit up. Have a couple
410 for your signs and your monuments and fountains that seem to be missing some sort of those lights.
411 I would start with those areas and then you can expand as needed. That's why I would recommend
412 two transformers. Because you would split the load and if you decided in the future, hey we want
413 five more lights here, you can just add those one wherever you would need. The wiring would be
414 buried, so there would be no issues with landscaping or anything.

415 Ms. Catusus: How do you guys feel about increasing the lighting at 437 and Cardinal now?
416 And then after the Christmas lights come down, because we have a lot of light up there right now
417 at the main entrance, after the Christmas lights, then...

418 Ms. Heintzelman: 100%. I think we could benefit from that.

419 Mr. Burchfield: I drive through here all the time, I'll just say this, they don't get enough
420 kudos for what they have done. They've done a great job in communicating, they've changed
421 lights. It's totally turned it around. So, it's not just us doing what we're doing. Hats off to them.

422 Ms. Catusus: So, you're saying approximately \$500 for 437 and \$500 for Cardinal?

423 Mr. Wright: For materials. IF you want to start with those two, you're looking at \$1,000 to
424 \$1,200 roughly right in there. Labor: me and Robbie would set up most of that. Maybe \$500.

425 Ms. Catusus: So, not to exceed \$2,000.

426 Mr. Wright: I think that's probably right around what makes sense.

427 *(Inaudible – overlapping discussion)*

428 Mr. Wright: I don't even know if we would bill you for labor unless I need to dig something
429 specifically. We would do this on our inspection while we are here. We can set these things up
430 pretty quickly.

431 Ms. Catusus: Not to exceed \$1,500 then?

432 Mr. Wright: That is more than fair.

433

434 On MOTION by Mr. Grall, seconded by Ms. Heintzelman, with all
435 in favor, Proposal to Install Lights on 437 and Cardinal with a Not to
436 Exceed \$1,500, was approved (4-0).

437

438 Mr. Wright: So we did receive right before the meeting a proposal for removing those
439 palmetto bushes on the 437 exit. Right now, it is blocking visuals and there is a safety concern. It
440 also looks pretty bad. Maverick has provided a proposal for \$2,450.30. This would be to remove
441 plant material, fill in grade, do any irrigation repairs, and install 21 fashion azaleas this fall.

442 Ms. Catusus: What is a fashion azalea?

443 Mr. Burchfield: It's a dwarf azalea. It's going to bloom. It's not going to freeze. If we were
444 talking about azora blue daze, with this weather tonight it would have smoked it. So, we're trying
445 to do something a little more somewhat of a shaded area. Azaleas love that. Acidic soil, so I think
446 it's a good fit to stay low and give you some color.

447 Ms. Catusus: And you can fit 21 of them in that little area?

448 Mr. Burchfield: They're small. They are not like big azaleas. A lot of that is labor. I have
449 to dig it out with an excavator; I'm not going to stump grind that area because I don't want to hit
450 a bunch of stuff. So, I'm going to dig it out. It's going to pull out. It's not as easy as it looks. I'm

451 going to reset the boulders and do all that kind of stiff. I'm sure there are irrigation pipes that are
452 entangled in those roots. I'm just trying to cover my time and cost.

453 Ms. Heintzelman: Is that including rocking that whole island area?

454 Mr. Burchfield: No rock in there. That was just all mulch.

455 Ms. Heintzelman: Because there's mulch with rock.

456 Mr. Burchfield: Mulch with resetting the rock.

457 Ms. Catusus: Now, is that going to cause any kind of traffic disruption at that gate if you're
458 using an excavator there?

459 Mr. Burchfield: I have a small V19 that I would use right there in the middle. I would just
460 sit there. Obviously, we would want to try to stay away from traffic if we can. We may have to cut
461 it off for just an hour.

462 Ms. Catusus: If you want to do, just get a heads up, we can do a quick Facebook post to
463 alert everybody that that gate might be for an hour or two.

464 Mr. Burchfield: Correct. And we'll make sure that it's done expeditiously.

465 Ms. Catusus: So, I guess we haven't approved the proposal yet, so I guess before we worry
466 about it being a traffic issue, do I have a motion? And this is going to be proposal 0095751 for
467 \$2,450.30.

468
469 On MOTION by Ms. Heintzelman, seconded by Mr. Warden, with
470 all in favor, Proposal 0095751 Totaling \$2,450.30, was approved (4-
471 0).

472
473 Mr. Grall: On the other picture here on the proposal for the dead pine tree adjacent to the
474 guard shack, is that really CDD?

475 Ms. Catusus: It is CDD. Where it is, the HOA stuff is down inside the gate. This one is up
476 before right at the edge of the gate. It's on ours yes.

477 Ms. Wright: How would you guys like to proceed with that? Because you have a lot of
478 dead palm trees and some of them are close to sidewalks. Close to CDD fencing or anything else
479 along that nature.

480 Ms. Catusus: This one is not really close to anything.

481 Mr. Wright: Not this specifically, just in general.

482 Ms. Catusus: In general, out take has been if it's not close to anything that is going to cause
483 harm to property or person, we just let it be and let nature take its course. If it's something that's
484 a safety hazard, then we need to get a proposal.

485 Mr. Wright: So, you want a proposal first then to go through. I've seen some that look like
486 they might be okay for a month but it could fall over tomorrow. I've seen that before, when you
487 could have spent, hey this one it needs to go, it can damage property, damage somebody, \$500 cut
488 it down.

489 Ms. Catusus: If it's a safety issue, then yes. But because we have so many of them, we can't
490 just go cutting them down because there are so many.

491 Mr. Wright: I saw a few up by fountain fence line right there at the main entrance that's
492 three feet from the fence. It's going to fall that way. That was one of my questions. That's my only
493 concern. We could bring you a proposal, but it can fall down in five days and now you're spending
494 three times the amount.

495 Ms. Heintzelman: If you think there is one that is going to fall down then let us know.

496 Mr. Burchfield: One other option is while we are out here with machinery and grapples
497 and bobcats is to get you a ballpark price to take them down. I'm already mobilized, you can just
498 cut them all down and we can stack and get them out of there with grapples.

499 Ms. Catusus: There are a lot of them.

500 Mr. Burchfield: There are small ones too. A lot of small ones. We can look at it.

501 Ms. Heintzelman: Could you give us an idea of how many.

502 Mr. Burchfield: I don't know how many there are, I'm just saying there are a few and we
503 can keep it out of the island.

504 Ms. Catusus: Right. I mean, it does make sense if we have some to get what we can while
505 you're there. I know there are some on that section on Tarragona.

506 *(Inaudible – overlapping discussion)*

507 Ms. Catusus: Well, I think you herd the story of what's the problem with the pine trees.
508 When the developer put in the neighborhood, they didn't un-band the trees. So now they are all
509 being smothered and they are all just going to die. But that's why we can't afford to take them all
510 down. At some point, if we take down too many, we'll have to look at doing a replacement. So we
511 need to walk that fine line because we don't want to get in trouble with the County for cutting

512 down too many trees. Because then we're talking the cost to cut them down and the cost to get
513 them replaced.

514 Mr. Burchfield: I don't think any of these trees have buffers on then either.

515 Ms. Catusus: Right. Natural irrigation. Alright, so what else do you have Jarett?

516 Mr. Wright: I have two additional items that we were looking at today. So, when we arrived
517 and we were looking at the landscape lighting out front, there is an auto fill pump that use to be
518 there for the pond feature on the entrance side of Main Sorento. That was leaking today and we
519 had to use rocks to prop up the auto fill into a lock position so it wouldn't just be dumping out
520 water. We want to cut off the pipe where the fill is and just cap it. I don't know if that's powering
521 any sort of water or irrigation that we have. I would assume...

522 Ms. Catusus: I thought it had something to do with the irrigation.

523 Mr. Burchfield: I have to talk to Ray about that.

524 Mr. Wright: I would really just cap it right were the auto fill is because I don't see a need
525 for an auto fill there for a pond that you don't have, so we would just cut the line. It's not effecting
526 the main waterline. So, we'll get that knocked out as soon as possible. And then the other thing is,
527 you have a couple sidewalk sections that when the CDD is responsible you have broken panels
528 you have raised sections. So, we're going to do a full comprehensive breakdown of those areas.
529 What we have been doing at other communities is the poly renewal end sections. Alpha
530 Foundations will come out, they will drill holes, and we'll raise it to where it needs to be. Anything
531 that they can't get to match perfectly they would come by and grind those areas. But this reduces
532 the amount of grinding that is needed and it also creates a base to where you're not going to have
533 that shifting up and down as much from the root.

534 Ms. Catusus: Can I ask where and what sidewalk you're referring to? Because the only
535 sidewalk that we really own is right up there at the main entrance.

536 Mr. Wright: What we saw today was the 437 area. I have not gotten to look if this is a
537 specifically CDD sidewalk. We just saw there are problems in this 100-foot section right here from
538 the gate to the end of the road.

539 Mr. Grall: The ones on Cardinal or Campanaro are moldy. But they're all outside the gate
540 area. And that's where it's moldy on all those.

541 Ms. Catusus: One questions I would have would be if it's leaning from 437 to the gate, are
542 we even really required to have sidewalk there? Because it's not joining anything. It starts right

543 there at the corner. And the same thing with Cardinal. If it's outside the gate it's not joining any
544 other sidewalk, it just starts.

545 Mr. Wright: I don't know what was a part of the engineer plan that was approved with the
546 County. I don't even know if that is CDD. I saw this an hour ago and just wanted to bring it up.

547 Mr. Grall: I think you almost have to, because look at the front gate where we wound up
548 doing all that.

549 Ms. Catusus: Yeah, we did. We had to jack up and replace the thing up there at the front.
550 That one at least joins to.

551 Mr. Grall: Nothing.

552 Ms. Catusus: No, it doesn't. Because it's on the other side of the street. Is that something
553 we can look into? If we have to jack it up and fix it. Instead of doing that, if we don't have to have
554 it, pull it out and sod it. It would be cheaper. If you have to fix it or remove it.

555 Mr. Grall: What about grinding?

556 Ms. Heintzelman: Well, that's what he just said, it would be cheaper to jack it up then to
557 grind it.

558 Mr. Showe: It looks like it falls into the HOA but we'll confirm with the engineer.

559 Ms. Catusus: Well, we'll let them figure it out. Because it's all the mess. It's the map. Okay,
560 well thank you for that.

561

562 **EIGHTH ORDER OF BUSINESS**

Public Comment Period

563 Ms. Catusus: Next, we are back to our second public comment period, so at this time if we
564 have any comments from the public. If you do, we just ask that you state your name and your
565 address for the record.

566 Ms. Donna Glaze (23709 Sorento Springs): We have been where we are for 20-years. We
567 were just observing the map and finding out that most of the property behind us directly behind us
568 is community development maintained and we have had a lot of problems with getting people put
569 there to maintain that. I finally got somebody out there last year to start cutting that down behind
570 there, we had snakes and all kinds of issues back there. They still won't come often enough and
571 it's all grown up right now. Back all behind there, that is all completely all grown up.

572 Ms. Catusus: Can you come show me on the map which house is your so we know what
573 you're talking about.

574 Ms. Glaze: Third one right at the end.

575 Ms. Catusus: That area is being maintained by the golf course.

576 Ms. Glaze: They told us that it was you guys.

577 Ms. Catusus: I don't know when they told you that because we met with them a couple of
578 weeks ago and we hashed out this map and everything with them so everyone is on the same page
579 now. Because we did have some areas falling through. We can let them know. There are two
580 different components to the CDD. One is the debt service which is the developer took out bonds
581 to build the neighborhood. Debt service will be paid off in 2030. But once the debt service goes
582 away, we will see a reduction in our fees but we still have the maintenance portion. Our general
583 fund portion because all of the property that we own has to still be maintained. That portion will
584 never go away. That portion will remain in perpetuity. As far as the maintenance standards, we
585 have some areas that we bush-hog based off of what type of area they are. Then we have areas that
586 receive regular during the mowing season, weekly maintenance. During the not mowing season, I
587 think it's every-other-week, every third week, something like that. So, the area behind your home,
588 if the golf course is not doing it, let us know so that we can get back with them. They are going to
589 get a copy of this map tomorrow.

590 Ms. Glaze They are not doing anything.

591 Ms. Catusus: We met with them two weeks ago. So, you have to give them a chance. They
592 are waiting for this final map. They were told they would have it after the map was approved this
593 evening. We're going to get it to them. They have a big one to put up in their maintenance barn.
594 So that all of their staff will know. If you'll give us another couple of weeks to make sure that they
595 are on the same page, because we have spent a lot of time on this. Management company came
596 and met with them. The landscape. Then I met with them. Then I met with the Engineer on a
597 Sunday morning to get this hashed out so we could have all of this and hopefully have no more of
598 these issues.

599 Ms. Glaze: The pink area.

600 Ms. Catusus: Is owned by the CDD but is maintained by the golf course. There are areas
601 that we have done some land swaps with them because there are areas that come across their
602 fairways that we own that we are not going to maintain them as often as they want it maintained.
603 We also entered into a legal agreement with them because if a golfer gets hit in the head and killed
604 by a golf ball on CDD property because it runs across their fairway, we are not held liable. So,

605 there have been some swaps. You'll see the area up at the front by the golf course, they weren't
606 maintaining that to the standards that we thought it should be maintained, so we took over that and
607 they took over some stuff. There is a lot of swapping here.

608 Ms. Glaze: As far as when we first moved here, there weren't as many homes as there are
609 now. It's filled out. Does the CDD cost get split between each homestead?

610 Mr. Showe: Not really, because the property is assessed whether it is developed or
611 undeveloped in a CDD. It's not like we're adding tax space to it. It was assessed in the past whether
612 it was vacant or not.

613 Ms. Catusus: And Publix pays. The whole commercial plaza is part of the CDD. So, they
614 pay a CDD fee.

615 Ms. Glaze: So, what is the CDD's total footprint.

616 Ms. Catusus: The neighborhood and Publix.

617 Mr. Showe: And I have your name and address and we'll get with the golf course to make
618 sure that we let them know your concerns. We'll send them electronic map and then we'll give
619 them the big map as well.

620 Mr. Grall: I will tell you what the golf course maintenance manager told me. Their tractor
621 had been down for two months waiting for parts so they couldn't really do what they were
622 supposed to do. Supposedly it's back and running now. Hopefully they're going to catch up.
623 Obviously, they're going to catch up on the areas that people are playing golf on first.

624 Ms. Catusus: Any other audience comments?

625 Ms. Jillian Neville (23437 Campanero Drive): I just have a question. You talk about the
626 CDD debt and the maintenance. I was taken back because the taxes went up. The CDD portion of
627 it went up 100%. Last year I paid \$1,000 some-odd and this year it's \$2,000.

628 Ms. Catusus: No. That's not correct.

629 Ms. Neville: I called them and they said I needed to speak to you because that's all CDD
630 that's all calculated by you.

631 Ms. Catusus: Ours went up a total of...you're in Campanaro?

632 Mr. Showe: It probably went up \$120.

633 Ms. Catusus: It was like \$10 a month was all that we increased.

634 Ms. Neville: Then who do I speak to? Because I did call the Tax Appraiser's office and
635 they told me I needed to speak to you.

636 Mr. Showe: What's your address one more time?

637 Resident: 23427 Campanaro Drive.

638 Mr. Showe: I'll pull your tax bill up and I can show you after the meeting so we can go
639 over it line by line. There could be some adjustments on other items.

640 Ms. Catusus: Because that's not correct. We went \$10 a month for a total of \$120 for the
641 year was all the CDD increased.

642 Mr. Showe: Your tax bill went up about \$220 more than the prior year. Last year your CDD
643 portion was \$501 for debt and \$577 for maintenance.

644 Ms. Neville: And this year?

645 Mr. Showe: The CDD portion was \$501 for debt again and \$697 for maintenance.

646 Ms. Neville: I know there is something going on with my bill because it's as plain as day.

647 Mr. Showe: I have it here. It's showing us due \$5,405 this year.

648 Ms. Neville: I'll have to go to their office I suppose and see what the discrepancy is.

649 Ms. Catusus: Do you have a card you can give her, Jason?

650 Mr. Showe: Absolutely.

651 Ms. Catusus: Any other audience comments?

652 Resident (No name or address): You said you're going to get that map up?

653 Ms. Catusus: It will be on the website. Yeah. So hopefully it will. It's busy, but if you stop
654 and look at the legend, it will hopefully take out a lot of questions that people had, because pretty
655 much every area that the CDD owns, I made sure that we have some sort of maintenance coverage
656 on it, whether it be us or whether it be the golf course. There's, like, two pink spots that don't have
657 any maintenance on them, and that's because it's a treat area, and the other is because it's a wet
658 pond area for the golf course. So, everything else is covered with some sort of an overlay, so it can
659 be clear as to who's maintaining.

660

661 **NINTH ORDER OF BUSINESS**

Supervisor's Requests

662 Ms. Catusus: All right. If there's not any other audience comments, we'll move on to
663 Supervisors requests.

664 Mr. Warden: I want to follow up with something you said regarding the pine trees. I think,
665 especially around the front gate, there are some trees that are in disrepair as far as I'm concerned.

666 I would like you to present us a proposal on what that is and then let us see the proposal and make
667 the decision. Because a bad storm is going to bring some of those trees down.

668 Ms. Catasus: We need to have them evaluate the trees and see if they're healthy. They have
669 to stay.

670 Mr. Warden: I don't have a problem with that, but if they are, the concern I have is we
671 should not do things on an emergency basis. If there's a problem, let's identify it, let's make a
672 proposal. Let us see what it is, what it costs, and then we can make a decision based on.

673 Mr. Burchfield: I have an arborist that I have on a retainer. I can have him come out and
674 look at it that way you have a true iron plaid of what's wrong, what's not.

675 Ms. Catasus: And that also helps cover us if we're taking down a bunch of trees from the
676 county's perspective, if they are dead, diseased or dying, we can take them down. But if we're just
677 taking them down because you don't like them in the center island, that's a different story.

678 Mr. Warden: No, no, because God forbid, we have a bad storm and then it becomes an
679 emergency. An emergency costs more than a preventative.

680 Mr. Burchfield: Of our properties, like the other bigger properties we do. I'm not saying we
681 do it here, but obviously. But we have a tree harvest agreement with them that starts in January.
682 We go through and trim every tree, oak tree, thin it out, deadwood, whatever. And it's. That runs
683 all the way up through about May. We get all of our properties done, just a separate division we
684 have and then that way it's preventative. So, when storm season's here.

685 Mr. Grall: I guess we should take all the trees out of that center island. No, because if of
686 the big ones falls down, it's going to block the entrances.

687 Mr. Burchfield: We're just talking about diseased trees.

688 Ms. Heintzelman: As long as we get a proposal that shows it, I think we're good.

689 Mr. Warden: I'd like to see that.

690 Mr. Burchfield: I can do that.

691 Mr. Grall: I just have a couple of questions. I see rights-of-way on here now that go between
692 houses.

693 Ms. Catasus: Those are easements.

694 Mr. Grall: Yeah, easements to like the pond at the front where we're at 44 and Cardinal.

695 Ms. Catasus: Yes, David and I had talked about that he was going to include them on the
696 map because that is technically, we have permission to go through that part of the property to get

697 to our drainage easement. So, Tim can go between those two houses. We have a drainage easement.
698 I would suggest knocking on the door first and letting them know that, hey, there's a drainage
699 easement that runs through here, and we need to access this to maintain the storm drain behind
700 your home so your house doesn't flood.

701 Mr. Grall: Hole number one and hole number two, and the one we couldn't get in. That
702 shows two easements there to get in off of Marabella. I guess that's how you're going to be able
703 to get in there and cut that too. When we went out there, there was no other way of getting in there.

704 Ms. Catusus: How does this work, David, if these easements have fences?

705 Mr. Hamstra: So, Scott and I have dealt with this with other communities, when the HOA
706 is issuing fence permits and we don't have control looking at them, and they're boxing us out, and
707 some of the places we had to go back and tell them to move it, they weren't happy. But given how
708 long you guys have been around and how long those fences have been there, we still have the legal
709 right to get there. And so there may have to be some dialogue in the homeowner about making
710 accommodations, because you just can't walk through a gate. There may be a dog back there. We
711 have to have a better protocol moving forward for Tim and Jerrett and the guys to be able to legally
712 and safely get back there.

713 Mr. Grall: Well, Tim, on that one by hole one and two. Okay. If you look down behind
714 Venice, there's a right of way there. Now, that right away is probably 4ft wide, and it looks like
715 somebody might have cut some of it. But when I started to go up into my golf cart, I said no,
716 because it slants down quite a bit, and I wasn't ready to get to the waist area.

717 Mr. Hamstra: And I will tell the Board I had not even had a dimension for everyone. I got
718 too busy. But on average, they were 20-foot wide. 10 and 10, in some cases, 25-foot easements.

719 Ms. Catusus: Well, it does look like the one on Salerno. One of the homes has a fence, but
720 the house with the easement does not look like it has a fence.

721 Mr. Grall: Again, I say the quickest way is to just take two of the cross pieces out of the
722 fence and go in that way. Now it looks like somebody has gone. They cleared the thing behind
723 Salerno. I Believe you did it for the HOA and you have still the wooded area, but it looks like
724 somebody started to go down through that wooded area.

725 Mr. Burchfield: What about just converting it to a double gate and having a lock on the.

726 Mr. Grall: I don't even know why we need to make a gate. Because they just slide in there.

727 Ms. Catusus: Whatever is easiest for you and whatever works for you. Okay, anything else.

728 Mr. Grall: No, I have nothing else.

729 Ms. Catusus: I have nothing.

730 Mr. Wright: I have one little thing. We did get new signage ordered that's going to have
731 placards with dates and times. If anything were to change, we can change that over quickly.

732 Mr. Showe: We did go a little over the \$500 authorization. We got three signs but we did
733 get a seven too so if we ever switch the meetings to 7:00 we have them both. We can certainly
734 order more of those swaps out with different dates or different times.

735 Ms. Catusus: Were you able to drop off the days?

736 Mr. Showe: We just have Tuesdays for now. But if the Board ever changes, we can get
737 certain letters to swap.

738 Resident: I just have a comment. We live on Campanaro and behind us is the golf course
739 and that has been being cleared very well. We are very pleased with that.

740 Ms. Catusus: Thank you for letting us know that.

741

742 **TENTH ORDER OF BUSINESS**

Other Business

743 There being no comments, the next item followed.

744

745 **ELEVENTH ORDER OF BUSINESS**

**Next Meeting Date – December 9, 2025 at
6:00 PM**

746
747 The next meeting date is December 9, 2025 at 6:00pm.

748

749 **TWELFTH ORDER OF BUSINESS**

Adjournment

750 Mr. Showe adjourned the meeting at 7:17 p.m.

751

752

753

754

755 _____
Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION C

SECTION 1

Country Greens
Community Development District

Summary of Checks

November 6, 2025 to November 30, 2025

Bank	Date	Check No.'s	Amount	
General Fund				
Truist	11/11/25	9-10	\$	2,024.78
	11/19/25	11-12	\$	5,916.67
	11/20/25	13-14	\$	33,917.65
			\$	41,859.10
		Autodrafts	\$	2,014.75
		Total	\$	43,873.85
			\$	43,873.85

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/11/25	00004	11/01/25 19290	202510 310-51300-31500	LEGAL FEES-OCT25	*	780.00	
				CLARK & ALBAUGH, LLP			780.00 000009
11/11/25	00012	11/06/25 746407	202510 320-53800-48000	MAIN IRRIGATION REPAIR	*	1,244.78	
				MAVERICK'S LANDSCAPE & LAWN SERVICE			1,244.78 000010
11/19/25	00016	11/01/25 4	202511 320-53800-12000	FIELD MANAGEMENT	*	1,500.00	
		11/01/25 5	202511 310-51300-34000	MANAGEMENT FEES	*	3,750.00	
		11/01/25 5	202511 310-51300-35200	WEBSITE ADMINISTRATION	*	100.00	
		11/01/25 5	202511 310-51300-35100	INFORMATION TECHNOLOGY	*	150.00	
		11/01/25 5	202511 310-51300-31300	DISSEMINATION AGENT SERV	*	416.67	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,916.67 000011
11/19/25	00025	11/13/25 13455	202510 310-51300-31500	GENERAL COUNSEL OCT25	*	179.00	
		11/13/25 13455	202510 310-51300-31500	GENERAL COUNSEL OCT25	V	179.00-	
				KILINSKI VAN WYK PLLC			.00 000012
11/20/25	00015	11/14/25 145970	202511 320-53800-47200	POND TREATMENT	*	141.75	
				DRAGONFLY POND WORKS LLC			141.75 000013
11/20/25	00012	11/13/25 12435	202511 320-53800-46200	LANDSCAPE MAINT-NOV25	*	14,345.41	
		11/19/25 12437	202511 320-53800-48000	STORM DRAIN REST DEPOSIT	*	19,430.49	
				MAVERICK'S LANDSCAPE & LAWN SERVICE			33,775.90 000014
				TOTAL FOR BANK A		41,859.10	

CNTG COUNTRY GREENS KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/07/25	00014	10/13/25 7400-09. 202509 320-53800-43000 23940 SR 44 SEP25			*	45.00	
		10/13/25 7600-09. 202509 320-53800-43000 34451 SORRENTO SEP25			*	133.00	
		10/16/25 6800-09. 202509 320-53800-43000 34015 CR 437 PUMP SEP25			*	42.00	
		10/16/25 7000-09. 202509 320-53800-43000 33945 CR 437 SEP25			*	57.00	
		10/16/25 7100-09. 202509 320-53800-43000 24361 MARBELLA SEP25			*	43.00	
		10/16/25 7200-09. 202509 320-53800-43000 24360 MARBELLA SEP25			*	70.00	
		10/16/25 7300-09. 202509 320-53800-43000 24000 SR 44 SEP25			*	47.00	
		10/16/25 7500-09. 202509 320-53800-43000 34450 SORRENTO SEP25			*	383.00	
		11/07/25 11.25-FE 202511 300-13100-10000 REISSUE PMT FEES			*	260.75	
SECO							1,080.75 080000
11/24/25	00014	11/12/25 7400-10. 202510 320-53800-43000 23940 SR 44 OCT25			*	49.00	
SECO							49.00 080001
11/24/25	00014	11/12/25 7600-10. 202510 320-53800-43000 34451 SORRENTO OCT25			*	158.00	
SECO							158.00 080002
11/24/25	00014	11/17/25 6800-10. 202510 320-53800-43000 34015 CR 437 PUMP OCT25			*	36.00	
SECO							36.00 080003
11/24/25	00014	11/17/25 7000-10. 202510 320-53800-43000 33945 CR 437 OCT25			*	65.00	
SECO							65.00 080004
11/24/25	00014	11/17/25 7100-10. 202510 320-53800-43000 24361 MARBELLA OCT25			*	45.00	
SECO							45.00 080005
11/24/25	00014	11/17/25 7200-10. 202510 320-53800-43000 24360 MARBELLA OCT25			*	77.00	
SECO							77.00 080006
11/24/25	00014	11/17/25 7300-10. 202510 320-53800-43000 24000 SR 44 OCT25			*	48.00	
SECO							48.00 080007

CNTG COUNTRY GREENS KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/24/25	00014	11/17/25 7500-10. 202510 320-53800-43000 34450 SORRENTO OCT25			*	456.00	
-----							456.00 080008
						TOTAL FOR BANK Z	2,014.75
						TOTAL FOR REGISTER	43,873.85

SECTION 2

Country Greens
Community Development District

Unaudited Financial Reporting
October 31, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund - Series 2016</u>
5-6	<u>Month to Month</u>

Country Greens
Community Development District
Combined Balance Sheet
October 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash</u>			
Operating	\$ 98,228	\$ -	\$ 98,228
<u>Investments</u>			
<u>Series 2016</u>			
Reserve A-1	\$ -	\$ 120,534	\$ 120,534
Reserve A-2	\$ -	\$ 53,250	\$ 53,250
Revenue	\$ -	\$ 81,971	\$ 81,971
Prepayment A-2	\$ -	\$ 4,377	\$ 4,377
Total Assets	\$ 98,228	\$ 260,132	\$ 358,361
Liabilities:			
Accounts Payable	\$ 3,779	\$ -	\$ 3,779
Total Liabilities	\$ 3,779	\$ -	\$ 3,779
Fund Balance:			
Restricted for:			
Debt Service	\$ -	\$ 260,132	\$ 260,132
Unassigned	\$ 94,450	\$ -	\$ 94,450
Total Fund Balances	\$ 94,450	\$ 260,132	\$ 354,582
Total Liabilities & Fund Balance	\$ 98,228	\$ 260,132	\$ 358,361

Country Greens
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 476,711	\$ -	\$ -	\$ -
Interest	\$ 9,212	\$ 768	\$ -	\$ (768)
Total Revenues	\$ 485,923	\$ 768	\$ -	\$ (768)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 6,000	\$ 500	\$ -	\$ 500
FICA Taxes	\$ 459	\$ 38	\$ -	\$ 38
Arbitrage	\$ 600	\$ 50	\$ -	\$ 50
Dissemination Agent	\$ 5,000	\$ 417	\$ 417	\$ (0)
Engineering	\$ 35,000	\$ 2,917	\$ -	\$ 2,917
Legal Services	\$ 10,000	\$ 833	\$ 780	\$ 53
Management Fees	\$ 51,000	\$ 4,250	\$ 3,750	\$ 500
Trustee Fees	\$ 3,717	\$ 1,076	\$ 1,076	\$ -
Annual Audit	\$ 4,700	\$ -	\$ -	\$ -
Postage	\$ 1,100	\$ 92	\$ -	\$ 92
Insurance	\$ 9,624	\$ 9,624	\$ 8,597	\$ 1,027
Printing & Binding	\$ 500	\$ 42	\$ -	\$ 42
Legal Advertising	\$ 1,000	\$ 83	\$ -	\$ 83
Other Current Charges	\$ 1,000	\$ 83	\$ 30	\$ 53
Assessment Administration	\$ -	\$ -	\$ 6,000	\$ (6,000)
Website Maintenance	\$ 3,000	\$ 250	\$ 100	\$ 150
Information Technology	\$ -	\$ -	\$ 150	\$ (150)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 132,875	\$ 20,430	\$ 21,075	\$ (645)

Country Greens
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
<u>Operations & Maintenance</u>				
Field Services	\$ 18,000	\$ 1,500	\$ 1,500	\$ -
Aquatic Control Maintenance	\$ 2,000	\$ 167	\$ 142	\$ 25
Landscape Maintenance	\$ 172,145	\$ 14,345	\$ 14,345	\$ 0
Utilities	\$ 13,000	\$ 1,083	\$ 934	\$ 149
Repairs & Maintenance	\$ 124,403	\$ 10,367	\$ 1,245	\$ 9,122
Capital Outlay	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
Holiday Décor	\$ 8,500	\$ 708	\$ 6,246	\$ (5,538)
Total Operations & Maintenance:	\$ 353,048	\$ 29,421	\$ 24,412	\$ 5,008
Total Expenditures	\$ 485,923	\$ 49,851	\$ 45,487	\$ 4,363
Excess (Deficiency) of Revenues over Expenditures	\$ 0		\$ (45,487)	
Fund Balance - Beginning	\$ -		\$ 139,937	
Fund Balance - Ending	\$ 0		\$ 94,450	

Country Greens
Community Development District
Debt Service Fund - Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 347,569	\$ -	\$ -	\$ -
Interest	\$ 500	\$ 42	\$ 820	\$ 778
Total Revenues	\$ 348,069	\$ 42	\$ 820	\$ 778
Expenditures:				
Debt Service				
Principal Debt Retirement A-1	\$ 170,000	\$ -	\$ -	\$ -
Principal Debt Retirement A-2	\$ 65,000	\$ -	\$ -	\$ -
Interest Expense A-1	\$ 69,244	\$ -	\$ -	\$ -
Interest Expense A-2	\$ 35,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 339,244	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 8,825		\$ 820	
Fund Balance - Beginning	\$ 848,725		\$ 259,313	
Fund Balance - Ending	\$ 857,550		\$ 260,132	

Country Greens
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination Agent	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	417
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Services	\$ 780	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	780
Management Fees	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,750
Trustee Fees	\$ 1,076	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,076
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Insurance	\$ 8,597	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,597
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	30
Assessment Administration	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,000
Website Maintenance	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100
Information Technology	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 21,075	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,075

Country Greens
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operation and Maintenance</i>													
Field Services	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,500
Aquatic Control Maintenance	\$ 142	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	142
Landscape Maintenance	\$ 14,345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,345
Utilities	\$ 934	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	934
Repairs & Maintenance	\$ 1,245	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,245
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Holiday Décor	\$ 6,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,246
Total Operations & Maintenance:	\$ 24,412	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24,412
Total Expenditures	\$ 45,487	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	45,487
Excess (Deficiency) of Revenues over Expenditures	\$ (45,487)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(45,487)
Other Financing Sources/(Uses):													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (45,487)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(45,487)

SECTION D

SECTION 1

Country Greens CDD

Field Management Report



December 9th, 2025

Jarett Wright

Senior Field Manager

GMS

Site Items

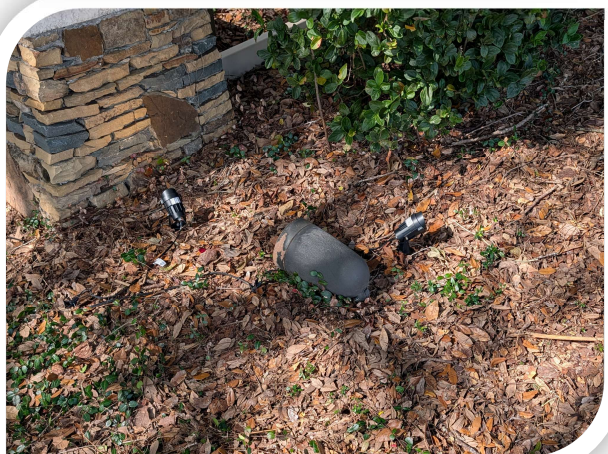
Landscape Lighting Installation

- ✚ GMS staff ordered and installed 42 additional landscape lights at the 437 and Cardinal Ln entrances. 6 additional lights are being stored for replacements or future usage.
- ✚ Lights in the 437-entrance median are now back in operation. 1 light is broken at the base and will need to be replaced.
- ✚ Removed broken light and replaced with a new model.



Site Items

Landscape Lighting



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-750-3599, or by email at jwright@gmscfl.com. Thank you.

Respectfully,
Jarett Wright



Site Report

18421464723

Reference Number: 20251202-18421464723	Form Name: Site Report
Submitter Name: Robbie Szozda | rszozdajr@gmscfl.com	Date Sent on Device: Dec 2, 2025 10:49:06 AM EST
Location: 33914 Terragona Dr, Sorrento, FL 32776, USA Dec 2, 2025 10:49:05 AM EST [View Map]	

NEW PAGE

District Status Review

District	Country Greens CDD
Site Inspected By	Robbie Szozda

Issue Details

ISSUE DETAILS

1 OF 8

Issue Details

Date / Time	Dec 2, 2025 9:27:00 AM EST
Assignment	Landscapeer
GeoLocation	23520 Sorrento Springs Dr, Sorrento, FL 32776, USA latitude: 28.850506845568052 altitude: 37.838436 longitude: -81.56111258107858 [viewMap]
Action Item Picture	



Action Item Description

1. Provide proposal to remove and replace dead fountain grass (x6)
2. Remove two dead shrubs in landscape bed.
3. Remove two dead shrubs and four dead fountain grass plants.

Request Vendor Proposal

Yes

ISSUE DETAILS

2 OF 8

Issue Details

Date / Time

Dec 2, 2025 9:27:00 AM EST

Assignment

Landscape

GeoLocation

23520 Sorrento Springs Dr, Sorrento, FL 32776, USA
latitude: 28.850767134295467 altitude: 40.74023
longitude: -81.56089275651577 [[viewMap](#)]

Action Item Picture



Action Item Description

- Provide proposal to remove dead shrubs.

Request Vendor Proposal

Yes

ISSUE DETAILS

3 OF 8

Issue Details

Date / Time

Dec 2, 2025 9:27:00 AM EST

Assignment

Landscape

GeoLocation

23520 Sorrento Springs Dr, Sorrento, FL 32776, USA
latitude: 28.850836688679504 altitude: 37.038754
longitude: -81.56104825444665 [[viewMap](#)]

Action Item Picture**Action Item Description**
Request Vendor Proposal

Provide proposal to Sod barren areas at Entrance.
Yes

ISSUE DETAILS

4 OF 8

Issue Details

Date / Time

Dec 2, 2025 9:27:00 AM EST

Assignment

Landscaper

GeoLocation


23520 Sorrento Springs Dr, Sorrento, FL 32776, USA
latitude: 28.850454432055194 altitude: 37.20249
longitude: -81.56107393817025 [[viewMap](#)]

Action Item Picture**Action Item Description**

Provide proposal to remove shrubs/mulch, and replace with SOD.

Request Vendor Proposal

Yes


ISSUE DETAILS		5 OF 8
Issue Details		
Date / Time	Dec 2, 2025 9:27:00 AM EST	
Assignment	Landscaper	
GeoLocation	33605 Co Rd 437, Sorrento, FL 32776, USA latitude: 28.85088165759002 altitude: 38.11105 longitude: -81.56044676907506 [viewMap]	
Action Item Picture		
Action Item Description	Broken branches need to be removed.	
Request Vendor Proposal	No	

ISSUE DETAILS		6 OF 8
Issue Details		
Date / Time	Dec 2, 2025 9:27:00 AM EST	
Assignment	Landscaper	
GeoLocation	23520 Sorrento Springs Dr, Sorrento, FL 32776, USA latitude: 28.850597175796377 altitude: 34.89352 longitude: -81.56077324420359 [viewMap]	
Action Item Picture		



Action Item Description
Request Vendor Proposal

Potential to evaluate re-design of landscape bed.
Yes

ISSUE DETAILS		7 OF 8
Issue Details		
Date / Time	Dec 2, 2025 9:27:00 AM EST	
Assignment	Landscaper	
GeoLocation	34111 Cardinal Ln, Eustis, FL 32736, USA latitude: 28.847376806688352 altitude: 21.162472 longitude: -81.57671294182686 [viewMap]	
Action Item Picture		
Action Item Description	Palm trees at Cardinal Ln entrance need to be de-booted.	
Request Vendor Proposal	Yes	
ISSUE DETAILS		8 OF 8

Issue Details

Date / Time

Dec 2, 2025 9:27:00 AM EST

Assignment

Landscaper

GeoLocation

33954 Terragona Dr, Sorrento, FL 32776, USA
latitude: 28.843741156187694 altitude: 21.822842
longitude: -81.55218506239498 [[viewMap](#)]

Action Item Picture



Action Item Description

Potential to evaluate re-design of landscape beds at 437 entrance.

Request Vendor Proposal

No



Site Report

18421468876

Reference Number: 20251202-18421468876	Form Name: Site Report
Submitter Name: Jarett Wright | jwright@gmscfl.com	Date Sent on Device: Dec 2, 2025 10:55:04 AM EST
Location: 34304 Tuscany Ave, Sorrento, FL 32776, USA Dec 2, 2025 10:54:40 AM EST [View Map]	

NEW PAGE

District Status Review

District	Country Greens CDD
Site Inspected By	Jarett Wright - Field Manager

Issue Details

ISSUE DETAILS

1 OF 4

Issue Details

Date / Time	Dec 2, 2025 9:41:00 AM EST
Assignment	Landscapeer
GeoLocation	23621 Valderama Ln, Sorrento, FL 32776, USA latitude: 28.849904 altitude: 6.986336 longitude: -81.5622019 [viewMap]
Action Item Picture	



Action Item Description	1 x Category 1 Pine near exit fencing 1 x Category 2 Pine near golf course 1 x Category 3 Pine near exit fencing
Request Vendor Proposal	Yes

ISSUE DETAILS

2 OF 4

Issue Details


Date / Time	Dec 2, 2025 9:41:00 AM EST
Assignment	Landscaper
GeoLocation	23520 Sorrento Springs Dr, Sorrento, FL 32776, USA latitude: 28.8505525 altitude: 8.8 longitude: -81.5606462 [viewMap]

Action Item Picture



Action Item Description	1 x Category 2 Pine near fountain feature
Request Vendor Proposal	No

ISSUE DETAILS	3 OF 4
---------------	--------

Issue Details	
Date / Time	Dec 2, 2025 9:41:00 AM EST
Assignment	Landscaper
GeoLocation	33863 Terragona Dr, Sorrento, FL 32776, USA latitude: 28.8412571 altitude: -8.5 longitude: -81.552262 [viewMap]
Action Item Picture	
Action Item Description	1 x Category 3 Oak near 437 fencing 13 x Category 3 Pine near 437 fencing
Request Vendor Proposal	Yes

ISSUE DETAILS	4 OF 4
---------------	--------

Issue Details	
Date / Time	Dec 2, 2025 9:41:00 AM EST
Assignment	Landscaper
GeoLocation	34316 Tuscany Ave, Sorrento, FL 32776, USA latitude: 28.8507331 altitude: 6.1 longitude: -81.5582554 [viewMap]
Action Item Picture	



Action Item Description
Request Vendor Proposal

4 x Category 2 trees in open space near golf course.
Yes