

*Country Greens Community
Development District*

Agenda

April 14, 2026

AGENDA

Country Greens

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

April 7, 2026

**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, April 14, 2026 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 February 9, 2026 Meeting
5. Consideration of Resolution 2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
6. Discussion of Revised O & M Methodology
7. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Arbitrage Rebate Report for the Series 2016A Bonds
 - D. Field Manager
 - i. Site Inspection Report
 - ii. Landscaper Discussion
8. Public Comment Period
9. Supervisor's Requests
10. Other Business
11. Next Meeting Date – May 12, 2026 at 6:00 PM
12. 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,

A handwritten signature in black ink, appearing to read "J. M. Showe", with a stylized flourish at the end.

Jason M. Showe
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
COUNTRY GREENS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Country Greens Community Development District was held on Tuesday, February 10, 2026 at 6:00 p.m. at REACH Church, 31431 Payne Road, Sorrento, Florida.

Present and constituting a quorum were:

Catherine Catusus	Chairperson
Joseph Grall	Assistant Secretary
David Warden	Assistant Secretary
Crystal Jones	Assistant Secretary

Also present were:

Jason Showe	District Manager
Scott Clark <i>by Zoom</i>	District Counsel
David Hamstra	District Engineer
Tim Burchfield	Maverick Landscaping
Jose Saldana	Maverick Landscaping
Jarett Wright	Field Manager
Rob Szozda, Jr.	GMS

The following is a summary of the discussions and actions taken at the February 10, 2025 Country Greens Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Catusus: Anything from the public?

THIRD ORDER OF BUSINESS

Resident E-mails

Ms. Catusus: We'll move on to resident emails. There has been an update since these were put into the packet. Somebody's fence got hit over on Fortunato. They were claiming it was us. We went back and forth so we didn't think it was us, but then Tim sent an email today saying they would go ahead and take care of it. He doesn't know if they did it, but that he's going to go ahead just for goodwill and take care of fixing the fence.

Mr. Burchfield: When is he coming out?

Mr. Grall: This weekend.

Ms. Jones: Was it dented? I saw it.

Mr. Grall: It was pushed in.

Mr. Burchfield: And it looks like a chink was out. Again, this 10,000 pound bobcat. I run them all the time. If I hit it with that, not saying I can't nick it, it's going to flatten or it's going to bend it. It's going to not just push it in because it's not even that high. We're going to push it at the bottom.

Mr. Grall: Well, it will leave tracks too.

Mr. Burchfield: Correct. They have a 360 camera in those machines.

Ms. Catusus: I appreciate you.

Mr. Burchfield: It saves everyone a bunch of back and forth.

Mr. Grall: And it's on the back of the hill that's quite high. It's difficult even to get a golf cart there.

Ms. Catusus: The first few pages of those are the only resident emails that we've received. Then there was the email regarding the dentist office and there has been some update on that as well. I'll wait and let David give the update on this part of the emails regarding the dentist.

Mr. Showe: He said he should be here by 6:15.

Ms. Catusus: He will update us on that, the dentist office stormwater requirements, when he gets here.

Ms. Jones: The tire place is still coming.

Ms. Catusus: It's O'Reilly's. Yes. And he's worked with them on the stormwater stuff and we're sending them a bill and we're going to be sending the dentist office a bill.

Mr. Showe: Yeah and that was part of the communication. Like I said, David will go over that but he did communicate with them. He'll send an invoice that they need to pay for his time on the issue.

Ms. Catusus: Okay.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the December 9, 2025 Meeting

Ms. Catusus: Next, we're going to move on to the approval of minutes from the December 9, 2025 meeting. I had one correction on line 243. It says, "*That corner at Serena Springs*" that should be "*Sorrento Springs.*"

Mr. Showe: Got it.

Ms. Catusus: Anybody else have any other corrections on the minutes?

Mr. Grall: I think I might. On line 270, 291 and 294. It says that David was the one who made those statements, and I believe it was Tim.

Mr. Showe: Okay.

Mr. Grall: Where it talked about all the trees and needing ribbons. I believe you were talking about that.

Mr. Showe: 270, 291 and 294. Got it. Yeah. You are correct. I was trying to clean them up, and I missed that.

Ms. Catusus: Anybody else?

Mr. Grall: No.

Ms. Catusus: All right. With that, can I get a motion to approve the December 9, 2025 minutes?

On MOTION by Ms. Catusus, seconded by Mr. Warden, with all in favor, the Minutes of the December 9, 2025 Meeting, were approved as amended 4-0.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Draft Fiscal Year 2025 Audit Report

Ms. Catusus: Now have the review and acceptance of the draft Fiscal Year 2025 audit report.

Mr. Showe: I can go through this quickly with the Board. This is the draft. We've gone through it internally. There's a lot of information and detail there, but we typically go to the last page, which is the report to management. You'll note that there were no prior year findings, there are no current year findings, and all the things that are statutorily required to review, we're in

compliance. It's a clean audit for our purposes. I think we've sent it to Scott. Did you have any additional items on it, Scott?

Mr. Clark: No, I looked at it. It looked good to me.

Mr. Showe: Okay. We can go over whatever questions the Board might have, but it would be appropriate if the Board's amenable to have a motion to direct staff to submit this to the state and finalize the audit for compliance purposes.

Ms. Catusus: I do want to just comment that we're up on net revenue.

Mr. Showe: Yes.

Ms. Catusus: Over the last year. So yes, if I can go ahead and get a motion to file the final report.

On MOTION by Mr. Grall, seconded by Ms. Jones, with all in favor, Accepting the Draft Fiscal Year 2025 Audit Report, was approved 4-0.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Catusus: Next we're going to staff reports. District Counsel, Scott, is this where we're going to talk about what we did on our phone call?

Mr. Clark: I think we're going to take that under District Manager.

Mr. Showe: Yeah. He is going to punt that to me.

Mr. Clark: In my section, I wanted to make the Board aware of some pending legislation that's in the session right now that if adopted would have an effect on CDDs. The first one is directed right immediately towards CDDs, and it establishes a potential recall procedure for CDD Supervisors. There's never been a recall mechanism for Supervisors of CDDs in the 46 years that the act has been in place. And the background of it is there's a District in Osceola County called Concord Estates. You may have heard about this on the local news, but for years they've had financial issues, non-compliant audits. And in the most recent year, some money seems to have disappeared and is not accounted for. The State Senator from that area introduced this bill. It's Senate Bill 1180 and it establishes this recall procedure. Now, most cities and some countries have a procedure for recall of sitting commissioners or councilmen. It's never been true with CDDs and whether it's a good policy you can debate about. I don't like the bill. It's vague in terms of what grounds for recall. For instance, neglect of duty and incompetence can be grounds for a recall petition. If you're doing your job as a Supervisor, somebody probably thinks that your incompetent

because the person disagrees with you. I think that's troublesome. It's kind of clunky in the procedure. The District would have to hold and pay for a recall election with the Supervisor of Elections. It's kind of expensive in its implementation. My sense is that this bill is going to pass. It's been approved in two committees. It's going through a third right now and it seems to have some steam behind it. But we'll see what happens with that. No, I'll keep you posted on that. The bill may or may not affect CDD's and I'll explain in a minute. There's two bills, one in the House, one in the Senate, that establish penalties and attorney's fees for certain actions taken by a governmental entity that are arbitrary or contrary to law. You can end up paying the litigants attorney's fees and having an up to \$50,000 penalty. It's not clear to me exactly where this bill is going. And there are two competing versions. The House Bill 105 applies it only to cities and counties. Senate Bill 544, which is the companion version, also applies it to special Districts. If it passes in a form that applies to special Districts, we will have a number of things to do. We'll have to make amendments to our rules of procedure to create a process for that. That's probably true with the other bill as well. We'll see what happens. This is part of a trend in the state where they've been focusing on CDDs and other special Districts and have a kind of sense that they haven't been accountable, and they need some more state oversight. We'll see if they succeed and I'll just keep you posted as the session goes along. I'll answer any questions on that. Otherwise, I'll hold my other comments until Jason describes another situation.

Ms. Catusus: Anybody have any questions for Scott on that? I think until we see whether it goes through or not, probably fine just to be advised of it for now and then we'll deal with it if we need to later.

Mr. Show: Certainly, Scott's looking at it for multiple Districts. Our office is watching it. It's going to affect every CDD that we manage, so we're going to stay on top of all that.

Ms. Catusus: Thank you, Scott.

Mr. Hamstra joined the meeting at this time.

B. District Engineer

Ms. Catusus: There were emails that were in our agenda regarding the dentist office and that there was some follow up on that. So, I said I would let you update us on that.

Mr. Hamstra: Sure. So unlike that west side where we had McDonald's, Dunkin Donuts and the Auto Supply, that system had more than enough capacity. The east side was challenged

which had the vast majority of the Publix parking lot, all of Publix, CVS. And the vacant lot has pipes on both sides. If they go to the east, too much water. If it's going west, there's just enough to accommodate them. I put them on warning that they're going to have to pay the fees. I think he had a lengthy response regarding did we do that to others. We did at different magnitudes. And then after I do the review, I'll give him all the calculations so he can give them to Lake County to get his approval. And concurrently, I'll give him the invoice for our time.

Ms. Catusus: Yeah, because the one pond is the one that we had to already retrofit fix once. So, we don't need any more load going to that one.

Mr. Hamstra: The only other thing I have is Saturday or Sunday, I'll hit the field to check on y'all's work. I'm sure the pictures look great. This way I can get the operation and maintenance survey of the District back.

Ms. Catusus: And then once that work is complete and signed off on, then the invoice for that can be approved for payment.

Mr. Showe: Yes.

Mr. Hamstra: No problem.

Ms. Catusus: Okay.

Mr. Warden: You have to vacuum out a couple of them. Is that what's left?

Mr. Hamstra: I think there were two or three we had set aside for structural work, but my hunch is they did the vast majority of what did require that.

Mr. Burchfield: Correct. There's two or three that need pumping. Yeah. Then, we can pull the drains out of the bottom. I'm sure they're there.

Ms. Catusus: Did you see the video of the one on Marbella? Did David see that? The one that when you moved it, all the water came gushing out.

Mr. Saldana: I don't know.

Mr. Burchfield: We sent it to Jason. You put it on Google Drive.

Mr. Saldana: I put pictures, but yeah, there was a few of them that we got the dirt out and it was just gushing water.

Mr. Burchfield: For 30 minutes.

Ms. Catusus: Yeah, and we had not had rain.

Mr. Saldana: We went and had lunch and then came back and it was finally slowing down.

Mr. Burchfield: There was four or five of them like that.

Mr. Saldana: I'm actually surprised that with that 100-year storm that we had, that nothing flooded because all of them were clogged, pretty much all.

Mr. Hamstra: Some of those had really long pipe runs.

Mr. Burchfield: They do.

Mr. Grall: Some of them you couldn't even find until they got in there with the backhoes.

Mr. Burchfield: I mean, literally, they were buried.

Mr. Grall: I was watching them on the sixth hole, and it was like it was in a clump of trees. And when you got the clump of trees out of the way, you still didn't see a drain, so they had to go around, and they finally found the drain.

Ms. Catusus: So, it should be really easy for you to find it.

Mr. Burchfield: Everything's easy now. We're ready for the summer rains, basically.

Ms. Catusus: If you want to shoot me a text when you're heading that way, if I'm available, I'll ride with you.

Mr. Hamstra: Okay.

Ms. Catusus: I can ride. I just can't drive. Okay. So anything else for us?

Mr. Hamstra: No.

C. District Manager

Ms. Catusus: Up next, we have District Manager.

Mr. Showe: We'll start with the issue. As we were going through and getting your financials together, we did discover an issue with the prior company's certification of the assessment roll. If you go to your budget, the gross collection should be \$507,140, it's what's on your budget.

Ms. Catusus: What page are you on?

Mr. Showe: I'm not on it. I'm just talking. We didn't put any backup on this.

Ms. Catusus: Okay. I didn't think I saw the budget.

Mr. Showe: That's on your gross budget. You won't really see that number in your budget because we do ours a little different. We only put the debt number in. It's just a different way of showing it. But based on the way they did it, your net should have been \$507,000, but they only certified \$496,000. So, there could be a shortfall of about \$11,000 worth of General Fund assessments based on how they did the assessment roll. We tried. We've gone through everything we can to try to figure out if there was something we just weren't seeing. But essentially, it breaks down to about, they kind of under shorted the townhomes about \$11 a home, and then the single

family homes about \$15 a home. It was under the prior company, so it becomes a little cumbersome for us to try to even send out direct bills to collect it, because to collect \$10, you're going to spend two or three dollars plus, then the residents are then going to be expected to cut a check back. There's a lot of tracking going on, but that is an option. But the one thing we talked about first, and we talked to Scott as well as the Chair, we think the most expedient thing to do is for Scott to send a demand letter to inform. I know he's reviewed their contract and we're just going to ask them for the shortfall. It was clearly under their scope of service. It was under the time they were providing service to the District. So, we believe that's the most expedient thing to do first. Certainly, you're also in a decent financial position. I think we believe that as we look at the projects you put in, we should be under budget there. So, even if for some reason we don't get any recovery, you have fund balance. It's not going to shortfall the District. We'll just have to take a look at that as we do our budgets next year. Because we can't without raising everyone's assessments. We're kind of locked into the \$496,000 almost. But again, if we're not doing massive projects, that might be okay too. But again, we wanted to make sure the Board was aware of that. And as long as there's no objection, then I think we would look for a motion to direct Scott to go ahead and send the demand notice. Is that kind of your take, Scott?

Mr. Clark: Yeah. I looked at the agreement and not surprisingly, their scope clearly included this work and doing it correctly. And so, I think we just ask them to make it right and hope that they'll do so without any drama.

Ms. Catusus: We had a phone call last week and that was the direction that I felt was best for us to go. Yeah, because we're not going to go back into nickel and dime homeowners.

Mr. Showe: It's a tough position. They didn't do anything wrong and a lot of them at this point have already paid their tax bill. So now, it's a tough position.

Ms. Catusus: If I could get a motion for Scott to write a demand letter for Inframark.

Mr. Grall: I make a motion for Scott to write a demand letter to Inframark for the shortfall.

On MOTION by Mr. Grall, seconded by Mr. Warden, with all in favor, Directing Counsel to Send Demand Letter to Inframark for Shortfall, was approved 4-0.

Mr. Showe: The other thing, as a follow up to the last meeting, I know the Board was interested in making a donation to the church for space. We actually went back and looked at the last two years and we could not find a check that was cut from the District to the facility. I went

back and looked a little further through your agendas and I couldn't find any checks that were actually sent.

Ms. Jones: We discussed that. I remember discussing that.

Mr. Showe: Again, there's no issue for us doing it. I just wanted to make update you that we couldn't find any record of it. And I know the Board initially talked about it, probably \$200. Is that still.

Ms. Catusus: Yes, I think.

Mr. Showe: Okay. We'll reach out to them and have them, basically, they'll probably have to generate us an invoice for that amount just so that we have a tracking on it for auditing purposes. But again, I wanted to update you guys, and we'll get that knocked out. Yeah, it's not a big deal. But we went through the last two years' worth of checks and could not find one.

i. Approval of Check Register

Mr. Showe: We'll go to our check register in your General Fund. We have checks #15 through #29, as well as some auto drafts and Supervisor checks. It's a grand total of \$347,371.67. I will note that \$295,000 of that are transfers from your general fund to your debt service. So, it's not as big as it might seem. But I think the rest of the checks are fairly normal and routine.

Ms. Catusus: I have a question on page 75. All of these SECO listings that are there, one of them says pump or well or something like that. The others don't say anything. There's a couple that say pump. Are these light poles? Are they irrigation wells? Are they irrigation timers? Do we know what these are exactly? Because when you pull up the addresses, it just kind of, they're not real addresses.

Mr. Wright: So, it gives you these utility addresses for CDDs. They're never going to be where they say unless it specifically says the church's here pond or something like that.

Ms. Catusus: Right.

Mr. Wright: It's all going to be utilities that are paid, electrical irrigation pumps, irrigation controllers, those types of things.

Ms. Catusus: I was just trying to figure out why some of them are like as low as \$40 and we got one that's \$407.

Mr. Wright: I think we do it one day a week.

Mr. Burchfield: Yes. Currently.

Mr. Showe: We can certainly look. But yeah, as Jared indicates, a lot of times the addresses don't line up and sometimes they're not even close to the actual meter. But we can pull the invoices and have them look at the meters and try to put together a quick sheet for the Board so that it lays out which ones are which.

Ms. Catusus: Just so we can see because if it's lighting, that's maybe not us. As opposed to irrigation. And if it's irrigation, that's split with the HOA, then maybe the bill needs to be split. So, I just like to get a little more information. This is the first time we've actually seen SECO broken down as individual things. It's just been one SECO Bill, so I had no idea we had all of these.

Mr. Showe: Yeah, we can complete a field report of what meters are what and what they serve.

Mr. Wright: We'll get it added on to the map, too, so everyone can see exactly.

Mr. Burchfield: Yeah, because some timers are shared. And that's one thing I think down the road we should split off.

Ms. Catusus: Yeah.

Mr. Burchfield: Put another pole, post, with your timer, with your wires. That way they're on their island, you're on yours. Even though it's the same meter, you're still on different timers.

Ms. Catusus: Right.

Mr. Burchfield: So that way it's just better. Just makes it clear.

Ms. Catusus: Yeah.

Mr. Showe: Okay. I'll make a note. We'll do some accounting on that.

Ms. Catusus: Okay, thank you. That was all I had on the check register. Anything else from anybody on the check register? All right, can I get a motion to approve the check register?

Ms. Jones: I move to approve the check register.

Ms. Catusus: Motion by Crystal. Can I get a second?

Mr. Warden: I'll second it.

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

ii. Balance Sheet and Income Statement

Mr. Showe: Then the last thing we've got is just your quarterly ADA report on your website.

Ms. Catusus: I have a question on page 81 before we go into the ADA.

Mr. Showe: Oh, sure.

Ms. Catusus: On the assessment administration line.

Mr. Showe: Yes.

Ms. Catusus: There was nothing budgeted, but there was a \$6,000 charge. What was that for?

Mr. Showe: Your budget didn't have that in it because of the way that Inframark did it.

Ms. Catusus: Oh, okay.

Mr. Showe: They rolled it into one line. So, what we did is, we like to show each of those lines separately as a service. So, that was rolled into management fees. We just separated that out so it's a little more transparent as to what services we provide. You didn't get an increase in billing. That's just what we did for the assessments.

Ms. Catusus: I just wanted to make sure that was what that was.

Mr. Showe: Absolutely. And then on your general fund, we are still doing better than budget to actual. So, we're in great shape there. And you guys are about right where you were last year for your percentage collections.

iii. Presentation of Website Audit

Mr. Showe: You have your quarterly ADA report for your website. It's in good shape. With that, we can turn it over to the field staff for all their updates.

D. Field Manager

i. Initial Site Inspection Report

Mr. Szozda: Good evening everybody. A couple updates for you guys on the field side. First off, the 437 entrance landscape lighting. I believe someone in here pointed out. Was it you, Joe?

Mr. Grall: Yeah.

Mr. Szozda: A couple of those lights got knocked down. I believe maybe from some drifters out there. We have gathered some proposals. Well, we kind of priced out getting that fixed. We're looking at around \$500 for the wire and lighting, if you guys are interested in doing that. An install is something to consider.

Ms. Jones: There is two.

Mr. Szozda: There's two that are down. So, we'll probably replace all four of them is what I was thinking to keep them consistent.

Mr. Grall: Two are broken and the other one is off. There were three total.

Mr. Wright: The wiring is also not in the best of shape, and it's not buried the way that we would prefer to where you can easily adjust things afterwards. These low voltage systems are meant for hot swapping. You want it to be buried to protect it from any landscaping that would be happening in the area, but to be accessible for any maintenance that would need to happen. This would be for getting another 100 foot spool of the wiring. If you remember previously, we maxed out the wire that we needed. We have a couple spare lights. Now if we can get this job done with under 50ft, we would have an extra 50ft of wiring to where we could extend that.

Ms. Catusus: We can finish that tree that we didn't finish before.

Mr. Grall: Okay. You're talking about the same lights going back in the same type.

Mr. Wright: No.

Mr. Grall: Because they seem to break awful easily.

Mr. Wright: So, I'm looking for a similar model as we can get. That's obviously challenging depending on if they make those models. They've switched to a lot of new systems. This is a style that I was finding that's the closest but also cost effective. You can get all these lights; it looks like there's 12 lights total for \$135 for the lights for there. So that gives us four extra lights that we can add on elsewhere as well as some spares for if they get damaged again in the future.

Ms. Catusus: And it's a safety issue. So, you're saying we can do it. What's the cost of the wire?

Mr. Wright: \$500 total with install.

Ms. Catusus: So, not to exceed \$500.

Mr. Wright: Correct.

Ms. Catusus: Can I get a motion to approve that to replace the lights at the 437 entrance for the amount not to exceed \$500, is the motion I'm looking for.

Mr. Grall: I make a motion that we approve replacing the lights at the 437 entrance for not more than \$500.

Ms. Catusus: All right. Motion by Joe. Can I get a second?

Mr. Warden: I'll second it.

On MOTION by Mr. Grall, seconded by Mr. Warden, with all in favor, the 437 Entrance Lights NTE \$500, was approved 4-0.

ii. Landscaper Discussion

Mr. Szozda: Next item is palm tree boots. We're going to gather some proposals this coming month and present that next week to get those de booted. Probably reach out to you guys for a quote.

Mr. Warden: Is that what it's called? I never knew that.

Mr. Showe: Yes.

Mr. Szozda: The pine tree health and the one oak tree, we went out and flagged it and Tim had his arborist take a look at the trees and provide a report, which after I get done with this little summary, we'll give it to him to talk about that here shortly. Landscaping enhancements. The 437 entrance, we had a beautiful palmettos removed, and we got some new bark, and some new annuals installed over there. And then also we have other annuals installed around the site that were updated.

Ms. Catusus: Those are actual perennials, I believe, no annuals.

Mr. Szozda: Oh, those shrubs. Sorry about that.

Mr. Burchfield: Azaleas.

Ms. Catusus: Yeah.

Mr. Szozda: 10-4.

Ms. Catusus: And did we come in under cost on that?

Mr. Burchfield: It was \$2,470.

Ms. Catusus: Okay.

Mr. Burchfield: But I mean we had estimated that from the get-go. We didn't change it up or down. We took care of irrigation; we moved stuff around. We didn't hit anything.

Mr. Burchfield: It looks much nicer.

Mr. Burchfield: Yes. Cleaner.

Ms. Catusus: Go ahead. Sorry.

Mr. Szozda: You're all good. And then the engineering report, as they touched on earlier, we went through and kind of just said verification, just double checking everything. Obviously final acceptance for the engineer. We do have a little report, just kind of a status update. But obviously we'll help track that to completion with the engineer as he does his inspection. As for

my part, I guess that'd be about it. Unless you guys have any questions on our little last site report. There was a couple trees that were blown down.

Mr. Burchfield: On 437?

Mr. Szozda: Yes. There's a small amount of fence damage. We'll look at getting the cost for getting that repaired as well.

Ms. Catusus: Somewhere. Well, I guess maybe we don't have access to them anymore. We had extra slats that Inframark was storing somewhere, but I guess we don't have them anymore.

Mr. Szozda: That would be nice.

Ms. Catusus: Unless Scott wants to put that in the demand letter and ask for any extra fence slats.

Mr. Showe: Let me send an email before that letter goes out.

Mr. Wright: So, every year, every time there's a hurricane, we're doing thousands of dollars' worth of pairs all across central Florida, so we typically have some sort of leftover stock from that because we buy in bulk. But I'll see what we have.

Ms. Catusus: Okay. Well, and if Jason can see if they have some.

Mr. Showe: I'll send an email before the letter goes out.

Mr. Szozda: That's all I really have for GMS field items. Unless you guys have any questions, we'll give it over to Tim to maybe discuss his items and the tree stuff.

Mr. Burchfield: Yeah. On the palm boots I had a question. Are you just talking about booting or talking about trimming it and booting?

Mr. Wright: The goal in my opinion should be two and a half feet from the top. You get that nice bulb at the top. Everything else gets stripped because as those get loose, they become projectiles in storms, they fall over, they make the place look dirty.

Mr. Burchfield: Yeah. Mainly, their just a pain. They just look shabby on the palm.

Ms. Catusus: But I think his question is just to boot it or boot and trim the actual.

Mr. Burchfield: I mean we would trim. I'm just saying I obviously do it all at once, but I would do a hurricane cut on them because they come back and they're all cabbage palms.

Mr. Showe: I'd say probably just do it both. But if you could separate them out just say one boot, one trim. Or not. Never mind.

Mr. Burchfield: That makes sense to boot them and leave it. You might as well. It's either all or nothing on the tree, in my opinion, or you just trim a no boot or trim with boots. And boots eat your chainsaw up like crazy. I mean it's good and we can do it, and we do them all the time.

Mr. Wright: I think for my purposes with this would just be to clean up the actual trunk. And then before storm season would be rolling in, that's when we go to do the trimming, if it's not 100% needed right now. Obviously, if the palm fronds are making the Epcot ball around the tree, that's when I want to do the trimming. But I think they're okay at the moment.

Mr. Burchfield: Sure. Yeah. They're not bad. Again, most of them have been, obviously the ones on cardinal, have been trimmed. Some boots, that's where it's mainly a big deal. But yeah, some we can just boot them, some we can trim the tree, take one or two off. But there's some out front on the main entrance that are mixed in that need to be totally done.

Ms. Catusus: Well and if they're at the main entrance, then they probably should just be totally done.

Mr. Showe: Yeah.

Mr. Burchfield: And that's part of this, bringing that up. There's such a heavy canopy, some trees, that you can't even drive out unless you're in a low car without getting your mirror slapped or truck slapped. All that's got to come up middle island, all around that whole opening area. The entrance exit should be open. There's some pines that need to come down. There's 14 dead pine trees that need to come out on that arborist report, and one dead oak that definitely needs to be removed. Based upon what you came out with, Jose. I put a proposal in for that along with trimming some all the oak trees up. And I figured might as well throw the palms in there now if we're going to do that. I'm going to have a lift there doing it.

Mr. Grall: Is this including the trees that were knocked down at the storm too? Did you include those?

Mr. Burchfield: Yes.

Ms. Catusus: Well, those just get picked up.

Mr. Burchfield: Those are just getting picked up. We still got to flush cut them, we got to haul them and chip them.

Mr. Grall: You have to get them.

Ms. Catusus: They get flush cut, but it's not as extensive as it would have been if the entire tree was still standing.

Mr. Burchfield: So those are going to be picked up. And I mean we can do the boots with it. If they wanted to accept it, we could do the palms, help them out. I mean, we're going to be right there touching them. So, it's one of the things, if you want us to do it, we can add that to it.

Mr. Grall: And there's a proposal?

Mr. Showe: Well, we got a proposal this afternoon. So, removing the 14 dead pines and the oak was \$2,775.

Mr. Burchfield: But I'm doing that as a cohesive pack.

Mr. Showe: Oh, okay. I got you.

Mr. Burchfield: Okay. \$185. Otherwise, if you're taking down big pines, I'm not doing it for \$185 a piece.

Mr. Showe: Okay.

Mr. Burchfield: If I'm there with my machinery and the whole lift and the whole thing. That's why I said if I'm there, we're going to do the whole thing. We can do the boots and take it down.

Ms. Catusus: So, you can send a revised proposal over to include the palms?

Mr. Burchfield: Sure, we can do that.

Mr. Wright: Do we want to set a not to exceed?

Ms. Catusus: I was just going to say, do you have an approximate what it would be to add these 14 pines? How many palms are we looking at?

Mr. Wright: I don't have an exact count. I would say under 30 would be my estimation.

Mr. Burchfield: Yeah.

Ms. Catusus: There's not a lot.

Mr. Burchfield: No more than a few hundred bucks.

Mr. Grall: It's not going to exceed \$3,000?

Mr. Burchfield: No, it's not going to exceed \$2,000.

Mr. Grall: I'm sorry. I thought the proposal was \$2,775.

Mr. Burchfield: No, the total with the oak tree, you got to do all the trimming on the front entrance. All three entrances.

Mr. Showe: Yeah. So, the trimming on the front entrance is \$12,250.

Mr. Burchfield: That's all entrances.

Mr. Showe: Correct.

Mr. Burchfield: That's oak trees and all. How about you do this. We just include the palms. We're right there anyway. No extra cost.

Ms. Catusus: Sounds good to me.

Mr. Showe: That would be the \$15,025.

Mr. Burchfield: Correct.

Mr. Showe: Okay. Is there a motion to accept that proposal?

Ms. Catusus: Okay, well, wait, there sounds like there's more than one proposal because you just read \$2,775.

Mr. Showe: Well, it's got two components. Yeah.

Ms. Catusus: Okay. For the removal of 14 dead pines, and 1 oak was \$2,775. The trimming of all three entrances, the tree boom, lift, chipper trucks, labor and dump fees is \$12,250.

Mr. Showe: And palm trees.

Ms. Catusus: And palm trees, for a total of \$15,025. So that's the proposal that we're looking for a motion to approve.

Mr. Burchfield: That's correct.

Mr. Showe: Correct.

Ms. Catusus: I'm looking at this, Tim, and I want to address something that we had talked about in email. So, it says the deposit is due come the invoice date, and the balance is due within 30 days.

Mr. Burchfield: Well, here's how we work. Like, let's say we know we got another day or two, we'll send an invoice in knowing it's going to take two, three weeks to get to us on the balance. It's not a problem.

Ms. Catusus: But the work has to be approved.

Mr. Burchfield: Correct.

Ms. Catusus: I'll get to that in my supervisor's comments, I guess. But maybe if we can change the order to do within 30 days of approval of the work.

Mr. Burchfield: Yeah. We can do that.

Ms. Catusus: Okay.

Mr. Burchfield: Yeah.

Ms. Catusus: Okay. So, a motion to approve \$15,025 for all the work that was listed.

Mr. Grall: All the tree work.

Ms. Catusus: All the tree work. Can I get a motion.

Ms. Jones: I'll make a motion to approve the tree work for \$15,025.

On MOTION by Ms. Jones, seconded by Mr. Warden, with all in favor, the Proposal for \$15,025 for Landscaping, was approved 4-0.

Ms. Catusus: Okay. Now discussion.

Mr. Saldana: Oh, I'm sorry. I apologize. The reason there was a clump of dead pine trees on Tarragona, there was actually a lightning strike that hit one of the oak trees that fell over, that broke the fence, and just the shock itself killed those off. I think it was like 12 of those pine trees. I was just a shock. It wasn't a disease or anything. There's no need to spray for anything. It was literally just one lightning shock.

Ms. Catusus: I saw it was lightning, but I didn't realize it was that whole cluster.

Mr. Burchfield: Yeah. Once they're dead, you'll start getting some ores and stuff in them.

Mr. Saldana: Yeah. The pine trees, you can see where this shock even went all the way down on all the pine trees. But it started on the oak tree because that was the one that got like blown off.

Mr. Burchfield: Took direct hit.

Mr. Saldana: Yeah. Took direct hit. So, I just wanted to comment.

Ms. Catusus: Better the trees than someone's house.

Mr. Burchfield: Or someone.

Ms. Catusus: Yeah. Okay, thank you. Any other discussion? All right.

iii. Presentation of Arborist Spreadsheet

Mr. Warden: One question between GMS and Maverick on the spreadsheet you all prepared. When you say verified, I know we have two categories, which is Maverick and Element Environmental. But some of the Element Environmental are things that Maverick did and like the grades and resetting them.

Mr. Wright: Yeah.

Mr. Warden: Okay, thank you.

Mr. Wright: Correct. And that verified is they provided pictures of all the work. We went through the list. Okay. Where we went to site, looked at everything from our perspective, it's good.

Obviously all certification comes from you. They said they did the work. We've seen it, we're okay with it and ready for you.

Mr. Warden: Okay, thank you.

Mr. Grall: We still have though, where you're going to get a vacuum truck in for the three that have the things in. And then once that's done, you will come back and put the grates in.

Mr. Burchfield: Place the grates in and anchor.

Mr. Grall: Anchor down. Okay.

Mr. Szozda: Yeah. There's three of them that may require some structural. Like if there's a broken flume. Then, pour the concrete. And then two, we may want to cut openings inside the box, but other than that.

SEVENTH ORDER OF BUSINESS

Public Comment Period

Ms. Catusus: Okay. Now we are back to our second public comment period.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Catusus: Now we have Supervisors requests. Before we get into that, I want to ask a question of Jason so I can understand how the invoice processing and payment works. Because I've had been involved in the emails between you and Tim, and it seems like there's several times he's having to be like, where's the check? Can you first explain the process to me, how it works?

Mr. Showe: Sure. Whenever I get an invoice, I send it straight to accounting. They put it in their system to process it. It goes to our field staff. When they tell them, yes, go ahead and cut the check, there's a couple staff members in our office that also look at it, both of our owners look at it and then it'll come to me to sign off, and then we process the check.

Ms. Catusus: Okay, so how long between when you receive an invoice using this example from landscaping, before it's inspected? What kind of a lag of time is in there?

Mr. Wright: Whenever we receive the invoice, the next time we're on site, we're inspecting work. Unless it's we're doing something absolutely major, we'll be on there, we'll make a special trip. But typically, it's going to be within seven days. Sometimes if they send the invoice on a Monday and we showed up on a Tuesday, we are there ready to go.

Ms. Catusus: But if they send it on a Monday afternoon and you were there Monday morning.

Mr. Wright: Their normal landscape contract, the second we get that invoice, unless there's a major issue that we had, that's approved ready to go that day.

Mr. Showe: Yeah.

Mr. Burchfield: Because that's a recurring contract.

Ms. Catusus: And we're not having any issues with the contracted work. It's the extra work.

Mr. Burchfield: Yeah, there was only one. But let me comment if I could. Like I said, there's no bad blood or hard feelings. Yeah. But it is like we on our system, it shows when people view it, when it's been open, how many times. And for that little island out there on 437, the \$2,475 was billed in November 15th and as of today we still haven't received it.

Mr. Wright: With that, it was billed in November 15th. The work wasn't done until December. We even talked about this at the last meeting when he asked you why hadn't that been done yet? And that's the only reason of the major delay.

Mr. Burchfield: Right. The only reason I did that was because I was getting delayed as far as payment. So, I mean I knew what it was is our mini, our small excavator went down. So, we didn't want to dig it out by hand. So, we're just waiting. But that was the only reason for like a two week delay.

Ms. Catusus: Okay.

Mr. Burchfield: But we're still talking December 2025 and we're, we're almost mid-February and still not paid.

Mr. Wright: Correct. We got the approval as soon as we saw it.

Mr. Showe: Yeah. That check was actually cut January 21st. So, if you haven't gotten it yet, we need to follow back up. Okay.

Ms. Catusus: Do you receive ACH payments?

Mr. Burchfield: I do.

Ms. Catusus: Do we have the ability to issue ACH payments?

Mr. Showe: I am not sure. I will have to check. I'm not sure.

Ms. Catusus: Okay.

Mr. Showe: Yeah. That's not something we typically do for landscaping, but I can check.

Ms. Catusus: Because that would speed up that process somewhat.

Mr. Burchfield: And then I know you mentioned to the lady in your office that handles that, I forget her name.

Mr. Showe: Katie.

Ms. Catusus: And now you are copying the invoices.

Mr. Burchfield: But it's been like that from the get-go. I've been copying her from the get-go, and I got proof to show that. I don't know where we are. As far as even December, I asked for the contractual payment, the monthly, to be paid by the end of the month, by December 31, 2025 so we can close out our books.

Ms. Catusus: Yeah.

Mr. Burchfield: Okay. I wasn't asking for drainage money. I wasn't asking for anything. Just contractual landscaping that was on the books. The bills go out on the 1st. The check was physically cut on the 14th. I didn't get the check until January 6, even after asking for it. So, I'm like, it was cut. It sat in their office or somewhere for two weeks. I don't know. And then it was sent out in January.

Ms. Catusus: But it goes to a P.O box, correct?

Mr. Burchfield: P.O. box.

Ms. Catusus: How often do you check the P.O. box?

Mr. Burchfield: I check it every week. But I'm saying you can see the postmark. I've kept the envelope where you can see where it was postmarked on January 3 when it was actually mailed.

Mr. Showe: Well, I will note that postmarks anymore are not great.

Mr. Burchfield: I understand.

Mr. Showe: Yeah. They've changed that whole process, so I can't.

Ms. Catusus: Yeah. But we need to see what we can do to get a timelier page.

Mr. Showe: I have. I am on the accounting staff to process those as quickly as I can get. I understand.

Mr. Burchfield: Yeah. Because I'm like, there's not a problem. I do tons of other properties, and those people are Johnny on the spot, more money than this and it's like clockwork. On the 15th, we get this, on this, we get two to three. They even use Edenred. I don't know if you've even heard of that software where they send an E Card to us or ACH. Whatever. It's paid in full. But you can count it just like you count on your check on Friday, you count on yours. Same thing. We just like to know I don't have to chase it down, that's all. And again, zero bad blood because you guys are freaking awesome and everybody's awesome.

Ms. Catusus: Yeah, but we want to get this.

Mr. Burchfield: The first time it happened was my fault because it was the transition was happening from the other management company. You had to get your books. I get it. I didn't say nothing, but just these couple. One in December. It's mid-February.

Ms. Catusus: Yeah. And then just understood for the special project stuff that actually has to be confirmed.

Mr. Burchfield: I have no problem with that. Yeah.

Ms. Catusus: But the regular monthly should not have a delay.

Mr. Burchfield: Correct.

Mr. Showe: I agree. Yeah.

Mr. Burchfield: 100%. That's it.

Mr. Wright: With that, as you guys do the work, reach out to Robbie and I, we'll go look at it.

Mr. Burchfield: Sure.

Mr. Wright: Let you know we're approving this and we'll CC you on the emails. That way you can see on the field side, hey, we've accepted this work. We're ready to go.

Mr. Burchfield: Jose and I, we always communicate with you guys. You guys are all you do with us; we do with you guys. We're a team. That's what we want to be, so no issues.

Ms. Catusus: Yeah. If we can do the ACH.

Mr. Showe: I will find out.

Mr. Burchfield: Yeah, there's ACH, there's eCheck, there's card. I'm not saying you're paying with credit, but I mean everything square on our invoice, you can pay.

Ms. Catusus: Okay. All right, so now I'll go into supervisor's request, because I didn't really have a place on the agenda for that, but I had told Tim I would bring it up. Any supervisors requests? Yeah, go ahead.

Mr. Grall: Okay. We talked about the roads, the right of ways, and the sidewalks in the last meeting in the minutes, and we were going to get a copy of the road document. Has that been given to, I think, you were asking for David?

Mr. Warden: Yes, the last meeting.

Mr. Grall: And they were going to get document to determine when they were turned over and everything. Did we get that yet?

Ms. Catusus: Oh, that documents been, we have that document. Scott has that document. Did he get the document to you about the roads being deeded?

Mr. Warden: I'm not going to say yes or no because I don't recall.

Mr. Grall: It was in the minutes, so that's why I'm asking.

Ms. Catusus: Well, but that document wasn't the. It's two different things. The determining the width of the right of way is.

Mr. Grall: The next thing was determining the width of the right of way along the fence.

Ms. Catusus: Yeah, that's a separate issue than the documents. Scott has documents.

Mr. Grall: Okay. We, at the time, didn't have the documents in the minutes, and I just wanted to be sure we do that now.

Ms. Catusus: Well, in the minutes, David didn't have a copy of the documents. Scott did. Correct, Scott? You have those documents regarding the deeding of the roads?

Mr. Clark: I have the documents, and I sent them to somebody during the meeting. I'd have to look back and see who it was.

Ms. Catusus: It was supposed to have been David and Jason.

Mr. Warden: I will look in my inbox.

Mr. Clark: Check and see, David. If you need them, just send me a message.

Mr. Warden: Okay.

Mr. Grall: My next question is about how many feet of responsibility is the CDD along the fences? Is it one foot? Is it four feet? What belongs to the CDD and what belongs to the HOA?

Ms. Catusus: Yeah, it's basically where does the right of way start? Because where the right of way starts has been either county or HOA or DOT or us, depending on where the right of ways are.

Mr. Grall: Okay. And then the third question was did we find out anything about DOT paying us back for the maintenance that we're doing along 44 and 437?

Ms. Catusus: I have not reached out to them yet. I have to find a contact there. My contact is no longer there, so I need to find a new contact.

Mr. Warden: Did you deal with the maintenance office or the main office?

Ms. Catusus: It was a guy that was in their storm water, so I have to try and find somebody. If you have a contact, you should let me know. Anything else

Ms. Jones: I have one question.

Ms. Catasus: Yes.

Ms. Jones: Going back to the trees. The three trees on that center island before you get to the guardhouse. Three pine trees. Are those alive?

Mr. Szozda: Yeah, the arborist checked it. They're alive. He said there's some jasmine kind of choking down on the root ball. He said he would just recommend maybe cutting that out for him to be able to breathe. But it's far as, like, health wise, he said they're like eight out of 10 with 10 being like super healthy, they're still at like an eight.

Ms. Catasus: Those are your trees, David.

Ms. Jones: They just don't look good.

Mr. Szozda: Yeah, they don't look breezy, they're just pine trees.

Ms. Catasus: Yeah. But if they're not dead.

Ms. Jones: I know. That's why I was asking if they were dead.

Ms. Catasus: And like I said, we need to, at some point, dead and diseased trees can come down without permit issues and problems. But if you start taking down live trees, we're going to need to have permits and replacements and things like that?

Ms. Jones: No. That's why I was wondering if they were alive.

Mr. Burchfield: 100%, sure.

Mr. Szozda: Yeah, they have no disease. They have no, those mites, those pine beetles. It has none of that.

Mr. Burchfield: It has none of that.

Mr. Grall: And this Arborist works for.

Mr. Burchfield: Adam. Yeah. He works for Baby Tree.

Mr. Grall: How much did that cost us?

Mr. Burchfield: I have a retainer on him, and he came out and I don't know. I took care of it.

Mr. Grall: It didn't cost us anything.

Mr. Burchfield: Not this time. He charged like \$200 to \$300. But, he's well worth the money for someone to certify that. Yeah, and that's kind of a deal because he's done other work for me.

Ms. Catasus: Well, like I said, that. That you can justify you're taking down dead.

Mr. Burchfield: Yeah, we wanted his blessing, just like we're getting David's blessing. These guys, that's what they're certified for.

Ms. Catusus: Okay. Anything else?

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Next Meeting Date – March 10, 2026 at 6:00 PM

Ms. Catusus: This says that our next meeting date is March, but we are going to try and go back to our every other month.

Mr. Showe: Yeah, I had that on my calendar. If the Board's amenable, then if we don't have any super urgent pressing business, we'll look for the meeting for April 14th. And we'll also look, our current calendar has that as your budget meeting, at least for your proposed budget. So, if between now and the beginning or middle of March, if you have things specific that you'd like to see in the budget, new things, any specific capital projects, if you can get those to us, that'll give us time to make sure we can add that in so we can have that for your budget discussion.

Ms. Catusus: Okay.

Mr. Warden: All right. So, March is no. Just making sure.

Ms. Catusus: March is no.

Mr. Showe: Most likely.

Mr. Grall: And April 14th is the date?

Mr. Showe: Correct.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Catusus: All right. With that, we can go ahead and adjourn. I have 6:51 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Country Greens Community Development District (“**District**”) prior to June 15, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 14, 2026
HOUR: 6:00 p.m.
LOCATION: REACH Church
31431 Payne Road
Sorrento, FL 32776

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lake County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14th DAY OF APRIL, 2026.

ATTEST:

**COUNTRY GREENS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: FY 2026/2027 Proposed Budget

Exhibit A
FY 2026/2027 Proposed Budget

[See attached]

Country Greens
Community Development District

Proposed Budget
FY2027



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9	<u>Series 2016A-2 Amortization Schedule</u>

Country Greens
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	\$ 476,711	\$ 424,801	\$ 41,499	\$ 466,299	\$ 474,109
Interest	\$ 9,212	\$ 1,099	\$ 2,199	\$ 3,298	\$ 3,000
Carry Forward Surplus ⁽¹⁾	\$ -	\$ 19,039	\$ -	\$ 19,039	\$ 3,746
Total Revenues	\$ 485,923	\$ 444,939	\$ 43,698	\$ 488,637	\$ 480,855
Expenditures					
<i>General & Administrative</i>					
Supervisors Fees	\$ 6,000	\$ 3,400	\$ 4,000	\$ 7,400	\$ 8,000
FICA Taxes	\$ 459	\$ 260	\$ 306	\$ 566	\$ 612
Engineering	\$ 35,000	\$ -	\$ 20,417	\$ 20,417	\$ 35,000
Legal Services	\$ 10,000	\$ 5,900	\$ 14,000	\$ 19,900	\$ 25,000
Annual Audit	\$ 4,700	\$ 4,000	\$ -	\$ 4,000	\$ 4,100
Assessment Administration	\$ -	\$ 6,000	\$ -	\$ 6,000	\$ 6,180
Arbitrage	\$ 600	\$ -	\$ 600	\$ 600	\$ 600
Dissemination Agent	\$ 5,000	\$ 2,083	\$ 2,917	\$ 5,000	\$ 5,150
Re-amortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ 700
Trustee Fees	\$ 3,717	\$ 1,076	\$ 3,218	\$ 4,295	\$ 4,300
Management Fees	\$ 51,000	\$ 18,750	\$ 26,250	\$ 45,000	\$ 46,350
Information Technology	\$ -	\$ 750	\$ 1,050	\$ 1,800	\$ 1,854
Website Maintenance	\$ 3,000	\$ 888	\$ 1,864	\$ 2,753	\$ 2,789
Postage & Delivery	\$ 1,100	\$ 71	\$ 642	\$ 713	\$ 750
Insurance	\$ 9,624	\$ 8,597	\$ -	\$ 8,597	\$ 9,457
Printing & Binding	\$ 500	\$ 6	\$ 292	\$ 298	\$ 500
Legal Advertising	\$ 1,000	\$ -	\$ 2,000	\$ 2,000	\$ 2,000
Other Current Charges	\$ 1,000	\$ 997	\$ 583	\$ 1,580	\$ 2,200
Office Supplies	\$ -	\$ 1	\$ 100	\$ 101	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 132,875	\$ 52,954	\$ 78,239	\$ 131,193	\$ 155,967

Country Greens
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<i>Operations & Maintenance</i>					
Field Management	\$ 18,000	\$ 7,500	\$ 10,500	\$ 18,000	\$ 18,540
Aquatic Control Maintenance	\$ 2,000	\$ 709	\$ 992	\$ 1,701	\$ 2,000
Landscape Maintenance	\$ 172,145	\$ 71,727	\$ 100,418	\$ 172,145	\$ 180,750
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ 25,798
Utilities	\$ 13,000	\$ 4,472	\$ 6,825	\$ 11,297	\$ 14,300
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 20,000
General Repairs & Maintenance	\$ 124,403	\$ 57,251	\$ 67,152	\$ 124,403	\$ 20,000
Stormwater Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Capital Outlay	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Holiday Décor	\$ 8,500	\$ 6,246	\$ -	\$ 6,246	\$ 8,500
Total Operations & Maintenance:	\$ 353,048	\$ 147,905	\$ 193,388	\$ 341,292	\$ 324,888
Total Expenditures	\$ 485,923	\$ 200,859	\$ 271,626	\$ 472,485	\$ 480,855
Excess Revenues/(Expenditures)	\$ 0	\$ 244,081	\$ (227,929)	\$ 16,152	\$ -

⁽¹⁾ FY26 Carryforward Surplus is less first quarter operating reserves

Product	Units	ERU/Unit	Total Net Assessments	Total Net Per Unit	Total Gross Per Unit
Townhomes 34'	104	0.70	\$ 47,760	\$ 459.23	\$ 488.54
Single Family 55'	319	1.00	\$ 209,275	\$ 656.04	\$ 697.91
Single Family 65'	97	1.00	\$ 63,635	\$ 656.04	\$ 697.91
Single Family 100'	158	1.00	\$ 103,654	\$ 656.04	\$ 697.91
Golf Course	10	1.00	\$ 6,560	\$ 656.04	\$ 697.91
Commercial	54	1.00	\$ 35,426	\$ 656.04	\$ 697.91
New Area *	N/A	N/A	\$ 7,798		
	742		\$ 474,109		

* represents an administrative only assessment based on the acreage proportionate to the District's total acreage

Country Greens

Community Development District

General Fund Narrative

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

Interest Income

Interest income earned on funds in the District's operating accounts.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Taxes

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Legal Services

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Country Greens

Community Development District

General Fund Narrative

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2016 A-1 and A-2 bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based on the Series 2016 A-1 and A-2 bonds.

Re-amortization Schedule

Represents the cost of having revised amortization schedules issued on the District's bonds when extraordinary redemptions are made.

Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2016 A-1 & A-2 bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. This also includes ADA compliance audits completed by School Now.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's insurance coverages.

Country Greens

Community Development District

General Fund Narrative

Printing & Binding

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

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

Other Current Charges

Bank charges, meeting room rentals and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Management

The District has contracted with Governmental Management Services – Central Florida, LLC to provide onsite field management of contracts for the District such as landscape maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Aquatic Control Maintenance

The District has contracted with Dragonfly Pond Works for the maintenance of its ponds. Services include treatment of all grasses, unwanted weeds, algae, etc.

Landscape Maintenance

The District has a contract with Maverick's Landscape & Lawn Service to maintain the landscaping located within the District. These services include monthly landscape maintenance such turf maintenance, shrub and groundcover maintenance, tree maintenance, general site maintenance such as trash and debris disposal and irrigation system maintenance.

Landscape Contingency

Represents the estimated cost of replacing landscaping within the common areas of the District.

Utilities

Represents current and estimated utilities of common areas throughout the District.

Country Greens

Community Development District

General Fund Narrative

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system outside of the general landscape contract.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Stormwater Maintenance

Represents estimated repair and maintenance cost to the stormwater systems maintained by the District.

Capital Outlay

Represents estimated costs for replacement of district assets.

Holiday Décor

Represents the estimated cost of adding holiday décor to the District's entry monuments.

Country Greens
Community Development District
Proposed Budget
Debt Service Fund Series 2016

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
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Revenues

Assessments - Tax Roll	\$ 347,569	\$ 316,207	\$ 31,362	\$ 347,569	\$ 347,098
Interest	\$ 500	\$ 3,647	\$ 2,188	\$ 5,836	\$ 2,918
Carry Forward Surplus ⁽¹⁾	\$ 848,725	\$ 86,053	\$ -	\$ 86,053	\$ 68,214
Total Revenues	\$ 1,196,794	\$ 405,908	\$ 33,550	\$ 439,458	\$ 418,229

Expenditures

2016 A-1

Interest A1 - 11/1	\$ 34,622	\$ 34,622	\$ -	\$ 34,622	\$ 31,859
Principal A1 - 5/1	\$ 170,000	\$ -	\$ 170,000	\$ 170,000	\$ 180,000
Interest A1 - 5/1	\$ 34,622	\$ -	\$ 34,622	\$ 34,622	\$ 31,859

2016 A-2

Interest A2 - 11/1	\$ 17,500	\$ 16,000	\$ -	\$ 16,000	\$ 13,500
Principal A2 - 5/1	\$ 65,000	\$ -	\$ 60,000	\$ 60,000	\$ 55,000
Interest A2 - 5/1	\$ 17,500	\$ -	\$ 16,000	\$ 16,000	\$ 13,500
Special Call A2 - 5/1	\$ -	\$ -	\$ 40,000	\$ 40,000	\$ -

Total Expenditures	\$ 339,244	\$ 50,622	\$ 320,622	\$ 371,244	\$ 325,719
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Excess Revenues/(Expenditures)	\$ 857,550	\$ 355,286	\$ (287,072)	\$ 68,214	\$ 92,510
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⁽¹⁾ Carryforward Surplus is net of Debt Service Reserve Funds

Interest A-1 - 11/1	\$ 28,709.38
Interest A-2 - 11/1	\$ 12,125.00
	\$ 40,834.38

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Townhomes 34'	102	\$ 27,733.29	\$ 271.90	\$ 289.25
Single Family 55'	319	\$ 127,209.61	\$ 398.78	\$ 424.23
Single Family 65'	96	\$ 45,242.73	\$ 471.28	\$ 501.36
Single Family 100'	155	\$ 109,572.23	\$ 706.92	\$ 752.04
Golf Course	10	\$ 4,712.78	\$ 471.28	\$ 501.36
Commercial	54	\$ 32,627.01	\$ 604.20	\$ 642.77
Total	736	\$ 347,097.64		

Country Greens
Community Development District
Series 2016 A-1 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/26	\$ 1,640,000.00	\$ -	\$ 31,859.38	\$ 236,481.25
05/01/27	\$ 1,640,000.00	\$ 180,000.00	\$ 31,859.38	
11/01/27	\$ 1,460,000.00	\$ -	\$ 28,709.38	\$ 240,568.75
05/01/28	\$ 1,460,000.00	\$ 185,000.00	\$ 28,709.38	
11/01/28	\$ 1,275,000.00	\$ -	\$ 25,125.00	\$ 238,834.38
05/01/29	\$ 1,275,000.00	\$ 190,000.00	\$ 25,125.00	
11/01/29	\$ 1,085,000.00	\$ -	\$ 21,443.75	\$ 236,568.75
05/01/30	\$ 1,085,000.00	\$ 200,000.00	\$ 21,443.75	
11/01/30	\$ 885,000.00	\$ -	\$ 17,568.75	\$ 239,012.50
05/01/31	\$ 885,000.00	\$ 210,000.00	\$ 17,568.75	
11/01/31	\$ 675,000.00	\$ -	\$ 13,500.00	\$ 241,068.75
05/01/32	\$ 675,000.00	\$ 215,000.00	\$ 13,500.00	
11/01/32	\$ 460,000.00	\$ -	\$ 9,200.00	\$ 237,700.00
05/01/33	\$ 460,000.00	\$ 225,000.00	\$ 9,200.00	
11/01/33	\$ 235,000.00	\$ -	\$ 4,700.00	\$ 238,900.00
05/01/34	\$ 235,000.00	\$ 235,000.00	\$ 4,700.00	\$ 239,700.00
		\$ 1,810,000.00	\$ 338,834.38	\$ 2,148,834.38

Country Greens
Community Development District
Series 2016 A-2 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
11/01/26	\$ 540,000.00	\$ -	\$ 13,500.00	\$ 13,500.00
05/01/27	\$ 540,000.00	\$ 55,000.00	\$ 13,500.00	
11/01/27	\$ 485,000.00	\$ -	\$ 12,125.00	\$ 80,625.00
05/01/28	\$ 485,000.00	\$ 60,000.00	\$ 12,125.00	
11/01/28	\$ 425,000.00	\$ -	\$ 10,625.00	\$ 82,750.00
05/01/29	\$ 425,000.00	\$ 60,000.00	\$ 10,625.00	
11/01/29	\$ 365,000.00	\$ -	\$ 9,125.00	\$ 79,750.00
05/01/30	\$ 365,000.00	\$ 65,000.00	\$ 9,125.00	
11/01/30	\$ 300,000.00	\$ -	\$ 7,500.00	\$ 81,625.00
05/01/31	\$ 300,000.00	\$ 70,000.00	\$ 7,500.00	
11/01/31	\$ 230,000.00	\$ -	\$ 5,750.00	\$ 83,250.00
05/01/32	\$ 230,000.00	\$ 75,000.00	\$ 5,750.00	
11/01/32	\$ 155,000.00	\$ -	\$ 3,875.00	\$ 84,625.00
05/01/33	\$ 155,000.00	\$ 75,000.00	\$ 3,875.00	
11/01/33	\$ 80,000.00	\$ -	\$ 2,000.00	\$ 80,875.00
05/01/34	\$ 80,000.00	\$ 80,000.00	\$ 2,000.00	\$ 82,000.00
		\$ 540,000.00	\$ 129,000.00	\$ 669,000.00

SECTION VI

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2025 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1219271902-00F-00000		3853036	CG02

SORRENTO SPRINGS ESTATES TRUST
4237 SALISBURY RD STE 103 BLDG 1
JACKSONVILLE, FL 32216

COMPANERO DR
SORRENTO SPRINGS PHASE 4 PB 59 PG
7-15 TRACT F ORB 5576 PG 585

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES						
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED	
LAKE COUNTY GENERAL	167,237	0	167,237	5.0254	840.43	
AMBULANCE MSTU	167,237	0	167,237	0.4629	77.41	
STORMWATER ROADS PARKS	167,237	0	167,237	0.4957	82.90	
ENVIRON LAND PURCHASE	167,237	0	167,237	0.0400	6.69	
FIRE MSTU	167,237	0	167,237	0.4800	80.27	
WATER AUTHORITY	167,237	0	167,237	0.2940	49.17	
PUBLIC SCHOOLS						
BY STATE LAW	167,237	0	167,237	3.0870	516.26	
BY LOCAL BOARD	167,237	0	167,237	2.9980	501.38	
ST JOHNS WATER MGMT	167,237	0	167,237	0.1793	29.99	
N LAKE CNTY HOSP	167,237	0	167,237	0.3859	64.54	
TOTAL:				13.4482	\$2,249.04	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
F110 LAKE COUNTY FIRE, VACANT LAND		143.00
C071 COUNTRY GREENS DEBT		0.00
C072 COUNTRY GREENS MAINT		0.00
NON-AD VALOREM ASSESSMENTS:		\$143.00

COMBINED TAXES AND ASSESSMENTS: \$2,392.04

If Paid By	Dec 05, 2025			
Please Pay	\$0.00			

Paid 11/13/2025 Receipt # 2025-00191838 \$2,296.36

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2025 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Dec 05, 2025			
Please Pay	\$0.00			

COMPANERO DR

SORRENTO SPRINGS ESTATES TRUST
4237 SALISBURY RD STE 103 BLDG 1
JACKSONVILLE, FL 32216

SORRENTO SPRINGS PHASE 4 PB 59 PG 7-15
TRACT F ORB 5576 PG 585

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1219271902-00F-00000		3853036	CG02

Paid 11/13/2025 Receipt # 2025-00191838 \$2,296.36

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2016 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1219271902-00F-00000		3853036	0002

EMF FUND I LLC
33 SPANISH RIVER DR STE 100
OCEAN RIDGE, FL 33435

SORRENTO SPRINGS PHASE 4 SUB TRACT F
PB 59 PG 7-15

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES						
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED	
LAKE COUNTY GENERAL	33,789	0	33,789	5.1180	172.93	
AMBULANCE MSTU	33,789	0	33,789	0.4629	15.64	
STORMWATER ROADS PARKS	33,789	0	33,789	0.4957	16.75	
ENVIRON LAND PURCHASE	33,789	0	33,789	0.1524	5.15	
FIRE MSTU	33,789	0	33,789	0.4704	15.89	
LAKE CO SCHOOL BOARD						
CURRENT	33,789	0	33,789	5.3750	181.62	
CAPITAL OUTLAY	33,789	0	33,789	1.5000	50.68	
ST JOHNS WATER MGMT	33,789	0	33,789	0.2885	9.75	
LAKE CO WATER AUTH	33,789	0	33,789	0.2554	8.63	
N LAKE CNTY HOSP	33,789	0	33,789	1.0000	33.79	
TOTAL:				15.1183	\$510.83	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
C071 COUNTRY GREENS DEBT		0.00
C072 COUNTRY GREENS MAINT		0.00
NON-AD VALOREM ASSESSMENTS:		\$0.00

COMBINED TAXES AND ASSESSMENTS: \$510.83

If Paid By	Nov 30, 2016				
Please Pay	\$0.00				

Paid 11/08/2016 Receipt # 2016-00123639 \$490.40

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2016 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Nov 30, 2016				
Please Pay	\$0.00				

SORRENTO SPRINGS PHASE 4 SUB TRACT F PB
59 PG 7-15

EMF FUND I LLC
33 SPANISH RIVER DR STE 100
OCEAN RIDGE, FL 33435

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1219271902-00F-00000		3853036	0002

Paid 11/08/2016 Receipt # 2016-00123639 \$490.40



SR 44

VALDERAMA LN

SORRENTO SPRINGS DR

MADERA LN

RIALTO WAY

MARBELLA DR

CORROBA LN

SORRENTO SPRINGS DR

CAMPEON CT

SARDINIA DR

CITY OF EUSTIS
EASTERN WASTEWATER
TREATMENT PLANT

PROPERTY RECORD CARD

General Information

Name:	SORRENTO SPRINGS ESTATES TRUST	Alternate Key:	3853036
Mailing Address:	4237 SALISBURY RD STE 103 BLDG 1 JACKSONVILLE, FL 32216 Update Mailing Address	Parcel Number:	12-19-27-1902-00F-00000
		Millage Group and City:	CG02 Unincorporated
		2025 Total Certified Millage Rate:	13.4482
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	COMPANERO DR SORRENTO FL, 32776	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	SORRENTO SPRINGS PHASE 4 PB 59 PG 7-15 TRACT F ORB 5576 PG 585		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	ACREAGE - NON AGRICULTURAL (9900)	0	0		34.130	Acre		\$167,237.00	\$167,237.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5576 / 585	10/05/2020	Warranty Deed	Qualified	Vacant	\$108,700.00

[Click here to search for mortgages, liens, and other legal documents](#)

SECTION VII

SECTION C

SECTION 1

Country Greens Community Development District

Summary of Checks

February 1, 2026 to March 27, 2026

Bank	Date	Check No.'s	Amount
General Fund			
	2/4/26	30-31	\$ 2,629.87
	2/11/26	32-37	\$ 325,158.45
	2/16/26	38-39	\$ 25,357.19
	2/25/26	40-41	\$ 4,500.00
	3/12/26	42-45	\$ 26,772.46
	3/19/26	46	\$ 5,927.40
	3/24/26	47	\$ 1,246.13
	3/26/26	48	\$ 26,178.53
		Autodrafts	\$ 1,638.00
			\$ 419,408.03
	<u>Supervisor Fees</u>		
	Catherine Catusus	50013	\$ 184.70
	Crystal Y Jones	50012 & 50015	\$ 369.40
	David Warden	50016	\$ 184.70
	Joseph G Grall	50014	\$ 184.70
			\$ 923.50
			\$ 420,331.53

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/04/26	00027	1/27/26	1	202601 310-51300-49000			*	100.00		
				AMORTIZATION S2016 A1						
		1/27/26	1	202601 310-51300-49000			*	250.00		
				AMORTIZATION S2016 A2						
DISCLOSURE SERVICES LLC									350.00	000030
2/04/26	00016	1/01/26	9	202601 320-53800-12000			*	1,500.00		
				FIELD MANAGEMENT						
		1/01/26	9	202601 320-53800-48000			*	755.03		
				NEW SIGNS CDD MEETINGS						
		1/01/26	9	202601 320-53800-48000			*	24.84		
				MOUNTING MATERIALS						
GOVERNMENTAL MANAGEMENT SERVICES-CF									2,279.87	000031
2/11/26	00004	2/02/26	19334	202601 310-51300-31500			*	390.00		
				GENERAL COUNSEL JAN26						
CLARK & ALBAUGH, LLP									390.00	000032
2/11/26	00015	1/30/26	149160	202601 320-53800-47200			*	141.75		
				POND MAINTENANCE JAN26						
DRAGONFLY POND WORKS LLC									141.75	000033
2/11/26	00016	12/31/25	11	202512 320-53800-48000			*	1,444.56		
				LANDSCAPE LIGHT INSTALL						
GOVERNMENTAL MANAGEMENT SERVICES-CF									1,444.56	000034
2/11/26	00012	2/01/26	12463-R-	202601 320-53800-46200			*	14,345.41		
				LANDSCAPE MAINT JAN26						
		2/05/26	00074649	202601 320-53800-48000			*	369.33		
				IRRIG REPAIR/FRONT GATE						
		2/05/26	00074649	202601 320-53800-48000			*	954.90		
				MAIN REPAIR FRONT GATE						
		2/11/26	00074650	202602 320-53800-48000			*	7,512.50		
				TREE REMOVAL & TRIMMING						
MAVERICK'S LANDSCAPE & LAWN SERVICE									23,182.14	000035
2/11/26	00013	2/11/26	02112026	202602 300-10100-10300			*	300,000.00		
				TX EXCESS TO MONEY MARKET						
COUNTRY GREENS CDD									300,000.00	000036
2/11/26	00018	2/11/26	02112026	202602 300-20700-10000			*	21,188.32		
				FY26 TXFER TAX RCPTS S16						
		2/11/26	02112026	202602 300-20700-10000			V	21,188.32-		
				FY26 TXFER TAX RCPTS S16						
COUNTRY GREENS CDD CO USBANK									.00	000037

CNTG COUNTRY GREENS TPARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/16/26	00016	2/01/26	12	202602	320	320-53800	12000			*	1,500.00		
									FIELD MANAGEMENT				
2/01/26		2/01/26	13	202602	310	310-51300	34000			*	3,750.00		
									MANAGEMENT FEES				
2/01/26		2/01/26	13	202602	310	310-51300	35200			*	100.00		
									WEBSITE ADMINISTRATION				
2/01/26		2/01/26	13	202602	310	310-51300	35100			*	150.00		
									INFORMATION TECHNOLOGY				
2/01/26		2/01/26	13	202602	310	310-51300	31300			*	416.67		
									DISSEMINATION AGENT SVC				
2/01/26		2/01/26	13	202602	310	310-51300	51000			*	.36		
									OFFICE SUPPLIES				
2/01/26		2/01/26	13	202602	310	310-51300	42000			*	8.92		
									POSTAGE				
2/01/26		2/01/26	13	202602	310	310-51300	42500			*	.75		
									COPIES				
									GOVERNMENTAL MANAGEMENT SERVICES-CF			5,926.70	000038
2/16/26	00012	11/11/25	12434	202511	320	320-53800	48000			*	19,430.49		
									FINAL PMT DRAINAGE				
									MAVERICK'S LANDSCAPE & LAWN SERVICE			19,430.49	000039
2/25/26	00021	1/05/26	28411	202601	310	310-51300	32200			*	4,000.00		
									ANNUAL AUDIT FYE09302025				
									ANTONIO J. GRAU CPA PA			4,000.00	000040
2/25/26	00028	2/18/26	02182026	202602	310	310-51300	49000			*	300.00		
									2026 ROOM RENTAL				
		2/18/26	02182026	202512	310	310-51300	49000			*	200.00		
									2025 ROOM RENTAL				
									REACH CHURCH INC			500.00	000041
3/12/26	00004	3/02/26	19361	202602	310	310-51300	31500			*	1,722.50		
									GENERAL COUNSEL FEB26				
									CLARK & ALBAUGH, LLP			1,722.50	000042
3/12/26	00015	2/27/26	150110	202602	320	320-53800	47200			*	141.75		
									POND MAINTENANCE FEB26				
									DRAGONFLY POND WORKS LLC			141.75	000043
3/12/26	00021	3/03/26	28939	202603	310	310-51300	31200			*	600.00		
									S2016 01/31/26 ARBITRAGE				
									ANTONIO J. GRAU CPA PA			600.00	000044
3/12/26	00012	11/11/25	12433	202611	320	320-53800	48000			*	2,450.30		
									437 SIDE ENT/DOT SAFETY				

CNTG COUNTRY GREENS TPARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/26		12463-R-	202603	320	53800	46200			LANDSCAPE MAINT MAR26	*	14,345.41		
3/10/26		00074650	202603	320	53800	48000			PINE TREE RMV FINAL PMT	*	7,512.50		
MAVERICK'S LANDSCAPE & LAWN SERVICE											24,308.21	000045	
3/19/26	00016	3/01/26	14	202603	320	53800	12000		FIELD MANAGEMENT	*	1,500.00		
3/01/26		15	202603	310	51300	34000			MANAGEMENT FEES	*	3,750.00		
3/01/26		15	202603	310	51300	35200			WEBSITE MANAGEMENT	*	100.00		
3/01/26		15	202603	310	51300	35100			INFORMATION TECHNOLOGY	*	150.00		
3/01/26		15	202603	310	51300	31300			DISSEMINATION AGENT SVC	*	416.67		
3/01/26		15	202603	310	51300	51000			OFFICE SUPPLIES	*	.30		
3/01/26		15	202603	310	51300	42000			POSTAGE	*	7.43		
3/01/26		15	202603	310	51300	42500			COPIES	*	3.00		
GOVERNMENTAL MANAGEMENT SERVICES-CF											5,927.40	000046	
3/24/26	00012	3/23/26	00074652	202603	320	53800	48000		IRRIG REPAIR/CLOCK 10/Z7	*	531.28		
3/23/26		00074653	202603	320	53800	48000			IRRIG REPAIR/CLOCK 9/MAIN	*	714.85		
MAVERICK'S LANDSCAPE & LAWN SERVICE											1,246.13	000047	
3/26/26	00018	3/26/26	03262026	202603	300	20700	10000		FY26 TX TAX RCPTS S2016	*	26,178.53		
COUNTRY GREENS CDD CO USBANK											26,178.53	000048	
TOTAL FOR BANK A											417,770.03		

CNTG COUNTRY GREENS TPARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/19/26	00014	2/11/26	7400-01. 23940 SR 44 JAN26	202601	320	53800	43000			*	49.00	49.00	080025
								SECO					
2/19/26	00014	2/11/26	7600-01. 34451 SORRENTO SP JAN26	202601	320	53800	43000			*	116.00	116.00	080026
								SECO					
2/19/26	00014	2/17/26	6800-01. 34015 CR 437 PUMP JAN26	202601	320	53800	43000			*	61.00	61.00	080027
								SECO					
2/19/26	00014	2/17/26	7000-01. 33945 CR 437 JAN26	202601	320	53800	43000			*	63.00	63.00	080028
								SECO					
2/19/26	00014	2/17/26	7100-01. 24361 MARBELLA JAN26	202601	320	53800	43000			*	43.00	43.00	080029
								SECO					
2/19/26	00014	2/17/26	7200-01. 24360 MARBELLA JAN26	202601	320	53800	43000			*	80.00	80.00	080030
								SECO					
2/19/26	00014	2/17/26	7300-01. 24000 SR 44 JAN26	202601	320	53800	43000			*	45.00	45.00	080031
								SECO					
2/19/26	00014	2/17/26	7500-01. 34450 SORRENTO SP JAN26	202601	320	53800	43000			*	345.00	345.00	080032
								SECO					
3/20/26	00014	3/13/26	7400-02. 23940 SR 44 FEB26	202602	320	53800	43000			*	47.00	47.00	080033
								SECO					
3/20/26	00014	3/13/26	7600-02. 34451 SORRENTO SP FEB26	202602	320	53800	43000			*	109.00	109.00	080034
								SECO					
3/20/26	00014	3/18/26	7000-02. 33945 CR 437 FEB26	202602	320	53800	43000			*	69.00	69.00	080035
								SECO					
3/20/26	00014	3/18/26	7100-02. 24361 MARBELLA FEB26	202602	320	53800	43000			*	48.00	48.00	080036
								SECO					

CNTG COUNTRY GREENS TPARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/20/26	00014	3/18/26	7200-02. 24360	202602	320	53800	43000		MARBELLA FEB26	*	84.00	84.00	080037
								SECO					
3/20/26	00014	3/18/26	7300-02. 24000	202602	320	53800	43000		SR 44 FEB26	*	53.00	53.00	080038
								SECO					
3/20/26	00014	3/18/26	7500-02. 34450	202602	320	53800	43000		SORRENTO SP FEB26	*	366.00	366.00	080039
								SECO					
3/20/26	00014	3/18/26	6800-02. 34015	202602	320	53800	43000		CR 437 PUMP FEB26	*	60.00	60.00	080040
								SECO					
TOTAL FOR BANK Z											1,638.00		
TOTAL FOR REGISTER											419,408.03		

CNTG COUNTRY GREENS TPARK

SECTION 2

Country Greens
Community Development District

Unaudited Financial Reporting
February 28, 2026



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5-6	<hr/>	<u>Month to Month</u>
7	<hr/>	<u>Assessment Receipt Schedule</u>

Country Greens
Community Development District
Combined Balance Sheet
February 28, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash			
Operating	\$ 92,053	\$ -	\$ 92,053
Money Market - Bank United	\$ 300,000	\$ -	\$ 300,000
Investments			
Series 2016			
Reserve A-1	\$ -	\$ 120,534	\$ 120,534
Reserve A-2	\$ -	\$ 53,250	\$ 53,250
Revenue	\$ -	\$ 297,545	\$ 297,545
Prepayment A-2	\$ -	\$ 36,553	\$ 36,553
Due from General Fund	\$ -	\$ 21,188	\$ 21,188
Total Assets	\$ 392,053	\$ 529,070	\$ 921,123
Liabilities:			
Accounts Payable	\$ 5,304	\$ -	\$ 5,304
Due to Debt Service	\$ 21,188	\$ -	\$ 21,188
Total Liabilities	\$ 26,492	\$ -	\$ 26,492
Fund Balance:			
Restricted for:			
Debt Service	\$ -	\$ 529,070	\$ 529,070
Unassigned	\$ 365,561	\$ -	\$ 365,561
Total Fund Balances	\$ 365,561	\$ 529,070	\$ 894,632
Total Liabilities & Fund Balance	\$ 392,053	\$ 529,070	\$ 921,123

Country Greens

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 476,711	\$ 424,801	\$ 424,801	\$ -
Interest	\$ 9,212	\$ 3,838	\$ 1,099	\$ (2,739)
Total Revenues	\$ 485,923	\$ 428,639	\$ 425,900	\$ (2,739)
Expenditures:				
<i>General & Administrative:</i>				
Supervisors Fees	\$ 6,000	\$ 2,500	\$ 3,400	\$ (900)
FICA Taxes	\$ 459	\$ 191	\$ 260	\$ (69)
Arbitrage	\$ 600	\$ 250	\$ -	\$ 250
Dissemination Agent	\$ 5,000	\$ 2,083	\$ 2,083	\$ (0)
Engineering	\$ 35,000	\$ 14,583	\$ -	\$ 14,583
Legal Services	\$ 10,000	\$ 4,167	\$ 5,900	\$ (1,733)
Management Fees	\$ 51,000	\$ 21,250	\$ 18,750	\$ 2,500
Trustee Fees	\$ 3,717	\$ 1,076	\$ 1,076	\$ -
Annual Audit	\$ 4,700	\$ 4,700	\$ 4,000	\$ 700
Postage	\$ 1,100	\$ 458	\$ 71	\$ 387
Insurance	\$ 9,624	\$ 9,624	\$ 8,597	\$ 1,027
Printing & Binding	\$ 500	\$ 208	\$ 6	\$ 202
Legal Advertising	\$ 1,000	\$ 417	\$ -	\$ 417
Other Current Charges	\$ 1,000	\$ 417	\$ 997	\$ (580)
Assessment Administration	\$ -	\$ -	\$ 6,000	\$ (6,000)
Website Maintenance	\$ 3,000	\$ 1,250	\$ 888	\$ 362
Information Technology	\$ -	\$ -	\$ 750	\$ (750)
Office Supplies	\$ -	\$ -	\$ 1	\$ (1)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 132,875	\$ 63,350	\$ 52,954	\$ 10,395

Country Greens

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<i>Operations & Maintenance</i>				
Field Services	\$ 18,000	\$ 7,500	\$ 7,500	\$ -
Aquatic Control Maintenance	\$ 2,000	\$ 833	\$ 709	\$ 125
Landscape Maintenance	\$ 172,145	\$ 71,727	\$ 71,727	\$ 0
Utilities	\$ 13,000	\$ 5,417	\$ 4,472	\$ 945
Repairs & Maintenance	\$ 124,403	\$ 51,835	\$ 57,251	\$ (5,416)
Capital Outlay	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Holiday Décor	\$ 8,500	\$ 3,542	\$ 6,246	\$ (2,705)
Total Operations & Maintenance:	\$ 353,048	\$ 147,103	\$ 147,905	\$ (801)
Total Expenditures	\$ 485,923	\$ 210,453	\$ 200,859	\$ 9,594
Excess (Deficiency) of Revenues over Expenditures	\$ 0		\$ 225,041	
Fund Balance - Beginning	\$ -		\$ 140,520	
Fund Balance - Ending	\$ 0		\$ 365,561	

Country Greens

Community Development District

Debt Service Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 347,569	\$ 316,207	\$ 316,207	\$ -
Interest	\$ 500	\$ 208	\$ 3,647	\$ 3,439
Total Revenues	\$ 348,069	\$ 316,416	\$ 319,855	\$ 3,439
Expenditures:				
Debt Service				
Principal Debt Retirement A-1	\$ 170,000	\$ -	\$ -	\$ -
Principal Debt Retirement A-2	\$ 65,000	\$ -	\$ -	\$ -
Interest Expense A-1	\$ 69,244	\$ 34,622	\$ 34,622	\$ 0
Interest Expense A-2	\$ 35,000	\$ 17,500	\$ 16,000	\$ 1,500
Total Expenditures	\$ 339,244	\$ 52,122	\$ 50,622	\$ 1,500
Excess (Deficiency) of Revenues over Expenditures	\$ 8,825		\$ 269,233	
Fund Balance - Beginning	\$ 848,725		\$ 259,838	
Fund Balance - Ending	\$ 857,550		\$ 529,070	

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	\$ -	\$ 41,902	\$ 354,434	\$ -	\$ 28,465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 424,801
Interest	\$ -	\$ -	\$ 0	\$ 702	\$ 397	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,099
Total Revenues	\$ -	\$ 41,902	\$ 354,434	\$ 702	\$ 28,862	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 425,900
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ -	\$ 1,200	\$ 1,200	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400
FICA Taxes	\$ -	\$ 92	\$ 92	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,083
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Services	\$ 780	\$ 2,098	\$ 910	\$ 390	\$ 1,723	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,900
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,750
Trustee Fees	\$ 1,076	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,076
Annual Audit	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Postage	\$ -	\$ -	\$ 10	\$ 52	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71
Insurance	\$ 8,597	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,597
Printing & Binding	\$ -	\$ -	\$ 2	\$ 3	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 30	\$ -	\$ 276	\$ 469	\$ 221	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 997
Assessment Administration	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Website Maintenance	\$ 100	\$ 100	\$ 488	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 888
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Office Supplies	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 21,075	\$ 7,806	\$ 7,295	\$ 9,331	\$ 7,447	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,954

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	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,500
Aquatic Control Maintenance	\$ 142	\$ 142	\$ -	\$ 284	\$ 142	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	709
Landscape Maintenance	\$ 14,345	\$ 14,345	\$ 14,345	\$ 14,345	\$ 14,345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	71,727
Utilities	\$ 934	\$ 925	\$ 975	\$ 802	\$ 836	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,472
Repairs & Maintenance	\$ 2,791	\$ 42,526	\$ 2,317	\$ 2,104	\$ 7,513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	57,251
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Holiday Décor	\$ 6,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,246
Total Operations & Maintenance:	\$ 25,958	\$ 59,438	\$ 19,137	\$ 19,035	\$ 24,336	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	147,905
Total Expenditures	\$ 47,034	\$ 67,244	\$ 26,432	\$ 28,366	\$ 31,783	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200,859
Excess (Deficiency) of Revenues over Expenditures	\$ (47,034)	\$ (25,342)	\$ 328,002	\$ (27,664)	\$ (2,921)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	225,041

Country Greens
 Community Development District
 Special Assessment Receipts
 Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments \$ 496,063.29 \$ 369,252.86 \$ 865,316.15
 Net Assessments \$ 466,299.49 \$ 347,097.69 \$ 813,397.18

Date	Distribution	Gross Amount	Discount/Penalty	Commision	Interest	Net Receipts	57%			43%			100%		
							General Fund	Debt Service	Total	General Fund	Debt Service	Total	General Fund	Debt Service	Total
11/18/25	10/01/25-10/31/25	\$ 3,847.38	\$ (184.16)	\$ (73.26)	\$ -	\$ 3,589.96	\$ 2,058.03	\$ 1,531.93	\$ 3,589.96						
11/18/25	10/01/25-10/31/25	\$ 5,675.43	\$ (268.30)	\$ (108.14)	\$ -	\$ 5,298.99	\$ 3,037.77	\$ 2,261.22	\$ 5,298.99						
11/28/25	11/01/25-11/15/25	\$ 29,175.41	\$ (1,166.99)	\$ (560.18)	\$ -	\$ 27,448.24	\$ 15,735.36	\$ 11,712.88	\$ 27,448.24						
11/28/25	11/01/25-11/15/25	\$ 39,068.37	\$ (1,562.84)	\$ (750.11)	\$ -	\$ 36,755.42	\$ 21,070.93	\$ 15,684.49	\$ 36,755.42						
12/19/25	11/16/25-11/21/25	\$ 14,022.29	\$ (560.89)	\$ (269.23)	\$ -	\$ 13,192.17	\$ 7,562.73	\$ 5,629.44	\$ 13,192.17						
12/19/25	11/16/25-11/21/25	\$ 20,915.19	\$ (836.66)	\$ (401.57)	\$ -	\$ 19,676.96	\$ 11,280.29	\$ 8,396.67	\$ 19,676.96						
12/31/25	11/22/25-11/30/25	\$ 266,238.86	\$ (10,649.45)	\$ (5,111.78)	\$ -	\$ 250,477.63	\$ 143,592.32	\$ 106,885.31	\$ 250,477.63						
12/31/25	11/22/25-11/30/25	\$ 355,991.55	\$ (14,240.90)	\$ (6,835.02)	\$ -	\$ 334,915.63	\$ 191,998.44	\$ 142,917.19	\$ 334,915.63						
2/2/26	12/01/25-12/15/25	\$ 22,492.29	\$ (879.36)	\$ (432.26)	\$ -	\$ 21,180.67	\$ 12,142.33	\$ 9,038.34	\$ 21,180.67						
2/2/26	12/01/25-12/15/25	\$ 30,236.59	\$ (1,182.95)	\$ (581.07)	\$ -	\$ 28,472.57	\$ 16,322.59	\$ 12,149.98	\$ 28,472.57						
Total		\$ 787,663.36	\$ (31,532.50)	\$ (15,122.62)	\$ -	\$ 741,008.24	\$ 424,800.79	\$ 316,207.45	\$ 741,008.24						

91.10% Net Percentage Collected
 \$ 72,388.94 Balance Remaining To Collect

SECTION 3

**COUNTRY GREENS
COMMUNITY DEVELOPMENT DISTRICT
\$4,405,000
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS
SERIES 2016A
ARBITRAGE REBATE REQUIREMENT
JANUARY 31, 2026**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

February 25, 2026

Country Greens Community Development District
Lake County, Florida

Re: \$4,405,000 Country Greens Community Development District (Lake County,
Florida)
Special Assessment Revenue Refunding Bonds, Series 2016A (the "Bonds")

Country Greens Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended January 31, 2026 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$100,060) for January 31, 2026. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

Grau & Associates

DESCRIPTION OF ATTACHED SCHEDULES

Summary of Rebate Calculations - Provides a summary of the rebate calculations.

Purpose Expenditures Future Value Report - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (January 31, 2026).

Arbitrage Yield Limit (AYL) Verification Report - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

True Interest Cost (TIC) Verification Report - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Country Greens Community Development District
Series 2016A Special Assessment Revenue Refunding Bonds
Summary of Rebate Calculations
\$ 4,405,000

Dated: 1/22/2016
Delivered: 1/22/2016

<i>Anniversary Date</i>	.....	05/01/16
<i>Future-Value Date</i>	.....	01/31/26
<i>Arbitrage Yield Limit</i>	.....	4.0405715%
<i>Internal Rate of Return</i>	.....	1.6500041%
<i>90% of rebate liability</i>	.....	(90,054.32)
<i>Full rebate liability</i>	.....	(100,060.36)

Country Greens Community Development District
 Series 2016A Special Assessment Revenue Refunding Bonds
 Purpose Expenditures Future Value Report
 \$ 4,405,000

Dated: 1/22/2016
Delivered: 1/22/2016
Future Valued To: 1/31/2026
Arbitrage Yield Limit (AYL): 4.0405715%
Internal Rate of Return (IRR): 1.6500041%
Full Rebate Liability: (100,060.36)

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
1/22/2016	-1	COI	Beg. Arbitrage Gross Proceeds	20.0500000	(4,378,813.50)	100.00	1.4933618	(6,539,152.83)
1/22/2016	2017		Underwriter's Discount	20.0500000	88,100.00	100.00	1.4933618	131,565.17
1/22/2016	2017		Payment to Escrow	20.0500000	5,097,838.00	100.00	1.4933618	7,612,916.55
1/22/2016	2017		Transferred Funds	20.0500000	(1,214,614.00)	100.00	1.4933618	(1,813,858.15)
2/3/2016	2017	COI		19.9888889	47,366.00	100.00	1.4915376	70,648.17
2/4/2016	2017	COI		19.9833333	17,717.00	100.00	1.4913718	26,422.63
2/12/2016	2017	COI		19.9388889	33,000.00	100.00	1.4900467	49,171.54
2/18/2016	2017	COI		19.9055556	1,000.00	100.00	1.4890536	1,489.05
5/19/2016	2017	COI		19.4000000	1,250.00	100.00	1.4740723	1,842.59
5/19/2016	2017	Revenue		19.4000000	81,243.00	100.00	1.4740723	119,758.06
6/15/2016	2017	Revenue		19.2555556	(14,072.00)	100.00	1.4698197	(20,683.30)
6/22/2016	2017	Revenue		19.2166667	(1,014.00)	100.00	1.4686769	(1,489.24)
11/1/2016	2017	Revenue		18.5000000	55,000.00	100.00	1.4477745	79,627.59
1/25/2017	2017	Revenue		18.0333333	(4,804.00)	100.00	1.4343238	(6,890.49)
2/1/2017	2018	Revenue		18.0000000	(330,980.00)	100.00	1.4333678	(474,416.07)
3/15/2017	2018	Revenue		17.7555556	(5,190.00)	100.00	1.4263768	(7,402.90)
3/22/2017	2018	Revenue		17.7166667	(2,649.00)	100.00	1.4252677	(3,775.53)
5/1/2017	2018	Revenue		17.5000000	267,118.00	100.00	1.4191045	379,068.35
7/3/2017	2018	Revenue		17.1555556	(1,887.00)	100.00	1.4093613	(2,659.46)
8/9/2017	2018	Revenue		16.9555556	(2,836.00)	100.00	1.4037347	(3,980.99)
11/1/2017	2018	Revenue		16.5000000	79,593.00	100.00	1.3910023	110,714.04
12/12/2017	2018	Revenue		16.2722222	(45,410.00)	100.00	1.3846794	(62,878.29)
12/28/2017	2018	Revenue		16.1833333	(280,935.00)	100.00	1.3822198	(388,313.91)
1/19/2018	2018	Revenue		16.0666667	(6,013.00)	100.00	1.3789981	(8,291.92)
2/7/2018	2019	Revenue		15.9666667	(5,245.00)	100.00	1.3762427	(7,218.39)
2/28/2018	2019	Revenue		15.8388889	(2,776.00)	100.00	1.3727298	(3,810.70)
3/28/2018	2019	Revenue		15.6833333	(2,381.00)	100.00	1.3684654	(3,258.32)
5/1/2018	2019	Revenue		15.5000000	264,593.00	100.00	1.3634565	360,761.06
5/16/2018	2019	Revenue		15.4166667	(5,429.00)	100.00	1.3611858	(7,389.88)
6/13/2018	2019	Revenue		15.2666667	(4,355.00)	100.00	1.3571081	(5,910.21)
7/11/2018	2019	Revenue		15.1111111	(3,294.00)	100.00	1.3528922	(4,456.43)
11/1/2018	2019	Revenue		14.5000000	77,068.00	100.00	1.3364563	102,998.02
11/5/2018	2019	Revenue		14.4777778	33,414.00	100.00	1.3358624	44,636.51
12/4/2018	2019	Revenue		14.3166667	(19,031.00)	100.00	1.3315646	(25,341.01)
12/31/2018	2019	Revenue		14.1666667	(311,896.00)	100.00	1.3275756	(414,065.51)
1/3/2019	2019	Revenue		14.1555556	(54.00)	100.00	1.3272806	(71.67)
1/16/2019	2019	Revenue		14.0833333	(5,341.00)	100.00	1.3253646	(7,078.77)
5/1/2019	2020	Revenue		13.5000000	272,068.00	100.00	1.3099908	356,406.56
6/5/2019	2020	Revenue		13.3111111	(2,779.00)	100.00	1.3050509	(3,626.74)
6/25/2019	2020	Revenue		13.2000000	(1,291.00)	100.00	1.3021538	(1,681.08)
7/2/2019	2020	Revenue		13.1611111	(1,010.00)	100.00	1.3011413	(1,314.15)
11/1/2019	2020	Revenue		12.5000000	73,618.00	100.00	1.2840493	94,529.14
11/4/2019	2020	Revenue		12.4833333	2,225.00	100.00	1.2836213	2,856.06
11/13/2019	2020	Revenue		12.4333333	(2,004.00)	100.00	1.2823382	(2,569.81)
12/24/2019	2020	Revenue		12.2055556	(322,786.00)	100.00	1.2765093	(412,039.34)
1/24/2020	2020	Revenue		12.0388889	(4,927.00)	100.00	1.2722611	(6,268.43)
1/31/2020	2020	Revenue		12.0000000	(265.00)	100.00	1.2712718	(336.89)
2/4/2020	2020	Revenue		11.9833333	(6.00)	100.00	1.2708481	(7.63)
2/26/2020	2020	Revenue		11.8611111	(3,105.00)	100.00	1.2677452	(3,936.35)
3/3/2020	2020	Revenue		11.8222222	(5.00)	100.00	1.2667595	(6.33)
4/2/2020	2020	Revenue		11.6611111	(3.00)	100.00	1.2626839	(3.79)
5/1/2020	2020	Revenue		11.5000000	268,618.00	100.00	1.2586215	338,088.40
6/9/2020	2020	Revenue		11.2888889	(11,825.00)	100.00	1.2533182	(14,820.49)
10/20/2020	2020	Revenue		10.5611111	(10,468.00)	100.00	1.2352062	(12,930.14)
11/1/2020	2020	Revenue		10.5000000	17,425.00	100.00	1.2336973	21,497.18
11/1/2020	2020	Revenue		10.5000000	70,793.00	100.00	1.2336973	87,337.13
3/1/2021	2022	Revenue		9.8333333	(326,786.00)	100.00	1.2173560	(397,814.90)
5/1/2021	2022	Revenue		9.5000000	1,936.00	100.00	1.2092667	2,341.14
5/1/2021	2022	Revenue		9.5000000	45,418.00	100.00	1.2092667	54,922.47
5/1/2021	2022	Revenue		9.5000000	150,000.00	100.00	1.2092667	181,390.00
5/3/2021	2022	Revenue		9.4888889	25,250.00	100.00	1.2089980	30,527.20
5/20/2021	2022	Revenue		9.3944444	50,000.00	100.00	1.2067163	60,335.81

Country Greens Community Development District
 Series 2016A Special Assessment Revenue Refunding Bonds
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 \$ 4,405,000

Dated: 1/22/2016
Delivered: 1/22/2016
Future Valued To: 1/31/2026
Arbitrage Yield Limit (AYL): 4.0405715%
Internal Rate of Return (IRR): 1.6500041%
Full Rebate Liability: (100,060.36)

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
10/18/2021	2022		Revenue	8.5722222	(23,523.00)	100.00	1.1870333	(27,922.59)
11/1/2021	2022		Revenue	8.5000000	10,367.00	100.00	1.1853198	12,288.21
11/1/2021	2022		Revenue	8.5000000	23,625.00	100.00	1.1853198	28,003.18
11/1/2021	2022		Revenue	8.5000000	43,731.00	100.00	1.1853198	51,835.22
1/4/2022	2023		Revenue	8.1500000	(1.00)	100.00	1.1770510	(1.18)
1/11/2022	2023		Revenue	8.1111111	(326,541.00)	100.00	1.1761358	(384,056.55)
2/2/2022	2023		Revenue	7.9944444	(1.00)	100.00	1.1733944	(1.17)
2/28/2022	2023		Revenue	7.8388889	(332,336.00)	100.00	1.1697493	(388,749.80)
3/2/2022	2023		Revenue	7.8277778	(1.00)	100.00	1.1694893	(1.17)
4/1/2022	2023		Revenue	7.6666667	2.00	100.00	1.1657268	2.33
4/4/2022	2023		Revenue	7.6500000	(1.00)	100.00	1.1653382	(1.17)
4/4/2022	2023		Revenue	7.6500000	(2.00)	100.00	1.1653382	(2.33)
4/29/2022	2023		Revenue	7.5111111	23,625.00	100.00	1.1621054	27,454.74
4/29/2022	2023		Revenue	7.5111111	55,000.00	100.00	1.1621054	63,915.80
4/29/2022	2023		Revenue	7.5111111	155,000.00	100.00	1.1621054	180,126.34
4/29/2022	2023		Revenue	7.5111111	43,731.00	100.00	1.1621054	50,820.03
5/1/2022	2023		Revenue	7.5000000	2.00	100.00	1.1618472	2.32
5/3/2022	2023		Revenue	7.4888889	(2.00)	100.00	1.1615890	(2.32)
6/1/2022	2023		Revenue	7.3333333	14.00	100.00	1.1579805	16.21
6/2/2022	2023		Revenue	7.3277778	(14.00)	100.00	1.1578519	(16.21)
6/22/2022	2023		Revenue	7.2166667	(12,498.00)	100.00	1.1552815	(14,438.71)
7/1/2022	2023		Revenue	7.1666667	33.00	100.00	1.1541267	38.09
7/5/2022	2023		Revenue	7.1444444	(33.00)	100.00	1.1536139	(38.07)
8/1/2022	2023		Revenue	7.0000000	63.00	100.00	1.1502858	72.47
8/2/2022	2023		Revenue	6.9944444	(63.00)	100.00	1.1501580	(72.46)
9/1/2022	2023		Revenue	6.8333333	98.00	100.00	1.1464576	112.35
9/2/2022	2023		Revenue	6.8277778	(1.00)	100.00	1.1463302	(1.15)
9/2/2022	2023		Revenue	6.8277778	(98.00)	100.00	1.1463302	(112.34)
9/20/2022	2023		Revenue	6.7277778	(3,736.00)	100.00	1.1440397	(4,274.13)
10/1/2022	2023		Revenue	6.6666667	114.00	100.00	1.1426421	130.26
10/4/2022	2023		Revenue	6.6500000	(1.00)	100.00	1.1422613	(1.14)
10/4/2022	2023		Revenue	6.6500000	(114.00)	100.00	1.1422613	(130.22)
11/1/2022	2023		Revenue	6.5000000	157.00	100.00	1.1388394	178.80
11/2/2022	2023		Revenue	6.4944444	(1.00)	100.00	1.1387129	(1.14)
11/2/2022	2023		Revenue	6.4944444	9,124.00	100.00	1.1387129	10,389.62
11/2/2022	2023		Revenue	6.4944444	(157.00)	100.00	1.1387129	(178.78)
11/2/2022	2023		Revenue	6.4944444	41,793.00	100.00	1.1387129	47,590.23
11/2/2022	2023		Revenue	6.4944444	22,000.00	100.00	1.1387129	25,051.68
12/1/2022	2023		Revenue	6.3333333	1.00	100.00	1.1350493	1.14
12/2/2022	2023		Revenue	6.3277778	(25.00)	100.00	1.1349232	(28.37)
12/2/2022	2023		Revenue	6.3277778	(1.00)	100.00	1.1349232	(1.13)
1/1/2023	2023		Revenue	6.1666667	1.00	100.00	1.1312718	1.13
1/4/2023	2023		Revenue	6.1500000	(29.00)	100.00	1.1308948	(32.80)
1/4/2023	2023		Revenue	6.1500000	(1.00)	100.00	1.1308948	(1.13)
2/12/2023	2024		Revenue	5.9388889	(5,519.00)	100.00	1.1261296	(6,215.11)
2/12/2023	2024		Revenue	5.9388889	(31.00)	100.00	1.1261296	(34.91)
3/2/2023	2024		Revenue	5.8277778	(29.00)	100.00	1.1236297	(32.59)
3/23/2023	2024		Revenue	5.7111111	(6,400.00)	100.00	1.1210107	(7,174.47)
4/4/2023	2024		Revenue	5.6500000	(33.00)	100.00	1.1196413	(36.95)
4/28/2023	2024		Revenue	5.5166667	155,000.00	100.00	1.1166594	173,082.21
4/28/2023	2024		Revenue	5.5166667	22,000.00	100.00	1.1166594	24,566.51
4/28/2023	2024		Revenue	5.5166667	41,793.00	100.00	1.1166594	46,668.55
4/28/2023	2024		Revenue	5.5166667	55,000.00	100.00	1.1166594	61,416.27
5/2/2023	2024		Revenue	5.4944444	(15.00)	100.00	1.1161632	(16.74)
5/2/2023	2024		Revenue	5.4944444	(20.00)	100.00	1.1161632	(22.32)
5/2/2023	2024		Revenue	5.4944444	(34.00)	100.00	1.1161632	(37.95)
5/2/2023	2024		Revenue	5.4944444	(8.00)	100.00	1.1161632	(8.93)
5/2/2023	2024		Revenue	5.4944444	(56.00)	100.00	1.1161632	(62.51)
5/30/2023	2024		Revenue	5.3333333	(7,366.00)	100.00	1.1125722	(8,195.21)
6/2/2023	2024		Revenue	5.3277778	(18.00)	100.00	1.1124485	(20.02)
7/5/2023	2024		Revenue	5.1444444	(17.00)	100.00	1.1083767	(18.84)
8/2/2023	2024		Revenue	4.9944444	(18.00)	100.00	1.1050563	(19.89)

Country Greens Community Development District
 Series 2016A Special Assessment Revenue Refunding Bonds
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 \$ 4,405,000

Dated: 1/22/2016
Delivered: 1/22/2016
Future Valued To: 1/31/2026
Arbitrage Yield Limit (AYL): 4.0405715%
Internal Rate of Return (IRR): 1.6500041%
Full Rebate Liability: (100,060.36)

Transaction Date	Group ID	Fund ID	Description	Future Value	Calculation Amt	Pool %	FV	FV
				Periods	(Int. Earnings)		Factor	Amount
9/5/2023	2024		Revenue	4.8111111	(340.00)	100.00	1.1010116	(374.34)
9/5/2023	2024		Revenue	4.8111111	(19.00)	100.00	1.1010116	(20.92)
10/3/2023	2024		Revenue	4.6555556	(4,346.00)	100.00	1.0975913	(4,770.13)
10/3/2023	2024		Revenue	4.6555556	(18.00)	100.00	1.0975913	(19.76)
11/1/2023	2024		Revenue	4.5000000	29,705.00	100.00	1.0941816	32,502.66
11/1/2023	2024		Revenue	4.5000000	509.00	100.00	1.0941816	556.94
11/1/2023	2024		Revenue	4.5000000	20,500.00	100.00	1.0941816	22,430.72
11/1/2023	2024		Revenue	4.5000000	39,662.00	100.00	1.0941816	43,397.43
11/2/2023	2024		Revenue	4.4944444	(374.16)	100.00	1.0940600	(409.35)
11/2/2023	2024		Revenue	4.4944444	(19.00)	100.00	1.0940600	(20.79)
12/4/2023	2024		Revenue	4.3166667	(4.00)	100.00	1.0901767	(4.36)
12/4/2023	2024		Revenue	4.3166667	(117.00)	100.00	1.0901767	(127.55)
1/3/2024	2024		Revenue	4.1555556	(125.00)	100.00	1.0866693	(135.83)
1/24/2024	2024		Revenue	4.0388889	(317,836.00)	100.00	1.0841365	(344,577.60)
1/24/2024	2024		Revenue	4.0388889	(3.00)	100.00	1.0841365	(3.25)
12/19/2024	2025		Reserve A1	2.2333333	(0.54)	100.00	1.0456827	(0.56)
5/1/2024	2025		Revenue	3.5000000	160,000.00	100.00	1.0725138	171,602.20
5/1/2024	2025		Revenue	3.5000000	20,375.00	100.00	1.0725138	21,852.47
5/1/2024	2025		Revenue	3.5000000	39,661.88	100.00	1.0725138	42,537.91
5/1/2024	2025		Revenue	3.5000000	55,000.00	100.00	1.0725138	58,988.26
11/1/2024	2025		Revenue	2.5000000	37,261.88	100.00	1.0512750	39,172.48
11/1/2024	2025		Revenue	2.5000000	18,375.00	100.00	1.0512750	19,317.18
11/4/2024	2025		Revenue	2.4833333	34,671.99	100.00	1.0509246	36,437.65
2/2/2024	2025		Revenue	3.9944444	(124.88)	100.00	1.0831731	(135.27)
3/4/2024	2025		Revenue	3.8166667	(116.07)	100.00	1.0793284	(125.28)
4/2/2024	2025		Revenue	3.6611111	(124.10)	100.00	1.0759755	(133.53)
4/4/2024	2025		Revenue	3.6500000	(18,608.31)	100.00	1.0757364	(20,017.64)
5/2/2024	2025		Revenue	3.4944444	(119.94)	100.00	1.0723946	(128.62)
5/29/2024	2025		Revenue	3.3444444	(8,833.13)	100.00	1.0691820	(9,444.22)
6/2/2024	2025		Revenue	3.3277778	(19.66)	100.00	1.0688256	(21.01)
7/2/2024	2025		Revenue	3.1611111	(19.03)	100.00	1.0652685	(20.27)
7/23/2024	2025		Revenue	3.0444444	(3,754.56)	100.00	1.0627856	(3,990.29)
8/2/2024	2025		Revenue	2.9944444	(19.65)	100.00	1.0617233	(20.86)
9/4/2024	2025		Revenue	2.8166667	(19.60)	100.00	1.0579547	(20.74)
10/2/2024	2025		Revenue	2.6611111	(18.34)	100.00	1.0546682	(19.34)
11/4/2024	2025		Revenue	2.4833333	(17.90)	100.00	1.0509246	(18.81)
12/24/2024	2025		Revenue	2.2055556	(126.65)	100.00	1.0451019	(132.36)
12/20/2024	2025		Revenue	2.2277778	(0.18)	100.00	1.0455665	(0.19)
12/20/2024	2025		Revenue	2.2277778	(0.54)	100.00	1.0455665	(0.56)
12/20/2024	2025		Revenue	2.2277778	(0.24)	100.00	1.0455665	(0.25)
1/3/2025	2025		Revenue	2.1555556	(139.58)	100.00	1.0440572	(145.73)
1/24/2025	2025		Revenue	2.0388889	(29,935.62)	100.00	1.0416238	(31,181.65)
1/22/2025	2025		Revenue	2.0500000	(292,686.36)	100.00	1.0418553	(304,936.83)
2/1/2025	2026		Reserve A1	2.0000000	410.63	100.00	1.0408139	427.39
3/1/2025	2026		Reserve A1	1.8333333	368.56	100.00	1.0373500	382.33
4/1/2025	2026		Reserve A1	1.6666667	405.16	100.00	1.0338977	418.89
5/1/2025	2026		Reserve A1	1.5000000	391.37	100.00	1.0304568	403.29
6/1/2025	2026		Reserve A1	1.3333333	400.98	100.00	1.0270274	411.82
7/1/2025	2026		Reserve A1	1.1666667	387.33	100.00	1.0236095	396.47
8/1/2025	2026		Reserve A1	1.0000000	400.68	100.00	1.0202029	408.77
9/1/2025	2026		Reserve A1	0.8333333	400.63	100.00	1.0168076	407.36
10/1/2025	2026		Reserve A1	0.6666667	381.02	100.00	1.0134236	386.13
11/1/2025	2026		Reserve A1	0.5000000	383.18	100.00	1.0100509	387.03
12/1/2025	2026		Reserve A1	0.3333333	355.44	100.00	1.0066894	357.82
1/1/2026	2026		Reserve A1	0.1666667	349.45	100.00	1.0033391	350.62
2/1/2025	2026		Reserve A2	2.0000000	181.41	100.00	1.0408139	188.81
3/1/2025	2026		Reserve A2	1.8333333	162.82	100.00	1.0373500	168.90
4/1/2025	2026		Reserve A2	1.6666667	178.99	100.00	1.0338977	185.06
5/1/2025	2026		Reserve A2	1.5000000	172.90	100.00	1.0304568	178.17
6/1/2025	2026		Reserve A2	1.3333333	177.15	100.00	1.0270274	181.94
7/1/2025	2026		Reserve A2	1.1666667	171.12	100.00	1.0236095	175.16
8/1/2025	2026		Reserve A2	1.0000000	177.01	100.00	1.0202029	180.59

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 Series 2016A Special Assessment Revenue Refunding Bonds
 Purpose Expenditures Future Value Report
 \$ 4,405,000

Dated: 1/22/2016
Delivered: 1/22/2016
Future Valued To: 1/31/2026
Arbitrage Yield Limit (AYL): 4.0405715%
Internal Rate of Return (IRR): 1.6500041%
Full Rebate Liability: (100,060.36)

Transaction Date	Group ID	Fund ID	Description	Future Value Periods	Calculation Amt (Int. Earnings)	Pool %	FV Factor	FV Amount
9/1/2025	2026		Reserve A2	0.8333333	176.99	100.00	1.0168076	179.96
10/1/2025	2026		Reserve A2	0.6666667	168.33	100.00	1.0134236	170.59
11/1/2025	2026		Reserve A2	0.5000000	169.28	100.00	1.0100509	170.98
12/1/2025	2026		Reserve A2	0.3333333	157.03	100.00	1.0066894	158.08
1/1/2026	2026		Reserve A2	0.1666667	154.38	100.00	1.0033391	154.90
2/4/2025	2026		Revenue	1.9833333	(181.41)	100.00	1.0404670	(188.75)
2/4/2025	2026		Revenue	1.9833333	(134.15)	100.00	1.0404670	(139.58)
2/4/2025	2026		Revenue	1.9833333	(410.63)	100.00	1.0404670	(427.25)
3/4/2025	2026		Revenue	1.8166667	(651.78)	100.00	1.0370043	(675.90)
3/25/2025	2026		Revenue	1.7000000	(12,652.14)	100.00	1.0345872	(13,089.74)
4/1/2025	2026		Revenue	1.6666667	(3,612.61)	100.00	1.0338977	(3,735.07)
4/1/2025	2026		Revenue	1.6666667	(716.51)	100.00	1.0338977	(740.80)
5/2/2025	2026		Revenue	1.4944444	(692.12)	100.00	1.0303423	(713.12)
5/30/2025	2026		Revenue	1.3333333	(7,786.50)	100.00	1.0270274	(7,996.95)
6/3/2025	2026		Revenue	1.3222222	(592.70)	100.00	1.0267992	(608.58)
6/17/2025	2026		Revenue	1.2444444	(1,615.55)	100.00	1.0252031	(1,656.27)
7/2/2025	2026		Revenue	1.1611111	(572.51)	100.00	1.0234957	(585.96)
8/4/2025	2026		Revenue	0.9833333	(592.24)	100.00	1.0198628	(604.00)
8/20/2025	2026		Revenue	0.8944444	(2,259.95)	100.00	1.0180512	(2,300.74)
9/3/2025	2026		Revenue	0.8222222	(592.17)	100.00	1.0165816	(601.99)
10/2/2025	2026		Revenue	0.6611111	(563.19)	100.00	1.0133110	(570.69)
11/4/2025	2026		Revenue	0.4833333	(566.37)	100.00	1.0097143	(571.87)
5/1/2025	2026		Revenue	1.5000000	280,636.88	100.00	1.0304568	289,184.19
11/3/2025	2026		Revenue	0.4888889	50,621.88	100.00	1.0098265	51,119.31
11/4/2025	2026		Revenue	0.4833333	32,176.16	100.00	1.0097143	32,488.73
1/31/2026	-1		Unspent Proceeds as of 01/31/2026	-	173,784.00	100.00	1.0000000	173,784.00
Total					56,445.44			(100,060.36)

Country Greens CDD
Series 2016A Special Assessment Revenue Refunding Bonds
A.Y.L. Verification Report
4,405,000.00

Dated: 01/22/2016
Delivered: 01/22/2016
MBS Capital Markets, LLC
MSRB 30/360 SEMI 4/3

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	05/01/2016			45,164.97	-	45,164.97	0.9890595	44,670.84
2	11/01/2016			82,118.13	-	82,118.13	0.9694733	79,611.34
3	05/01/2017	185,000.00	5.000	82,118.13	-	267,118.13	0.9502751	253,835.70
4	11/01/2017			79,593.13	-	79,593.13	0.9314570	74,137.58
5	05/01/2018	185,000.00	5.000	79,593.13	-	264,593.13	0.9130115	241,576.58
6	11/01/2018			77,068.13	-	77,068.13	0.8949314	68,970.69
7	05/01/2019	195,000.00	5.000	77,068.13	-	272,068.13	0.8772092	238,660.67
8	11/01/2019			74,368.13	-	74,368.13	0.8598380	63,944.55
9	05/01/2020	195,000.00	5.000	74,368.13	-	269,368.13	0.8428109	227,026.38
10	11/01/2020			71,668.13	-	71,668.13	0.8261209	59,206.54
11	05/01/2021	205,000.00	5.000	71,668.13	-	276,668.13	0.8097614	224,035.16
12	11/01/2021			68,605.63	-	68,605.63	0.7937258	54,454.06
13	05/01/2022	210,000.00	5.000	68,605.63	-	278,605.63	0.7780078	216,757.37
14	11/01/2022			65,293.13	-	65,293.13	0.7626011	49,792.61
15	05/01/2023	215,000.00	5.000	65,293.13	-	280,293.13	0.7474995	209,518.97
16	11/01/2023			61,661.88	-	61,661.88	0.7326969	45,179.47
17	05/01/2024	220,000.00	5.000	61,661.88	-	281,661.88	0.7181875	202,286.04
18	11/01/2024			57,761.88	-	57,761.88	0.7039654	40,662.36
19	05/01/2025	230,000.00	5.000	57,761.88	-	287,761.88	0.6900249	198,562.86
20	11/01/2025			53,496.88	-	53,496.88	0.6763605	36,183.18
21	05/01/2026	240,000.00	5.000	53,496.88	-	293,496.88	0.6629667	194,578.65
22	11/01/2026			48,984.38	-	48,984.38	0.6498381	31,831.92
23	05/01/2027	250,000.00	5.000	48,984.38	-	298,984.38	0.6369695	190,443.92
24	11/01/2027			44,084.38	-	44,084.38	0.6243557	27,524.33
25	05/01/2028	260,000.00	5.000	44,084.38	-	304,084.38	0.6119917	186,097.12
26	11/01/2028			38,625.00	-	38,625.00	0.5998726	23,170.08
27	05/01/2029	270,000.00	5.000	38,625.00	-	308,625.00	0.5879934	181,469.47
28	11/01/2029			32,943.75	-	32,943.75	0.5763495	18,987.11
29	05/01/2030	285,000.00	5.000	32,943.75	-	317,943.75	0.5649362	179,617.94
30	11/01/2030			26,943.75	-	26,943.75	0.5537489	14,920.07
31	05/01/2031	300,000.00	5.000	26,943.75	-	326,943.75	0.5427831	177,459.55
32	11/01/2031			20,625.00	-	20,625.00	0.5320345	10,973.21
33	05/01/2032	305,000.00	5.000	20,625.00	-	325,625.00	0.5214987	169,813.03
34	11/01/2032			14,075.00	-	14,075.00	0.5111716	7,194.74
35	05/01/2033	320,000.00	5.000	14,075.00	-	334,075.00	0.5010490	167,387.94
36	11/01/2033			7,200.00	-	7,200.00	0.4911268	3,536.11
37	05/01/2034	335,000.00	5.000	7,200.00	-	342,200.00	0.4814011	164,735.47

Country Greens CDD
Series 2016A Special Assessment Revenue Refunding Bonds
A.Y.L. Verification Report
4,405,000.00

Dated: 01/22/2016
Delivered: 01/22/2016
MBS Capital Markets, LLC
MSRB 30/360 SEMI 4/3

<i>Coupon Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Cred. Enh./ Sinking Fund Adj</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
		4,405,000.00		1,895,397.59	0.00	6,300,397.59		4,378,813.63

<i>True Interest Cost (TIC)</i>	4.2842521
<i>Net Interest Cost (NIC)</i>	4.2424019
<i>Arbitrage Yield Limit (AYL)</i>	4.0405715
<i>Arbitrage Net Interest Cost (ANIC)</i>	4.0859726

<i>Face value of bond Issue</i>	\$4,405,000.00
<i>Accrued interest (+)</i>	
<i>Original issue premium/discount (+)</i>	(\$26,186.50)
<i>Bond surety fee (-)</i>	\$0.00
<i>Lump-sum credit enhancements (-)</i>	\$0.00
<i>Other AYL costs (-)</i>	
<i>= AYL Target</i>	\$4,378,813.50

Country Greens CDD

Series 2016A Special Assessment Revenue Refunding Bonds

T.I.C. Verification Report (Regular)

4,405,000.00

<i>Period</i>	<i>Coupon Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Credit Enhancements</i>	<i>Periodic Debt Service</i>	<i>Present Value Factor</i>	<i>Discounted Debt Service</i>
1	5/1/2016			45,164.97	-	45,164.97	0.9884104	44,641.53
2	11/1/2016			82,118.13	-	82,118.13	0.9676814	79,464.19
3	5/1/2017	185,000.00	5.000	82,118.13	-	267,118.13	0.9473872	253,064.30
4	11/1/2017			79,593.13	-	79,593.13	0.9275186	73,824.11
5	5/1/2018	185,000.00	5.000	79,593.13	-	264,593.13	0.9080667	240,268.20
6	11/1/2018			77,068.13	-	77,068.13	0.8890227	68,515.32
7	5/1/2019	195,000.00	5.000	77,068.13	-	272,068.13	0.8703781	236,802.14
8	11/1/2019			74,368.13	-	74,368.13	0.8521245	63,370.91
9	5/1/2020	195,000.00	5.000	74,368.13	-	269,368.13	0.8342537	224,721.37
10	11/1/2020			71,668.13	-	71,668.13	0.8167578	58,535.50
11	5/1/2021	205,000.00	5.000	71,668.13	-	276,668.13	0.7996287	221,231.78
12	11/1/2021			68,605.63	-	68,605.63	0.7828589	53,708.53
13	5/1/2022	210,000.00	5.000	68,605.63	-	278,605.63	0.7664408	213,534.71
14	11/1/2022			65,293.13	-	65,293.13	0.7503669	48,993.81
15	5/1/2023	215,000.00	5.000	65,293.13	-	280,293.13	0.7346302	205,911.81
16	11/1/2023			61,661.88	-	61,661.88	0.7192236	44,348.68
17	5/1/2024	220,000.00	5.000	61,661.88	-	281,661.88	0.7041400	198,329.40
18	11/1/2024			57,761.88	-	57,761.88	0.6893728	39,819.47
19	5/1/2025	230,000.00	5.000	57,761.88	-	287,761.88	0.6749152	194,214.88
20	11/1/2025			53,496.88	-	53,496.88	0.6607609	35,348.65
21	5/1/2026	240,000.00	5.000	53,496.88	-	293,496.88	0.6469034	189,864.13
22	11/1/2026			48,984.38	-	48,984.38	0.6333365	31,023.60
23	5/1/2027	250,000.00	5.000	48,984.38	-	298,984.38	0.6200542	185,386.52
24	11/1/2027			44,084.38	-	44,084.38	0.6070504	26,761.44
25	5/1/2028	260,000.00	5.000	44,084.38	-	304,084.38	0.5943193	180,723.23
26	11/1/2028			38,625.00	-	38,625.00	0.5818553	22,474.16
27	5/1/2029	270,000.00	5.000	38,625.00	-	308,625.00	0.5696526	175,809.03
28	11/1/2029			32,943.75	-	32,943.75	0.5577058	18,372.92
29	5/1/2030	285,000.00	5.000	32,943.75	-	317,943.75	0.5460096	173,600.35
30	11/1/2030			26,943.75	-	26,943.75	0.5345587	14,403.02
31	5/1/2031	300,000.00	5.000	26,943.75	-	326,943.75	0.5233479	171,105.33
32	11/1/2031			20,625.00	-	20,625.00	0.5123723	10,567.68
33	5/1/2032	305,000.00	5.000	20,625.00	-	325,625.00	0.5016268	163,342.22
34	11/1/2032			14,075.00	-	14,075.00	0.4911067	6,912.33
35	5/1/2033	320,000.00	5.000	14,075.00	-	334,075.00	0.4808072	160,625.65
36	11/1/2033			7,200.00	-	7,200.00	0.4707237	3,389.21
37	5/1/2034	335,000.00	5.000	7,200.00	-	342,200.00	0.4608516	157,703.43

Country Greens CDD

Series 2016A Special Assessment Revenue Refunding Bonds

T.I.C. Verification Report (Regular)

4,405,000.00

<i>Coupon</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Credit</i>	<i>Periodic</i>	<i>Present Value</i>	<i>Discounted</i>
<i>Period</i>	<i>Date</i>	<i>Payment</i>	<i>Rate</i>	<i>Payment</i>	<i>Enhancements</i>	<i>Debt Service</i>	<i>Factor</i>
		4,405,000.00		1,895,397.59	0.00	6,300,397.59	4,290,713.53
<hr/>				<hr/>			
<i>True Interest Cost (TIC)</i>			4.2842521			<i>Face value of bond Issue</i>	\$4,405,000.00
<i>Net Interest Cost (NIC)</i>			4.2424019			<i>Accrued interest (+)</i>	
<i>Arbitrage Yield Limit (AYL)</i>			4.0405715			<i>Original issue premium/discount (+)</i>	(\$26,186.50)
<i>Arbitrage Net Interest Cost (ANIC)</i>			4.0859726			<i>Underwriter discount (+)</i>	(\$88,100.00)
<hr/>				<hr/>			
						<i>Lump-sum credit enhancements (-)</i>	\$0.00
						<i>Other TIC costs (-)</i>	
						<i>Bond surety fee (-)</i>	N/A
						<i>= TIC Target</i>	\$4,290,713.50

SECTION D

SECTION 1

Country Greens CDD

Field Management Report

Completed Items

- Tree trimming and dead tree removal was completed.
- Ornaments at the Sorrento Springs entrance were “reset”.
- Damaged landscape lighting at the 437 entrance median was replaced.
- Irrigation repairs were completed as needed.
- Country Greens CDD’s fence slats were picked up from Inframark and are being stored at Maverick’s property.



Contracted Services

- Maverick’s landscape and lawn service continues maintaining CDD areas.
- Aquatic maintenance vender is performing as expected.



Site Items

- Maverick’s landscape in process of addressing punch list items for Storm Drain Repair project.
- Received quote for removing and replacing dead plants in the median at the 437 entrance.





Site Report

18426110803

Reference Number: 20260203-18426110803	Form Name: Site Report
Submitter Name: Robbie Szozda | rszozdajr@gmscfl.com	Date Sent on Device: Feb 3, 2026 11:34:36 AM EST
Location: 33605 Co Rd 437, Sorrento, FL 32776, USA Feb 3, 2026 11:34:11 AM EST [View Map]	

NEW PAGE

District Status Review

District	Country Greens
Site Inspected By	Robbie Szozda

Issue Details

ISSUE DETAILS

1 OF 5

Issue Details

Date / Time	Feb 3, 2026 9:50:00 AM EST
Assignment	Landscaper
GeoLocation	23520 Sorrento Springs Dr, Sorrento, FL 32776, USA latitude: 28.850741506894785 altitude: 38.364765 longitude: -81.56108902276497 [viewMap]
Action Item Picture	



Action Item Description

Ornamentals need to be reset and dead shrubs/ornamentals need to be removed at Sorrento Springs entrance.

Dead tree limbs and branches need to be cut down and disposed of.

Request Vendor Proposal

No

ISSUE DETAILS

2 OF 5

Issue Details

Date / Time

Feb 3, 2026 9:50:00 AM EST

Assignment

Landscaper

GeoLocation

34441 Alameda Dr, Sorrento, FL 32776, USA
latitude: 28.8472221809189 altitude: 18.88936
longitude: -81.57650677325763 [[viewMap](#)]

Action Item Picture



Action Item Description

Annuals at Cardinal Ln entrance need to be replaced.

Request Vendor Proposal

No

ISSUE DETAILS

3 OF 5

Issue Details

Date / Time Feb 3, 2026 9:50:00 AM EST
Assignment Landscaper
GeoLocation 33616 Campeon Ct, Sorrento, FL 32776, USA
 latitude: 28.840816145342313 altitude: 22.195202
 longitude: -81.5626996066019 [[viewMap](#)]

Action Item Picture



Action Item Description Pond 20U should be bushed hog during next scheduled bush hogging event.

Request Vendor Proposal No

ISSUE DETAILS

4 OF 5

Issue Details

Date / Time Feb 3, 2026 9:50:00 AM EST
Assignment Landscaper
GeoLocation 33900 Terragona Dr, Sorrento, FL 32776, USA
 latitude: 28.841825258103015 altitude: 20.0561
 longitude: -81.55184602752644 [[viewMap](#)]

Action Item Picture



Action Item Description Portion of dead trees were blown down and a portion of the CDD fence was damaged.

Dead tree material needs to be disposed of and fence needs to be repaired.

Request Vendor Proposal No

ISSUE DETAILS

5 OF 5

Issue Details

Date / Time Feb 3, 2026 9:50:00 AM EST
Assignment Landscaper
GeoLocation 34346 Tuscany Ave, Sorrento, FL 32776, USA
 latitude: 28.850888572660175 altitude: 30.767117
 longitude: -81.55612438924756 [[viewMap](#)]

Action Item Picture



Action Item Description Portion of dead tree was blown down (x4 along Tuscany Ave). Dead tree material on ground needs to be disposed of.

Request Vendor Proposal No



Site Report

18428352181

Reference Number: 20260303-18428352181	Form Name: Site Report
Submitter Name: Robbie Szozda | rszozdajr@gmscfl.com	Date Sent on Device: Mar 3, 2026 10:15:40 AM EST
Location: 34450 Tuscany Ave, Sorrento, FL 32776, USA Mar 3, 2026 10:15:39 AM EST [View Map]	

NEW PAGE

District Status Review

District	Country Greens
Site Inspected By	Robbie Szozda

Issue Details

ISSUE DETAILS

1 OF 2

Issue Details

Date / Time	Mar 3, 2026 9:29:00 AM EST
Assignment	Landscaper
GeoLocation	23520 Sorrento Springs Dr, Sorrento, FL 32776, USA latitude: 28.850690136170396 altitude: 34.755947 longitude: -81.5610401780477 [viewMap]
Action Item Picture	



Action Item Description

Treat/remove weeds in CDD landscape beds around the site as appropriate.

Weeds growing into street need to be treated and/or removed.

Request Vendor Proposal

No

ISSUE DETAILS

2 OF 2

Issue Details

Date / Time

Mar 3, 2026 10:10:00 AM EST

Assignment

Landscape

GeoLocation

34340 Tuscany Ave, Sorrento, FL 32776, USA
latitude: 28.851065849912214 altitude: 32.650845
longitude: -81.55673459179845 [[viewMap](#)]

Action Item Picture



Action Item Description
Request Vendor Proposal

Weeds need to be treated/removed as appropriate.
No