Country Greens Community Development District

Agenda

June 09, 2026

AGENDA

Country Greens
Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

June 02, 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, June 09, 2026 at 6:00 PM at the REACH Church, 31431 Payne Road, Sorrento, Florida. F**ollowing is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Resident E-mails
4. Approval of Minutes of the April 14, 2026 Meeting
5. Consideration of Revised O & M Methodology
6. 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 Quarterly Website Audit Report
        iv. Presentation of Number of Registered Voters: 1,270
        v. Reminder of Form 1 Filing Requirement Deadline
    D. Field Manager
        i. Site Inspection Report
        ii. Review of Electric Meters
7. Public Comment Period
8. Supervisor's Requests
9. Other Business
10. Next Meeting Date – July 14, 2026 at 6:00 PM
11. Adjournment

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

Sincerely,

Jason M. Showe
District Manager

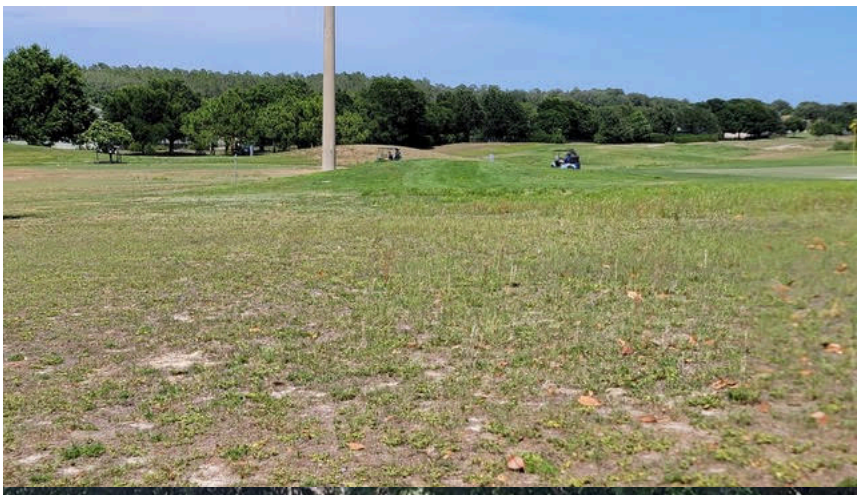
CC: Scott Clark, District Counsel
David Hamstra, District Engineer
Jarett Wright, District Field Manager

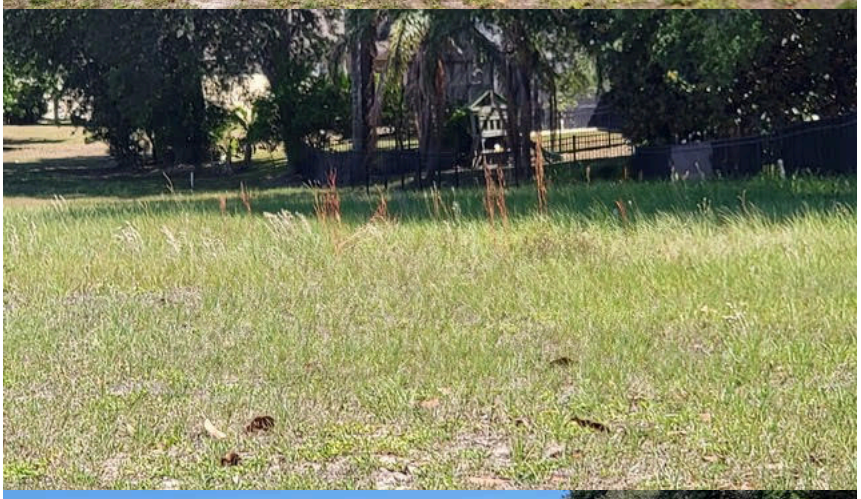
Enclosures

SECTION III

Subject: Re: 23641 Companero Dr - back lot unkept - CDD or HOA.
Date: May 7, 2026 at 3:57:55 PM EDT
To: Jason Showe <jshowe@gmscfl.com>
Cc: Jarett Wright <jwright@gmscfl.com>, "Robert Jr. Szozda" <rszozdajr@gmscfl.com>

Hi Jason, please see attached photos, it is the same.
Thanks.





On May 7, 2026, at 9:31 AM, Jason Showe <jshowe@gmscfl.com> wrote:

Michael,

This is CDD maintained property, and vendor has cut it back, per photo below provided on 5/4/26. This will continue to be maintained going forward. Should you have any questions, please let me know.

<IMG_9484.heic>

Sincerely,

<Jason M Showere.png>

Jason M. Showe
Senior District Manager
Governmental Management
Services, Central Florida
219 E. Livingston St
Orlando, FL 32801
407-841-5524 X 105 - Office
407-839-1526 - Fax
407-470-8825 - Cell
jshowe@gmscfl.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

History.—s. 1, ch. 2006-232.

On May 7, 2026, at 10:29 AM, Michael Benitez Flores wrote:

Good morning Jason,

Hope all is well. Wanted to ask if there was any update or if alleged, HOA property for some reason?

Thank you, Michael

On May 4, 2026, at 8:14 AM, Michael Benitez Flores > wrote:

Thank you all. It is much appreciated.
Have a wonderful week!

With the warmest aloha,

Michael D. Benitez Flores

***lao Parkside AOAO, Board Member, Maui*

**J.D., William S. Richardson, School of Law, Honolulu, Hawaii.
*B.S., Business Administration & Management, University of South Florida, Tampa, Florida.
**B.S. Adolescence Psychology, University of Hawaii, Honolulu, HI.

Sent via Hawaiian Telcom Fiber

On May 4, 2026, at 8:04 AM, Natalie Elbaz <NElbaz@lelandmanagement.com> wrote:

Thank you Jason!

<emailsignaturelogo_ad974c73-59bf-4e9d-ad7f-d30c778a1c3c.png>

Natalie Elbaz, Community Association Manager, CMCA
Orlando
17410 State Road 50, Suite 100, Clermont, FL 34711
Phone: (407) 479-3726
Email: NElbaz@lelandmanagement.com
Website: www.LelandManagement.com
Resident Support questions - residentsupport@lelandmanagement.com

The Management Company You Don't Have to Manage
<lelandemailsignaturebanner-optimized.2024_110f9bfe-6c3d-40a9-91d5-328932c64c8a.png>

From: Jason Showe <jshowe@gmscfl.com>
Sent: Friday, May 1, 2026 8:23 AM
To: Michael Benitez Flores
Cc: Natalie Elbaz <NElbaz@lelandmanagement.com>; Jarett Wright <jwright@gmscfl.com>; Robert Jr. Szozda <rszozdajr@gmscfl.com>
Subject: Re: 23641 Companero Dr - back lot unkept - CDD or HOA.

You don't often get email from jshowe@gmscfl.com. Learn why this is important
EXTERNAL EMAIL: Do not click links or open attachments unless you recognize the sender and know the content is safe.
I have provided this to our landscaper to review.

Sincerely,

<image001.png>

Jason M. Showe
Senior District Manager
Governmental Management
Services, Central Florida
219 E. Livingston St
Orlando, FL 32801
407-841-5524 X 105 - Office
407-839-1526 - Fax
407-470-8825 - Cell
jshowe@gmscfl.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

History.—s. 1, ch. 2006-232.

On Apr 30, 2026, at 6:02 PM, Michael Benitez Flores
wrote:

Hello to everyone,

I believe this area behind my house is CDD.
Can Tim work on this part of the property or a request for this be sent?

Thank you!
<image002.jpg>

With the warmest aloha,

Michael D. Benitez Flores

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, **April 14, 2026** at 6:00 p.m. at REACH Church, 31431 Payne Road, Sorrento, Florida.

Present and constituting a quorum:

Catherine Catasus	Chairperson
Crystal Jones	Vice Chairperson
Joseph Grall	Assistant Secretary
David Warden	Assistant Secretary
Anna Heintzelman	Assistant Secretary

Also present were:

Jason Showe	District Manager, GMS
Scott Clark *by Zoom*	District Counsel, Clark & Albaugh, PLLC
David Hamstra	District Engineer, Pegasus Engineering, LLC
Tim Burchfield	Maverick Landscaping
Jarett Wright	Field Manager, GMS
Rob Szozda, Jr.	GMS

The following is a summary of the discussions and actions taken at the April 14, 2025 Country Greens Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Catasus: We will have our first public comment period. Any public comment?

THIRD ORDER OF BUSINESS Resident E-mails

Ms. Catasus: We'll move on to resident emails. I did not see any in the agenda packet.

Mr. Showe: We haven't gotten any except for we did get one today about a resident who believes that a golf ball went through his window from the landscaper. We've looked at everything. We're working with the resident.

Ms. Catasus: You're out there golfing now instead of cutting the grass?

Mr. Burchfield: I golfed Sunday.

Mr. Grall: How could a golf ball go through a resident window from the landscaper?

Mr. Burchfield: We have quick chutes when we met with Bahia anyway. And then also, I know they sent it with a cut on it, but that ball, if we're shooting a ball out of the chute, let's say it did, it's going straight. And that angle of that ball is coming in from the top through the screen, and then there, the ball would be inside the house, too. They took a picture of it outside.

Mr. Grall: Where was this hit? What was the address?

Ms. Catasus: It went through their screen?

Mr. Burchfield: It went through the screen.

Ms. Catasus: And then broke a window?

Mr. Burchfield: And then broke a window. But then it somehow magically bounced back off of that window after breaking it and coming out of the screen and onto the ground where he said he took a picture of it.

Mr. Showe: 34013 Fortunado.

Mr. Burchfield: Yeah. If we did it, we would. But my guys pick up these balls and even though the grass is a little taller, it's thin, you can see.

Ms. Heintzelman: If they had known they shot it, they'd see it.

Mr. Burchfield: You would hear it too.

Ms. Heintzelman: Right. It would be like a surprise.

Ms. Catasus: And that's a bush hog area behind there and they have trees.

Mr. Burchfield: And they also have 20 other balls.

Ms. Catasus: 34013 Fortunado? I don't see a screen on that house.

Mr. Burchfield: Maybe a kid at their own house sliced it and hit the screen or something. I don't know.

Ms. Catasus: I don't see a screen on that address.

Mr. Showe: Ultimately, I know that the landscaper says they didn't do it. We've sent it to our insurance company, and we'll let them, if there's any issues.

Ms. Heintzelman: Was it on a day that you guys were there in that area?

Mr. Burchfield: Yeah, we were there, but why did it take him a day to call us? And he said, oh, this happened yesterday. All of a sudden when we were there, he only called us today.

Ms. Catasus: Well, and if it's this house, there's trees and you're down the hill.

Mr. Burchfield: That is correct. And we mow their first four swipes facing downwards, so it would go over the house if we hit one.

Mr. Grall: The only ball that could be there is the little kids in these houses that play out there in the evening and they hit balls around there because there isn't a golfer alive.

Ms. Catasus: I've been over there once.

Mr. Grall: No, you haven't been over here. Not from way here, over here.

Ms. Jones: So, they're saying it was the landscaper because there was a cut on the ball?

Mr. Burchfield: Well, at first they didn't say cut. I'm assuming they may have mentioned it.

Mr. Showe: There's some things that don't line up, I'll just say that, in the emails that we got. That's why, again, we dealt with them first. They've always been great about dealing with things.

Mr. Burchfield: Yeah. I have no problem. If we broke a window, we go and put another one in.

Mr. Showe: We've sent it to our insurance company. We'll let them handle it.

Mr. Burchfield: But the window can't be more than $400.

Mr. Showe: Ultimately, again, the insurance company may or may not choose to engage, but that's the only email that we've gotten this month.

Ms. Catasus: Thank you. We're going to move on because we're not going to worry about it.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the February 9, 2026 Meeting**

Ms. Catasus: Next is the approval of the minutes for the February 9 meeting. I guess there were some corrections because they said it came out because there was some comments on the minutes.

Mr. Showe: Yeah, we've got those cleaned up.

Ms. Catasus: Okay. Are there any other comments or corrections on the minutes? If not, can I get a motion.

> On MOTION by Ms. Heintzelman, seconded by Ms. Jones, with all in favor, the Minutes of the February 9, 2026 Meeting, were approved as amended 5-0.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing**

Ms. Catasus: We have the resolution approving the proposed fiscal year budget and setting a public hearing. I know this is just to set the hearing, but I have a question. Are we looking to increase anything?

Mr. Showe: We kept assessments level. We started off with that, given that you had allocated money last year for that stormwater project, we felt like that was sufficient. We probably wouldn't need to redo that project again in the total dollar amount, so we left that one the same.

Ms. Catasus: Okay, that's what it looked like, but I was missing that little table showing the proposed.

Mr. Grall: Yeah, that’s what I was looking for too.

Mr. Showe: There's no increase proposed. We can add that table that shows year over year. It’s a little tricky because we had the one issue with the assessments from last year. What we did is we tied your budget to exactly what was assessed last year, not what they had as the total, so that issue goes away. We’ll talk about the other property that we may be able to add to assessments. We've added that in here already just for reference. So that's about $7,000 increase in assessments. It helps offset some of the difference in those costs.

Ms. Catasus: I have some questions on the budget.

Mr. Showe: Sure.

Ms. Catasus: The legal fees, you put it in there, it's doubled. What is the reason? It's not a huge amount. It went from $1,000 to $2,000. But what's the reasoning behind why it doubled?

Mr. Showe: I think we just put that in there in case, just to have a cushion. Again, with the legal fees, you're only billed for what Scott charges.

Ms. Catasus: No, legal advertising.

Mr. Showe: Oh, that's just in case we have to do an additional advertisement. We will have to do an assessment when you do your assessment hearings, and that's just based on what we think those costs might be. Certainly, it's only going to be billed for what we pay for.

Ms. Catasus: Okay.

Mr. Showe: But in case we do a mailed notice, if you guys wanted to raise assessments, there may be some other things that we would have to do for rule hearings, those kind of things.

Ms. Catasus: Okay.

Mr. Showe: We try to leave some cushion in there. We want to give you guys flexibility throughout the year as opposed to coming to you and saying we're short.

Ms. Catasus: Okay. And then, legal fees.

Mr. Showe: Yeah.

Ms. Catasus: We shouldn't have anything major legal coming up this year. It was high because we did the whole management company thing. Scott, are you on the phone?

Mr. Clark: Yeah. I am. I agree. Last year, not this current fiscal year, but last year it kind of rolled into the beginning of this year was a one off because we changed the manager, we changed landscaping. 25, definitely not. Will it run more than 10? It might. We're meeting a little bit more than we used to, but I'm not proposing to increase my rate or anything like that.

Ms. Catasus: And we're trying to go back to every other month.

Mr. Showe: Would you be comfortable with about 15?

Ms. Catasus: 15 is what I was going to ask.

Mr. Clark: I think 15 would be fine.

Ms. Catasus: Yeah.

Mr. Showe: Yeah, we can make that change. That's easy. We'll just balance it to the contingency.

Ms. Catasus: And then under the revenues, our interest is significantly less than the budget. Are we expecting it to be that much less? Because our adopted budget for this year had $9,000 in interest. And next year, you're only.

Mr. Showe: Your projection for this year is only about $3,300. That's why we lowered it. Again, on the revenues, we try to be a little more conservative on the revenues and then go a little further on the expense side so that it gives you guys a cushion.

Ms. Catasus: So, our interest has gotten that bad now?

Mr. Showe: It’s not great right now.

Ms. Catasus: Okay.

Mr. Showe: That's why we actually, you'll see, as part of your check register, we did move some excess fees to a money market account to help get you some more there.

Ms. Catasus: And then under the general repairs and maintenance line on page 38.

Mr. Wright: So basically, that was tied into, I think, it was R&M common area as just one bucket item. We just kind of broke it down into a way that we thought made a little more sense. This is typically how we run things. It gives you flexibility and gives you a better idea of where that money is going to. Since we just did the main stormwater project, you don't need to have a massive amount in that line. We still have the flexibility there in case there is an issue, whether we need to adjust, riprap, or anything like that. And then you have your general repairs and maintenance for the normal things that we're doing like if you want additional lights, if you need a thing repaired.

Ms. Catasus: Okay. But we’re okay? Do we think $20,000 is enough there?

Mr. Wright: It should be enough.

Mr. Showe: It should be. And we also created three other account lines.

Ms. Catasus: I saw there's landscape contingency.

Mr. Showe: Landscape contingency, which used to come out of that line, irrigation repairs, which used to come out of that line, and also a dedicated stormwater maintenance line so we can start programming some of those maintenance items.

Ms. Catasus: Okay. That works then for me. The holiday décor, we have budgeted again at $8,500. Since we own this stuff now, I know we said we could add a little more each year, but if it was only $6,200, I'd feel better putting that at $6,500.

Mr. Showe: Okay. That doesn't give you much flexibility.

Ms. Catasus: We added stuff this year.

Mr. Showe: Yeah. Okay.

Ms. Catasus: We added more, so that'll allow us to add more next year.

Mr. Showe: Yeah, we can do that at $6,500.

Ms. Catasus: Doesn’t it?

Ms. Heintzelman: If the prices go up of the people installing is the only thing, but I would say maybe $7,500.

Mr. Showe: $7,500. That's what I was thinking. You've got flexibility and other account lines.

Ms. Heintzelman: I just think it's $2,000 more than what we spent. I don't think we need that.

Ms. Catasus: Right.

Mr. Grall: Suppose you went with two different kinds of lights, though.

Ms. Catasus: We already own them.

Mr. Grall: I understand, but additional things.

Ms. Catasus: Yeah. We can add some additional. So, $7,500?

Ms. Jones: I'd say $7,500.

Ms. Catasus: Okay.

Mr. Showe: And that's kind of a not to exceed. Our goal is not to hit that, it's just to give you guys flexibility.

Ms. Catasus: Right, to have some flexibility. Okay. I think that was my questions on the budget.

Mr. Grall: Well, with commercial, that stayed the same all the time, 54 units, right?

Mr. Showe: Yes.

Mr. Grall: Now that you've added more buildings.

Ms. Catasus: Same acreage.

Mr. Showe: Yes. Well, it's done on an acreage basis. Yeah.

Ms. Catasus: Publix owns it all and the rest of them lease from Publix.

Mr. Grall: Okay.

Ms. Catasus: That was all the questions that I had on the budget. Anybody else have questions on the budget?

Ms. Heintzelman: I had just a couple things that were small, but because you already did address the other ones. Things that maybe you said some line items have changed from our thing before. Like, we didn't have any office supplies before and now it's $250.

Mr. Showe: Yeah. It's just a different way of how we do it. We allocate. Essentially when we buy office supplies for our office, every District pays a tiny portion of it.

Ms. Heintzelman: Got it.

Mr. Showe: It's just to help us recoup some of those costs.

Ms. Heintzelman: Sure.

Mr. Showe: And then same thing, you've got website maintenance or IT that wasn't there before. There's a couple lines that weren't there before.

Ms. Heintzelman: Right. Okay. It’s just how we are reallocating the money. Yeah, there were a few other things, but I think it’s mostly probably just price of things going up.

Mr. Showe: Yeah. We do include typically contract increases, especially when we start the budget season this early. We'll start engaging with your vendors as we get closer to the end of the fiscal year and tighten those up if we can. But again, it's about giving you maximum flexibility at this point.

Ms. Catasus: Right. Okay.

Mr. Grall: The key thing we're saying is we're not increasing the assessments?

Mr. Showe: Correct. And that's really the important part of the process for this evenings part. You're really, mechanically, you're setting the cap on your assessments. You're setting the ceiling tonight and then we have full flexibility as the Board and staff to move stuff around before we get to your final budget. The only other thing I'll point out is that we currently have your hearing set for July and that's typically when that's one of the off months, if we keep with the current schedule of months. We can't do it in June because you have to have 60 days between now and the next meeting. We can either keep the July and look to rotate one of the other meetings out or we could move it to August, but August would be the last chance you'd have to budget to make it in time.

Ms. Catasus: Let's leave for July.

Mr. Showe: Yeah.

Ms. Catasus: And if we cover everything in July that we need to cover, we can cancel the August meeting.

Mr. Showe: Absolutely. Yeah, that sounds good. That's my preference. That way you still have August. If something happens and we can't get a quorum or there's some issue, we still have some flexibility, so that's perfect. But I just did want to point that out for the Board.

Ms. Catasus: Okay. So with that, can I get a motion to approve Resolution 2026-02, Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing?

Ms. Jones: I’ll move to approve Resolution 2026-02.

On MOTION by Ms. Jones, seconded by Mr. Grall, with all in favor, Resolution 2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing, was approved 5-0.

SIXTH ORDER OF BUSINESS **Discussion of Revised O & M Methodology**

Mr. Showe: The next item kind of follows up with that. We want to thank the Chair for pointing this out. We weren't aware of it because we were assessing the same way as before. But there's about a 34-acre parcel in your District shown there on the map, and you can also see from its tax bill that it does not pay any debt or O&M. When they did the refinancing, I guess this one had no debt on it and then they just didn't assess any O&M going forward for a while. So typically, our process in order to assess it, we would have to do a new O&M methodology. That's typically the process the Board has to go through to basically levy those assessments onto that property again for operations and maintenance portion. Our typical fee in our contract is $15,000 for that, but I did talk to our owner, they'd be willing to do it for half, because this is kind of a simpler process for about $7,500. Now, that property, in your budget we've got assessed at $7,700, kind of based on what we would think how that methodology would shake out. So, you'd be more than making it up the first year.

Ms. Catasus: Now, is this something that the landowner can come back and say, *"No. What benefit am I getting? I'm not going to."*

Mr. Showe: Ultimately they would have to challenge that benefit and we're only looking at basically the admin portion because there's no homes there now. We really wouldn't assess them for the field operation side. We'd only look for the admin side now. If that property ever becomes developed, then those units would just get rolled into your regular assessments as you're assessing already. But we do have to levy assessments on that property in order to do that. So, we would send out a mail notice to the property owner, let them know what our intent is, and then we would have a public hearing, just like normal, for you guys to be able to have a hearing on that. They certainly could challenge it or there's other processes they could, but.

Ms. Catasus: Okay, so this O&M methodology, you just said that you figured out it would be about $7,700 a year.

Mr. Showe: We believe that, yeah. Again, we have to go through the process to do that.

Ms. Catasus: You have to do the process. You can't just send them a letter that says you haven't been assessed and this is the amount you're going to be assessed.

Mr. Showe: No, no, because statutorily, you have to prove benefit and that it is assessed in line with everybody else. So, we have to go through that test first.

Ms. Catasus: Okay. It's amazing when the developer owned the property, he didn't assess himself CDD fees. Imagine that. And I don't guess we can get retroactive on it.

Mr. Showe: That probably opens up an even bigger challenge. It's typically better. Is that your opinion too, Scott?

Mr. Clark: Yeah, I wouldn't, I wouldn't try to go retroactive. This is an interesting piece. There is a company called EMF Funding that bought Phase Four.

Ms. Catasus: That was the developer from the subdivision.

Mr. Clark: In 2005, 2006, they entered into a contract to sell the lots to TOUSA Homes, which went into a huge bankruptcy. When this was platted, the parcel is platted as open space to be owned by EMF Funding, which is a really odd thing, which is probably designed to allow them to go back and replan it and build homes. Whether they have that right under the existing PUD, I don't know, but I think what GMS is proposing is defensible. Not looking to charge them stormwater, things like that that they're not using, but they are in the CDD, and the admin is something that we've levied on everybody. So, I think it's appropriate. I think it's defensible. It'd be great if the study were a little cheaper, but I think they'll have a hard time contesting the $7,700 assessment.

Ms. Catasus: Okay.

Mr. Showe: Ultimately, at this stage, we would just need a motion of the Board for us to go ahead and complete that methodology.

Ms. Heintzelman: I'll make a motion to complete the methodology.

On MOTION by Ms. Heintzelman, seconded by Mr. Warden, with all in favor, Completing the Methodology, was approved 5-0.

Ms. Catasus: Before you move on, Jason, I want to circle back because I just realized I had other notes that I thought were not in the budget part, but they were in the budget part. On page 43, you have a carry forward surplus of $848,000 in our adopted budget for fiscal year 2026. Is that number correct? On page 43, on the top under revenues. That was an awful lot of money.

Mr. Showe: Oh, that's the debt service. There was an error in that, so that's been cleaned up by our accounting staff. That's why it's been reduced the way it is. That was what was in your adopted budget last year when Inframark did your budget.

Ms. Catasus: Okay.

Mr. Showe: Yeah, let me find that note.

Ms. Catasus: It got adopted with that big error last year.

Mr. Showe: It sure did.

Ms. Catasus: I thought we had caught that.

Ms. Heintzelman: I think we did and it wasn't corrected.

Mr. Showe: Yeah, now that you mentioned it, our accounting, let me find the note, she did send me a note on that.

Ms. Catasus: Okay, because that was a big number.

Mr. Grall: I was wondering why our revenue was so much different.

Ms. Catasus: Yeah.

Mr. Hamstra: Now I have to give back all that money.

Ms. Catasus: Okay. I didn't realize it actually made it into the adopted budget because we caught it last year.

Mr. Showe: I think I remember you guys talking about it at the hearing and it doesn’t seem right.

Ms. Catasus: Okay. And then the other question I had was on that same page under expenditures under the 2016 A2 special call.

Mr. Showe: Yeah. There's a provision that once you hit a certain amount of excess funds, it automatically triggers a redemption. We believe there'll be a redemption of $40,000. It wasn't that it was prepaid, it's just that you accumulate funds of interest over the years, and so it just helps pay them. It pays the bonds down a little.

Ms. Catasus: I was going to ask, can we, if we have this excess? But we don't have that much excess now. Okay. Because I was going to ask if we could make an extra payment.

Mr. Showe: No, that’s been cleaned up.

Ms. Catasus: Okay. That was my other questions on that one.

SEVENTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Mr. Clark: At the February meeting, we discussed the issue where the assessment roll was incorrectly done by Inframark, we believe. And the Board directed me to write a letter to them. I did that. I sent it to Angel Montana, if I'm pronouncing the name right. I think the Board knows Angel. She's been around the meetings. She replied fairly quickly, said she would look into it, and then it went quiet for a while. And I sent emails and said, *"Where is this at? Where is this at?"*, with nothing. I thought that I was going to come to you tonight and tell you that they've not responded. Well, I took one more shot today with Angel and said, *"The meeting's tonight and it's not going to be good if I tell them you haven't responded."* She sent me an email a while ago, she said, *"Gosh, I thought I had. We're looking into this. We'll make it right."* She mentioned that they were talking with the Lake County tax collector trying to find some means to do a supplemental billing. I don't think that's going to be successful.

Ms. Catasus: We don't want to go that route.

Mr. Clark: I don't think it works like that.

Ms. Catasus: And we don't want to send a bill to everybody saying they owe us another $20.

Mr. Showe: It's going to be less than that. Yeah

Ms. Catasus: That makes us look bad, and it wasn't us.

Mr. Clark: Yeah. I don't think there's really a vehicle for them to do that. I've received an assurance that they would make it right and that they would respond by closing business tomorrow with a specific plan. I would kick this to your next meeting and then see what they come up with.

Ms. Catasus: If she responds that they are going to work out something, can we say that that's not an acceptable resolution?

Mr. Clark: We can.

Ms. Catasus: Because that makes us look bad and we had nothing to do with that.

Mr. Showe: To concur with what Scott's saying, typically counties won't let you increase the taxes. You can send a notice to decrease them, but you can't do anything to increase them. I don't see that as an available option. Ultimately, you guys as a Board could send out bills to every person and try to collect them, but I don't think that's the intent of the Board.

Ms. Catasus: No.

Mr. Clark: Yeah. I've been around this process for a while, and I don't think they're going to come up with what they're saying. It may just be kind of a Hail Mary pass from management seeking to not incur a liability. My advice would be, let's see what they come back with and then if there's nothing, we expect a check prior to the next meeting or we'll take further action.

Ms. Catasus: Yeah.

Mr. Showe: Yeah.

Ms. Catasus: That sounds good. Anything else?

Mr. Clark: I will be working between now and the next meeting on a legislative summary. There are some things that happen, but the governor hasn't really signed all of the bills that were approved. Once that's happened, I'll come back. I believe we discussed this before, the recall election of supervisors. I think that will become law. I'll discuss it in more detail plus anything else that comes through. That's it for now.

Ms. Catasus: Thank you.

B. District Engineer

Ms. Catasus: David.

Mr. Hamstra: Yes. Good evening, everyone. I'll do the easy stuff first. I got my GMS blue shirt on today. I finally resolved the optometrist's office piping issue, which is going to be on the east side of the Publix.

Ms. Catasus: Optometrist or dentist?

Mr. Hamstra: Pardon?

Ms. Catasus: Is it optometrist or a dentist?

Mr. Hamstra: A professional office, I'll put it that way.

Mr. Showe: Flexibility.

Mr. Hamstra: Where the water was intended to go by design, when we sent it there, it made the pipes blow out, so we took a different routes, and it works. I finally gave the consultant a sign and seal document on Monday so they can give it back to the county so the county can approve the site plan. I've been holding off on doing the invoices to you guys, to them and to O'Reilly's until all this was done. My idea is to split everything three ways. My bills to you guys will be all CDD related. Then, the bill for modeling, I'll go fifty-fifty with O'Reilly's and the professional office building, whatever they are. That should be how it is moving forward. All right, on Tim's

work, I got a bunch of positives and then just one thing to talk about. Kathy and I went out there on a Sunday, I think it was the 22nd, with her boot on. She drove me all around. I want to start off by saying it took months and months and months to get a little bit done by our previous vendor and I was overwhelmed by how much Tim and his guys did.

Ms. Catasus: In a good way.

Mr. Hamstra: When I told them to clear an area, they cleared the area.

Ms. Catasus: We were able to find everything.

Mr. Hamstra: Yeah. Things I could not find on multiple occasions. Big kudos to you and your staff. I was very impressed. You did areas you didn't have to do. I'll take that as a bonus.

Mr. Burchfield: That's why it took so long.

Mr. Hamstra: No, I was really impressed. I think there was three areas that I found that you didn't get to or maybe you just missed them and I'll list those.

Mr. Burchfield: Okay.

Mr. Hamstra: The reason I've been holding up on doing a punch list is now that you've cleared the areas I never got to see, I want to do a Phase Two. I will be generating for the Board's consideration. Kathy and I saw some of these were so deep in the woods you could not refine them and now it's a dump of exposed dirt. We can't necessarily leave it that way because we have other issues. I probably have six areas. I want to do a phase two. I'll do that and bring it to the Board's attention for consideration next month to have and maybe I'll give it concurrently to Tim before the meeting, if he wants to do a proposal in advance.

Mr. Showe: That would be terrific.

Ms. Catasus: Yeah.

Mr. Hamstra: This way we don't lose another month.

Mr. Wright: Dave, do you think there's anything on there that if action's not taken in the next 30 days, it's going to cost more? As in, is there exposed dirt on a slope.

Mr. Hamstra: Right now, at this time of year. If I waited until June or July, I'd be a little nervous.

Ms. Catasus: Our next meeting won't be until June.

Mr. Wright: Essentially, hearing what you're saying, this might be a discussion of let's make a not to exceed and set the Chair as the approving authority so that if there's an item that we go, okay, this needs.

Mr. Hamstra: I can give you maybe the three areas we should seed most.

Mr. Showe: That's fine for the Board's reference.

Ms. Catasus: There was some areas that the erosion around the pipe, when they cleared it, it needs dirt, it needs sod.

Mr. Hamstra: The only thing there were some chunks, pretty big. In the past, I've asked contractors, I don't care if they get a sledgehammer and bust it up. But there was a couple that I'd like to see. I can spray with an orange paint. Next time you're in that area, you can do your best to bust it up.

Mr. Burchfield: Okay.

Mr. Hamstra: But in general, I want to say 95% of it looked great. There's just a few random areas that I'd like to have some better puzzle pieces fit together to provide better protection. When I go back out to do the punch list thing, I'll tell you where they're at. I'll spray them some orange paints.

Mr. Burchfield: Perfect.

Mr. Grall: Have they vacuumed and the grading replaced?

Mr. Hamstra: We do have to get a special vender to suck out the sediments. A couple of them were packed up, and now that we can get to them and they're easily exposed, it'll make their job easier to do.

Ms. Catasus: And we have the one that's on Terragona when you come from the pool around.

Mr. Hamstra: Two of those were not done.

Ms. Catasus: No. The grading wasn't sufficient. It's ponding at the loop when you come around.

Mr. Burchfield: It created a separate pond, so you need to bring it up and let it run out.

Ms. Catasus: Because it wasn't draining into the golf course.

Mr. Hamstra: Oh, yeah. I know what you're talking about now. Yeah.

Ms. Catasus: Where you come around that curve coming down from the pool where the little bridge is. Yeah. It's too high under the bridge and all the water's staying at the pipe.

Mr. Burchfield: It's not flowing out.

Ms. Catasus: Yeah, it's not flowing, but that's just a simple scrape a little bit.

Mr. Hamstra: When I give it to Board in advance, I'll give to you at the same time. You can price it Tim before the meeting. Then they can approve it at the next meeting.

Mr. Burchfield: Okay.

Mr. Hamstra: But great job. I think of all the hard months we went through with Servello. I'd go out there, they said it's done, and I'd go out there and it's not even touched. Anyways, great job and tell your staff good job.

Mr. Burchfield: I appreciate it. Will do.

Mr. Grall: So how can we do a not to exceed on what we're going to be trying to approve here? Can you say how much without even knowing what you're doing?

Mr. Burchfield: Three sections?

Mr. Hamstra: Well, there's little bits and pieces.

Mr. Burchfield: That's what I'm saying. I just need the scope. I'm not going to take it to the max if you said it was X amount.

Ms. Catasus: What was the total for what was done?

Mr. Hamstra: $34,000 and change.

Mr. Burchfield: No, I think it was $40,000.

Mr. Showe: Yeah, it was about $39,000.

Mr. Burchfield: Yeah.

Ms. Catasus: About $40,000 and that included everything, so not to exceed.

Mr. Hamstra: Not to exceed $15,000 minimum.

Mr. Burchfield: Yeah. That's what I was thinking.

Ms. Catasus: Okay.

Mr. Burchfield: Because I don't know how much grass you're talking. It's relative to that.

Mr. Showe: Maybe you want to do $20,000 just to give you some flexibility. That way, if there's other projects. It sounds like it's more than just what you need to do.

Mr. Hamstra: I'll feed him to fix the areas. We'll do the not to exceed $20,000.

Mr. Burchfield: That way you've got us covered and if you're mobilized, you just do it all.

Mr. Grall: Is that $20,000 including the vacuum trucks? I thought they were included.

Ms. Catasus: That's not his thing. It's a different vendor.

Mr. Wright: The idea behind this is some areas, if you don't address the erosion now your cost triples because you didn't do the basic thing. This is just addressing those. Anything that can wait a little bit to the next meeting, we can push.

Ms. Catasus: Yeah. There's areas where when they found the pipe, it's just dirt and it started eroding already under. There's one of the pipes out there that I could almost stand up in completely. I was like, this is kind of a huge pipe.

Mr. Grall: I know. I've seen most of them too.

Mr. Hamstra: Do you want to do a not to exceed so I can feed him work between. Are you going to get a dummy for the next Board meeting?

Mr. Showe: Yes, with chair's approval. You can feed him the work. If he gets his proposal, we'll get it approved by the chair and then we can roll with it.

Mr. Hamstra: All right. I'll start feeding this up next week.

Mr. Showe: We would look for a motion of the Board not to exceed $20,000.

Mr. Hamstra: For Phase II improvements.

Mr. Showe: There you go.

Ms. Heintzelman: I make a motion to approve a not to exceed $20,000.

Mr. Showe: Are you okay with amending that to giving the authority to the Chair to approve the proposals as they come in?

Ms. Heintzelman: Yes I am.

> On MOTION by Ms. Heintzelman, seconded by Ms. Jones, with all in favor, Not to Exceed $20,000 for Phase II Work and Giving Authority to Chair to Approve Proposals as they come in, was approved 5-0.

C. District Manager

i. Approval of Check Register

Ms. Catasus: District manager.

Mr. Showe: Sure. We'll start with the approval of your check register. In your general fund, we've got checks #30 through #48, plus the auto drafts, as well as supervisor fees, for a total of $420,331.53. I will highlight that as you know, we talked about the interest earlier, there is a $300,000 that we move basically from the general fund to a money market account in the same bank. But that'll let you earn a little extra interest, and we have full flexibility to get that back.

We're starting to do that at most of our Districts just to help kind of generate where we can. The rest of it is fairly normal. I will point out we did get the REACH church paid for the room both for last year and for the current year, so we're set now. We'll make sure that's on our radar to keep that proceeding forward. Also, you've got some of the other projects that the field and staff completed over the last month that are in there. We can take any questions or comments from the Board.

Ms. Catasus: Page 58. I had asked at the last meeting about all of these various SECO lines. One of them says County Road 437 pump, the others just have addresses, and two of the addresses, the 24361 Marbella and the 24360 Marbella, are actually houses, homes, people living in them. I'm not sure why we have an electric bill. If it's a street light on that corner, that should not be us paying that, that should be the HOA paying that. The other ones that are on here, the State Road 44, the Sorrento Springs Drive, there's two on Sorrento Springs Drive, two on State Road 44, and one on 437 that I don't know what they are for, other than the one that says pump. And I had asked about it at the last meeting if we could get some detail from SECO as to what these are. The Sorrento Springs Drive is in the middle as you come down the street, in the neighborhood, down the main entrance. Those could potentially be a street light. Is there any irrigation timers or clocks in the middle of Sorrento Springs Drive?

Mr. Burchfield: No, not on a timer. Maybe a node or something that’s battery. Unless it’s a well that’s being fed, but it’s not being fed with that.

Ms. Catasus: Because I have a 34450 Sorrento Springs Drive and I have a 34451 Sorrento Springs Drive.

Mr. Grall: Oh, that could be the golf course.

Ms. Catasus: It’s right there in the middle of Sorrento Springs Drive where there’s no homes.

Mr. Grall: But the golf course has their well right there.

Ms. Catasus: They have it on one side of the road. There is their well house right here. If that's the case, that's not our bill, and I don't know what the other one is. And then, like I said, the ones on Marbella, they're physically homes.

Mr. Wright: The easy answer is, I forgot about this. We’ll have an answer by the end of the week.

Mr. Showe: Yeah.

Ms. Catasus: Okay. Thank you. Yeah because I certainly don't want to be paying bills that aren't ours. And we've been paying them for apparently a very long time because it was never broken up like this for us previously. It was just SECO.

Ms. Heintzelman: It’s small amounts, so it can’t be, except for maybe that other one. It can’t be someone’s whole house.

Ms. Catasus: No, no. But there is a streetlight on that corner there at Marbella and Cordoba, which should be HOA. All right, we'll take public comment since the HOA president is here and might know something about.

Resident (Andrea Balas, 23430 Valderama Lane): I assure you, you guys are not paying for any street lights. None of the streetlights are metered. We have 178. I've counted every single one. And the SECO concurs. It is not an HOA street light, if that happens to be the case.

Ms. Catasus: Okay.

Resident (Andrea Balas, 23430 Valderama Lane): As far as the two addresses that are on Sorrento Springs, those could possibly be the electric to run the pumps for the fountains.

Ms. Catasus: No. They’re down the road. They're down in the middle by where the golf course well house is. It might belong to the golf course.

Resident (Andrea Balas, 23430 Valderama Lane): Do you guys have a well pump for irrigation on your property line?

Ms. Catasus: I don’t think we have one on Sorrento Springs Drive.

Mr. Burchfield: It’s just at the roundabout.

Ms. Catasus: At the roundabout there is one.

Ms. Heintzelman: But not where this is located. This is halfway up the street.

Ms. Catasus: Yeah.

Mr. Burchfield: The next one would be close to the entrance.

Ms. Catasus: Yeah. There are a couple listed on 44 and so those are probably our pumps there.

Mr. Burchfield: Correct.

Resident (Andrea Balas, 23430 Valderama Lane): So, you do have irrigation pumps on 44?

Ms. Catasus: On 44, yes. On 44, we have two. And then there's one on 437 that says pump. I'm guessing that's the big one that's in those people's backyard. But that's the only one that says pump.

Mr. Burchfield: That one's probably the golf course.

Ms. Catasus: The Sorrento Springs one, potentially.

Resident (Andrea Balas, 23430 Valderama Lane): Got you. Rest assured you do not have any street lights.

Ms. Catasus: Because one of the ones on Sorrento Springs is actually $345. That's a big one.

Mr. Grall: Yeah, that's what I'm saying. That's probably the pump house.

Ms. Catasus: Then, the one across the street is $109.

Mr. Showe: We'll get those audited. I'll just note for the Board just based on experience, typically even though they have addresses, they're not always so accurate.

Ms. Catasus: Understood. But the two on Marbella, there's a home there.

Mr. Wright: What I'll do with this, when Robbie and I go out on Tuesday, we'll get pictures of all these meters, we'll get the invoices pulled and it'll have the exact GPS location of where it is, and we can determine whose it is.

Ms. Catasus: Yeah because those Marbella ones, there shouldn't be any kind of pumps there. There shouldn't be any timers. There shouldn't be anything at that corner of Marbella. Okay. Thank you.

Mr. Showe: We'll follow up on those. If there's any other questions, we would take a motion to approve the check register.

Ms. Catasus: Let me make sure my next one's not in the check register. No, my next one's on page 65. Can I get a motion to approve the check register?

Ms. Jones: I make a motion to approve the check register.

> On MOTION by Ms. Jones, seconded by Mr. Warden, with all in favor, the Check Register, was approved 5-0.

ii. Balance Sheet and Income Statement

Mr. Showe: Okay, then the next thing is just the balance sheet and income statement. There's no action required by the Board. We'll point out, you'll see the $300,000 that was moved to the money market is there on your balance sheet. We are performing better than budget to actuals, so we're right about on track. We feel like we're in good shape there. Then, you are at 91% collected on your assessment, so we're in good shape on those as well. I'll take questions.

Mr. Catasus: I had a question, but I don't understand what I'm asking here. I don't know that one, I don't guess that one's a question. On page 66, I had a question. My question was if we're going to have $857,000 as a fund balance.

Mr. Showe: No, again, that's just your adopted budget. So, it's the same issue.

Ms. Catasus: The messed up number. Okay.

Mr. Showe: It will balance it out once we get to the next cycle of budgets.

Ms. Catasus: Okay. Before we move on to the next one, I did have two questions for David that I did forgot to ask him. They were back up at the top of my page in the Engineer one. The right of way that we discussed along the fence line, we wanted to know how much do we own on each side of the fence line before it hits right of way or HOA property? Because we, like on Cardinal, we own the fence, we maintain the fence, but right inside the fence is HOA property. And so where does that HOA property start and our property stop? Because if a tree comes down or a tree needs to be done, if it's one foot inside the fence line, is it HOA or is it us? We need to know the width along the fence lines for the right of way or the property. Along 44, it's really kind of a moot point because my update on the report for talking to DOT regarding getting them to reimburse us for maintenance on the right of way, they cannot enter into an agreement with a CDD, DOT cannot. They can only enter into an agreement with a city or a county, and we are in the county. They said the county currently has no maintenance agreements with them anywhere. I said, well, what are the odds of me getting the county to agree to a maintenance contract with DOT and then a contract with us for the little bit of money that it would save us. I don't know that it would happen. What I was looking for was to get DOT to reimburse us for what you're mowing their right of way.

Mr. Burchfield: Correct.

Ms. Catasus: It doesn't sound like it's going to be a feasible thing to do. Even though I explained the CDD is a government agency. She researched it, came back to me twice and said, sorry, you can't do it. That part of it that you're mowing is what, a couple hundred bucks probably.

Mr. Burchfield: Yes.

Ms. Catasus: If we could have recouped some of it, it would have been nice. But I don't see it happening.

Mr. Burchfield: We would be paying more to try to get it.

Ms. Catasus: Yeah. So, to answer that then, I don't know that it really matters where the right of way on 44 is. But the Cardinal one.

Mr. Grall: Well, 44 still has trees.

Ms. Catasus: Yeah, but we own inside the fence line there.

Mr. Grall: I thought that was HOA.

Ms. Catasus: Where's your big map? So, I guess it would be any areas where HOA owns next to the fence line would be where we need to know. It's not standard, but you can say you own one foot off the fence line. It changes throughout the property. Okay. Yeah. So that behind the houses on Salerno would be the only part on 44 and then down Cardinal and then everything else we own along the fence line. It would be just that section. It's more just a liability and a maintenance thing.

Mr. Burchfield: A lot of times when I've dealt with fences in the past on other properties like this, it's 15 feet. Sometimes it's 10 feet, but usually 15 feet.

Ms. Catasus: That sounds like an awful lot.

Mr. Burchfield: Yeah, they do.

Ms. Catasus: That sure doesn’t look like 15 feet on this map.

Mr. Showe: Looks like a mower swipe.

Ms. Catasus: Yeah.

Mr. Burchfield: Sometimes if I've seen it, though, like where we would mow two swipes around and then the other company would pick up and get from there. We'll see.

Ms. Catasus: Okay, so now we can go back.

iii. Presentation of Arbitrage Rebate Report for the Series 2016A Bonds

Mr. Showe: Then the next item is just the presentation of your arbitrage rebate calculation report.

Ms. Catasus: Can you explain that in layman's terms?

Mr. Showe: The simple answer is you guys receive tax exempt bonds, and part of the requirements of those tax exempt bonds are you can't stash money to earn more interest than you're legally allowed to. There's a cap on interest you can get from your tax exempt bonds. This is a required test that you have to perform annually to make sure that you're not earning more interest than you're legally allowed to on these bonds. Otherwise, you're collecting, you have to pay a

certain tax penalty back. You'll see just that front page, it's the third paragraph down. No amount must be on deposit in the rebate fund. So, you're in compliance. But that's the simple answer is you're just testing to make sure you're not earning more interest than you're legally allowed to.

Ms. Catasus: Okay. Thank you.

Ms. Jones: You said this was done annually?

Mr. Showe: Yes, we do this annually.

Ms. Catasus: We had to go back several years and do it because it had not been done previously.

Mr. Showe: And typically, you can't even earn enough interest to pass the threshold, but we have to still complete the test to make sure were in compliance.

iv. General Election Qualifying Period & Procedure – 3 Seats

Mr. Showe: And then finally we do have the qualification for special Districts for 2026. We talked earlier, we've got seats one, two and three, which is Cathy, Crystal and Joe's seat. They will be up for election in November of 2026. The official qualifying period is noon on Monday of June 8 through noon on Friday of June 12. I will note typically they will take your information now. If you wanted to go down there and just file and qualify now, you could do that. It has the list of items on here you need to complete, which is your Form 1, which you should have already completed anyway. You'll have to do a candidate oath and then an intent to run as well as either a $25 fee or you have to get 25 signatures. Always note that with the signatures you have to get those in by May 11 because they verify each of those signatures.

Ms. Catasus: You still have to pay $.10 a signature.

Mr. Showe: There's a $0.10 per signature for them to verify that it is an actual person. Most folks just choose to pay the form.

Ms. Catasus: If they have the Form 1, because we've already submitted it, are they able to access that?

Mr. Showe: They should be able to. Yeah. They should be able to. All the form ones now are through that same portal. So, they should be able to look on and see that you've completed your Form 1.

Ms. Catasus: Okay, can you email us the candidate oath form or is that something they have there?

Mr. Showe: They have to have that. Yeah, they have that all there. I think it's right across the street from the Advent Hospital. Again, if you have any questions, we'll be happy to take those. But that's the qualifying period and we'll keep an eye on that. That's all that I have as District manager. We can turn it over to the field staff.

D. Field Manager

i. Site Inspection Report

Mr. Szozda: Just a couple items for the field. Couple updates. The tree trimming and dead tree removal was completed. Looks good. It opened up the place a lot. It seems like when you guys raised up everything, that was successful. We did get those landscape lights that were damaged at the 437 entrance replaced. They are a little bit smaller. I'm going to maybe look at them tonight, see how much light they put out, but they should hopefully highlight the curb to where people come in and can see it. Then, we can always evaluate maybe looking at bigger lights or something if needed in the future. We did grab the fifth slats that would be in stage at Inframark and then Maverick has graciously let us store them at their place right now. We appreciate that big time.

Mr. Showe: We also want to thank for letting us know because that was one thing we didn't know and apparently had a lot.

Mr. Szozda: A bunch of them.

Mr. Burchfield: It's no problem. It's perfect.

Mr. Szozda: But if we need to move them or something just let us know.

Mr. Burchfield: Oh, we're good.

Mr. Szozda: Cool, cool. Everything else is pretty much just standard stuff. As David mentioned earlier, they're going to provide a punch list and a Phase Two. So, you know, we'll help coordinate that as much as we can on our end. And then we are going to replace some dead plants at the 437 entrance sometime this week, hopefully. Or not this week. I'll approve the quote this week.

Mr. Burchfield: Yeah, they have to approve it.

Mr. Szozda: Yeah.

Mr. Burchfield: Yeah. Some of that was bulbine, but it took the smoke. It's like 70% dead, 30% trying to come back, but it needs replaced, just the cap end of it.

Mr. Szozda: Yeah. That's all I really have for field updates, unless anyone has any questions or concerns.

Ms. Catasus: Anything?

Mr. Szozda: No complaints? Nothing? Come on. I'm kidding.

Ms. Catasus: Okay.

ii. Landscaper Discussion

Mr. Showe: Then, we can take if there's any other updates from our landscaper.

Mr. Burchfield: I think everything's good, besides trying to figure out that random golf ball, if I hit that or what happened. We'll work on that. It's just been dry. We try not to cut too short on certain things, but we've been picking up trash and just doing everything. Like you said, the trees, all that coming down 437 or any of that, it looks really good, just clean, level. It just looks like I want to live in here. It is. It's nice.

Ms. Catasus: Yeah.

Mr. Burchfield: And that bodes well for the whole community. Golf club. Everybody benefits from the whole look, so it's a good thing.

Ms. Catasus: Yeah.

Mr. Grall: Did you guys talk about the lights? I was telling. Who did I talk to about that?

Mr. Szozda: Me probably about maybe looking to put one on the fountain.

Mr. Grall: Well, no, he was saying, or was it Jose? I think you were saying that you would like to show us what one of the lights.

Mr. Burchfield: They're different lights. These are alliance. They're more expensive, but.

Mr. Grall: They're lifetime.

Mr. Burchfield: They're lifetime warranty. I have them. We have them. Seven years ago we put them in, there's been a few that went out. Walk in, they swap it right out. I swapped 20 of them the other day for the whole community.

Mr. Szozda: I'm sure we can evaluate.

Ms. Catasus: Are they landscape floodlights? What kind of lights?

Mr. Burchfield: They are low voltage landscape lights, but all LED, 10 year on the bulb, lifetime on the fixture.

Mr. Szozda: Can you change the colors and stuff too?

Mr. Burchfield: You can. This is all on an app.

Mr. Grall: Didn't you say something about you were going to show us how one was?

Mr. Burchfield: Yeah, but you're so dadgum bright up front. You got a lot of high voltage. We got to find a dark spot.

Mr. Grall: I thought it would look nice if our fountain changed colors or something like that.

Mr. Burchfield: On the fountain?

Ms. Catasus: Is it a spotlight?

Mr. Burchfield: No, there's every kind of light.

Ms. Catasus: If it's a spotlight, then you can't put it on the fountain.

Mr. Grall: No, that's what I thought he was talking about.

Mr.. Burchfield: You can set it back and shining into the fountain.

Mr. Grall: Yeah.

Mr. Burchfield: But they're awesome lights. The reason what you're paying for is the quality, the functionality, the Bluetooth capability, they have extenders that you put in throughout the property, and you can change this so that way they all change in unison. Everything, like if you want them to dance, if you want to do cancer month, you turn them pink. You can just go put it on Bluetooth. I can even show you right here.

Ms. Catasus: What's the price per light?

Mr. Burchfield: Every light is different. BL400 are going to give you a bigger light. They got the bullet lights, BL200. You've got.

Ms. Catasus: Give me a range.

Mr. Burchfield: I mean they range from 85 to 285. It just depends. Yeah. But they come with, you know the best grease clips and connectors.

Ms. Heintzelman: If they last a long time. The trees in the front.

Mr. Burchfield: They last. It would look so cool.

Mr. Grall: Look at the things we replaced out on the island where you come in that have been knocked down.

Ms. Heintzelman: Yes.

Mr. Grall: We've done that.

Mr. Burchfield: It's going to save you money on power.

Mr. Grall: Yeah.

Mr. Burchfield: Transformers too, even if they get hit by lightning, we've had a couple, they'll replace them too. And they're really, really good with the warranties.

Mr. Grall: If you want to put one out there or something to show us what it looks like.

Mr. Burchfield: If we have power there, we can plug it in.

Mr. Grall: I'm sure we got power because we got lights out there.

Mr. Burchfield: Yeah. We'll do a demonstration.

Mr. Wright: The stuff that we had put in beforehand was just, hey, you don't have anything here.

Mr. Burchfield: I don't step on that either. But they want something a little more.

Ms. Catasus: The front entrance with the trees being trimmed looks really nice now. To do some accent lighting up there would be really pretty.

Mr. Showe: As he mentioned with the Bluetooth run about, it looks like these BL400s run about $315. That's like the highest price. There are other places that have them a little cheaper.

Mr. Burchfield: That's probably been a little. Yeah, we go to the same vendor.

Mr. Showe: I try to just use the highest one.

Mr. Burchfield: There you go.

Mr. Showe: Yeah. I see them anywhere from about $250 to $300.

Mr. Burchfield: Yeah.

Ms. Catasus: Thank you for that information. Anything else?

Mr. Warden: The Bahia, when you put it down, it really gets brown. It'll come back.

Mr. Burchfield: It'll come back as soon as it starts to rain. It's just been insane. It rained three days but that's like nothing. I won't even say the analogy on a brush fire. It's like it needs consistent water.

Mr. Warden: But St. Augustine will die on you if it browns out.

Mr. Burchfield: Yeah. Bahia, you can put it down, brown, it will come back.

Ms. Heintzelman: It comes back for life.

Mr. Burchfield: It will. Yeah. See here, if you want to just do that, you can go to color, and you can pick any color just by moving the ball to wherever. You could get it warm; you can get it brighter down here. You just slide this up, which it's not working. But you can slide the bar up and down. You can do scenes. You can do different scenes where it changes. You can customize it completely.

Ms. Catasus: We don't want it to look like. I'm not going to say it because it'll end up in the minutes, but we don't want it to look trashy.

Mr. Burchfield: You will be able to do, I'm just saying, whatever you want. If it's just one month, you want to do certain, like a light pink hue. People do that. They'll call me up and say, we want for cancer month, breast cancer, whatever they do.

Ms. Catasus: Then that was my next question is who controls the lights?

Mr. Showe: Whoever the Board decides.

Mr. Burchfield: Exactly. If you have a bar code, you can scan it, but you don't want everyone to. You don't want someone driving by playing with it.

Ms. Catasus: No.

Mr. Showe: No.

Ms. Catasus: Okay.

Mr. Burchfield: And it's a pain to reset because then you got to go and sync all those lights together with the transmitters.

Ms. Catasus: Oh, gosh. Yeah. All right. Thank you.

EIGHTH ORDER OF BUSINESS Public Comment Period

Ms. Catasus: We're back to our next public comment period.

Resident (Andrea Balas, 23430 Valderama Lane): You could use some of the Christmas money for new lights to buy those lights.

Mr. Burchfield: What's cool about these is you could use them all year round with the lights loop shining on the trees with white, soft light. Whatever you want. Then when it's time, then you do your thing. You want Easter, you can do purple, yellow, whatever you want.

Ms. Catasus: Okay. Anything else?

Resident (Andrea Balas, 23430 Valderama Lane): No, I don't think so. That was it.

NINTH ORDER OF BUSINESS Supervisor's Requests

Ms. Catasus: Okay. Supervisor's request. Hearing none, we will move on.

TENTH ORDER OF BUSINESS Other Business

Ms. Catasus: Any other business?

Mr. Showe: No.

Ms. Catasus: Okay. You're going to follow up on SECO and send him an email on that for us.

Mr. Showe: Yeah. We'll send out a full audit.

Ms. Catasus: Okay.

Mr. Wright: We'll get the report together and send to everybody.

Ms. Catasus: Okay. Thank you.

ELEVENTH ORDER OF BUSINESS **Next Meeting Date – May 12, 2026 at 6:00 PM**

Mr. Showe: Certainly, our next meeting is scheduled for May 12th, we'll look to cancel that one, so, it would be June 9. It would be the one after that.

Ms. Catasus: Okay. Yes.

TWELFTH ORDER OF BUSINESS **Adjournment**

Mr. Showe: With that, we can take a motion adjourn, if there's no other business.

Ms. Catasus: We don't need a motion to adjourn. We're adjourned.

Mr. Showe: We're done.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION V

OPERATIONS & MAINTENANCE

ASSESSMENT METHODOLOGY REPORT

FOR

COUNTRY GREENS

COMMUNITY DEVELOPMENT DISTRICT

Date: May 12, 2026

Prepared by

Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801

Table of Contents

1.0 Introduction 3
1.1 The District 3
1.2 Executive Summary 3
1.3 Special Benefits and General Benefits 3
1.4 Requirements of a Valid Assessment Methodology 4

2.0 The Operations & Maintenance Expenditures of the District 4
2.1 Administrative and Maintenace Expenditures 4

3.0 Assessment Allocation 5

4.0 Appendix
Table 1: Development Program & Benefit Allocation 6
Table 2: Allocation of O&M Expenditures 7
Table 3: Combined Allocation of Expenditures & Annual O&M Assessments 8
Table 4: Current Assessment Roll 9

1.0 Introduction

1.1 The District

The Country Greens Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), as amended. The District encompasses approximately 680 acres in Lake County, Florida and was established for the purpose of, among other things, to finance and manage the acquisition, construction, maintenance and operation of public infrastructure necessary for development to occur within the District. The District is currently includes 678 residential units as well as an 18-hole golf course, commercial property, and an undeveloped parcel (the "Assessable Property"). The District is considering the adoption of an assessment methodology for the purposes of reallocating the Operation & Maintenance Assessments ("O&M Assessments") to the Assessable Properties within the District. This Assessment Methodology allocates the District's O&M Assessments based on the benefit received from the District's Proposed Fiscal Year 2027 General Fund Budget (herein the "O&M Budget"), which is determined annually through the annual budget process.

1.2 Executive Summary

This Operations & Maintenance Assessment Methodology Report is structured to allocate the various District expenditures to the Assessable Property land uses. The general classification of expenditures that are allocated in the O&M Budget include administrative and field. This report documents the benefits received by the property land uses within each of the expenditure classifications. The property land uses are depicted in Table 1. The administrative and field expenditures in the O&M Budget have been determined to benefit the townhome, single family, golf course, and commercial property land uses on an Equivalent Assessment Unit ("EAU") basis. The single family product type services as the base unit and receives 1 EAU per lot/unit. The golf course is assigned 10 EAUs and the commercial property is assigned 54 EAU's as determined in the debt methodology and are allocated on an equal acreage basis.

1.3 Special Benefits and General Benefits

The District's O&M Budget creates special benefits specific to the Assessable Property within the District, different in kind and degree than general benefits, for properties within the District's borders, as well as general benefits to the public at large. Special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, and the probability of increased marketability and value of the property. Property values in the District are directly affected by

the operations and maintenance of the District's infrastructure, unlike the more generalized impact to properties outside the District. Furthermore, the District's O&M Budget will increase the use and enjoyment of the Assessable Properties.

There is no doubt that the general public and property owners outside the District will benefit from the O&M Budget. However, these benefits will be incidental to the District's O&M Budget, which is designed solely to meet the needs of the Assessable Property within the District. Properties outside the District boundaries do not depend on the O&M Budget. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two main requirements for valid special assessments. First, the lands subject to the special assessment must receive benefit equal to or in excess of the amount to special assessment imposed. Second, the special assessment must be fairly and reasonably apportioned among the lands subject to the special assessments.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the Assessable Properties. The allocation of responsibility for payment of the O&M Assessments associated with the O&M Budget have been apportioned according to reasonable estimates of the special benefits provided consistent with each land use. Accordingly, no acre or parcel of property within the boundaries of the District will be assessed for the payment of O&M Assessments greater than the determined special benefit particular to that parcel of the District.

2.0 The Operations & Maintenance Expenditures of the District

2.1 Administrative and Field Expenditures

The O&M Budget expenditures of the District consist of administrative expenditures such as district management services, engineering, legal services, trustee fees, insurance, and annual audit that are necessary for the ongoing operation of the District. It has been determined that O&M Budget administrative expenditures benefit all land uses on an EAU basis, as such, each property type is assessed accordingly. See Table 2 - Allocation of O&M Budget Expenditures for the benefit allocation of administrative expenditures.

The O&M Budget expenditures of the District consist of field expenditures such as field management, aquatic control, and landscaping, that are necessary for the

ongoing operation of the District. It has been determined that the O&M Budget field expenditures benefit the townhome, single family, golf course, and commercial land uses on an EAU basis, as such each property type is assessed accordingly. See Table 2 - Allocation of O&M Budget Expenditures for the benefit allocation of field expenditures.

3.0 Assessment Allocation

The O&M Budget consists of administrative and field expense classifications that provide benefit to the Assessable Properties within the District. The purpose of this Assessment Methodology is to revise the allocation of O&M Assessments based on the benefit each land use receives from each of the classifications of the O&M Budget. It has been determined that all land uses benefit on an EAU basis from the administrative and/or field sections of the O&M Budget. Therefore, the portion of O&M Assessments related to the administrative and field sections of the O&M budget will be allocated to the Assessable Properties on an EAU basis as depicted in Table 2. Benefit will be allocated on golf course and commercial related parcels as deemed in the debt methodology. Townhomes units will be assigned 0.70 EAUs and single family units will be assigned 1 EAU. The undeveloped parcel only receives benefit from the administrative portion of the District's budget. The undeveloped parcel will be assigned 0.32 EAUs per acre. Upon development of the undeveloped parcel, its administrative and field EAU assignments will be updated in accordance with this report to accurately reflect the property's new land use. use See Table 3 - Combined Allocation of Expenditures & Annual O&M Assessments illustrating the combined allocation of expenditures per classification and the per unit assessment levels for the various property land uses based on the District's Adopted Fiscal Year 2027 – O&M Budget. See Table 4 – Current Assessment Roll providing the District's anticipated O&M Assessments to be levied to the Assessable Properties in the District based on the District's O&M Budget.

TABLE 1
COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM & BENEFIT ALLOCATION
OPERATIONS & MAINTENANCE ASSESSMENT METHODOLOGY

Developed

Land Use	No. of Units*(1)	EAUs per Unit	Total EAUs	% of EAUs
Townhomes	104	0.70	72.80	10.24%
Single Family	574	1.00	574.00	80.75%
Golf Course	10	1.00	10.00	1.41%
Commercial	54	1.00	54.00	7.60%
Total Units	742		710.80	100.00%

Undeveloped

Land Use	No. of Acres	EAUs per Unit(1)	Total EAUs	% of EAUs
Undeveloped Parcel	34	0.32	10.95	100.00%
Total Units	34		10.95	100.00%

(1) The total EUAs for the Undeveloped Parcel was determined by dividing the acreage of the Undeveloped Parcel by the gross acreage of the District. The quotient was then multiplied by the total administrative portion of the FY 27 Budget which resulted in the benefit the Undeveloped Parcel receives from the administrative portion of the FY 27 Budget. The benefit received by the Undeveloped Parcel was then divided by the benefit received by an individual Single Family Unit (1 ERU) resulting in the total EAUs for the Undeveloped Parcel.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF O&M BUDGET EXPENDITURES
OPERATIONS & MAINTENANCE ASSESSMENT METHODOLOGY

Developed

Land Use	% of Developed EAUs	FY27 Budget - Administrative Expenditures	FY27 Budget - Field Expenditures	Total Combined Expenditures
Townhomes	10.24%	$ 14,202.42	$ 34,299.16	$ 48,501.58
Single Family	80.75%	$ 111,980.59	$ 270,435.72	$ 382,416.32
Golf Course	1.41%	$ 1,950.88	$ 4,711.42	$ 6,662.31
Commercial	7.60%	$ 10,534.76	$ 25,441.69	$ 35,976.45
Developed Totals	100.00%	$ 138,668.65	$ 334,888.00	$ 473,556.65

Undeveloped

Land Use	% of Undeveloped EAUs	FY27 Budget - Administrative Expenditures	FY27 Budget - Field Expenditures*	Total Combined Expenditures
Undeveloped Parcel	100.00%	$ 7,298.35	$ -	$ 7,298.35
Undeveloped Totals	100.00%	$ 7,298.35	$ -	$ 7,298.35
Developed and Undeveloped Totals	100.00%	$ 145,967.00	$ 334,888.00	$ 480,855.00

*It has been determined that the Undeveloped Parcel does not receive benefit from the Field portion of the District's budget.

TABLE 3
COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT
COMBINED ALLOCATION OF EXPENDITURES & ANNUAL O&M ASSESSMENTS
OPERATIONS & MAINTENANCE ASSESSMENT METHODOLOGY

Developed

Land Use	No. of Units *	Total Combined Expenditures	Less: Other Revenues/	Adjusted Total Expenditure Allocation	Total Net O&M Per Unit	Total Gross O&M Per Unit (1)
Townhomes	104	$48,501.58	$741.90	$47,759.68	$459.23	$488.54
Single Family	574	$382,416.32	$5,849.62	$376,566.69	$656.04	$697.91
Golf Course	10	$6,662.31	$101.91	$6,560.40	$656.04	$697.91
Commercial	54	$35,976.45	$550.31	$35,426.13	$656.04	$697.91
Developed Totals	742	$473,556.65	$7,243.75	$466,312.90		

Undeveloped

Land Use	No. of Acres	Total Combined Expenditures	Less: Other Revenues	Adjusted Total Expenditure Allocation	Total Net O&M Per Acre	Total Gross O&M Per Unit (1)
Undeveloped Parcel	34	$7,298.35	$381.25	$6,917.10	$203.44	$216.43
Undeveloped Totals	34	$7,298.35	$381.25	$6,917.10		
Developed and Undeveloped Totals		$480,855.00	$7,625.00	$473,230.00		

(1) This amount includes early payment discounts (6%) when collected on the Lake County Tax Bill which may vary from year to year.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT
CURRENT ASSESSMENT ROLL
OPERATIONS & MAINTENANCE ASSESSMENT METHODOLOGY

Developed

Parcel ID	Type	Units	Net Annual	Gross Annual
121927190000A00100	SF	1	$656.04	$697.91
121927190000A00200	SF	1	$656.04	$697.91
121927190000A00300	SF	1	$656.04	$697.91
121927190000A00400	SF	1	$656.04	$697.91
121927190000A00500	SF	1	$656.04	$697.91
121927190000A00600	SF	1	$656.04	$697.91
121927190000A00700	SF	1	$656.04	$697.91
121927190000A00800	SF	1	$656.04	$697.91
121927190000A00900	SF	1	$656.04	$697.91
121927190000A01000	SF	1	$656.04	$697.91
121927190000A01100	SF	1	$656.04	$697.91
121927190000A01200	SF	1	$656.04	$697.91
121927190000A01300	SF	1	$656.04	$697.91
121927190000A01400	SF	1	$656.04	$697.91
121927190000A01500	SF	1	$656.04	$697.91
121927190000A01600	SF	1	$656.04	$697.91
121927190000A01700	SF	1	$656.04	$697.91
121927190000A01800	SF	1	$656.04	$697.91
121927190000A01900	SF	1	$656.04	$697.91
121927190000A02000	SF	1	$656.04	$697.91
121927190000A02100	SF	1	$656.04	$697.91
121927190000A02200	SF	1	$656.04	$697.91
121927190000A02300	SF	1	$656.04	$697.91
121927190000A02400	SF	1	$656.04	$697.91
121927190000A02500	SF	1	$656.04	$697.91
121927190000A02600	SF	1	$656.04	$697.91
121927190000A02700	SF	1	$656.04	$697.91
121927190000A02800	SF	1	$656.04	$697.91
121927190000A02900	SF	1	$656.04	$697.91
121927190000A03000	SF	1	$656.04	$697.91
121927190000A03100	SF	1	$656.04	$697.91
121927190000A03200	SF	1	$656.04	$697.91
121927190000A03300	SF	1	$656.04	$697.91
121927190000A03400	SF	1	$656.04	$697.91
121927190000A03500	SF	1	$656.04	$697.91
121927190000A03600	SF	1	$656.04	$697.91

Parcel ID	Type	Units	Net Annual	Gross Annual
121927190000A03700	SF	1	$656.04	$697.91
121927190000A03800	SF	1	$656.04	$697.91
121927190000A03900	SF	1	$656.04	$697.91
121927190000A04000	SF	1	$656.04	$697.91
121927190000A04100	SF	1	$656.04	$697.91
121927190000A04200	SF	1	$656.04	$697.91
121927190000A04300	SF	1	$656.04	$697.91
121927190000A04400	SF	1	$656.04	$697.91
121927190000A04500	SF	1	$656.04	$697.91
121927190000A04600	SF	1	$656.04	$697.91
121927190000A04700	SF	1	$656.04	$697.91
121927190000A04800	SF	1	$656.04	$697.91
121927190000A04900	SF	1	$656.04	$697.91
121927190000A05000	SF	1	$656.04	$697.91
121927190000B00100	SF	1	$656.04	$697.91
121927190000B00200	SF	1	$656.04	$697.91
121927190000B00300	SF	1	$656.04	$697.91
121927190000B00400	SF	1	$656.04	$697.91
121927190000B00500	SF	1	$656.04	$697.91
121927190000B00600	SF	1	$656.04	$697.91
121927190000B00700	SF	1	$656.04	$697.91
121927190000B00800	SF	1	$656.04	$697.91
121927190000B00900	SF	1	$656.04	$697.91
121927190000B01000	SF	1	$656.04	$697.91
121927190000B01100	SF	1	$656.04	$697.91
121927190000B01200	SF	1	$656.04	$697.91
121927190000B01300	SF	1	$656.04	$697.91
121927190000B01400	SF	1	$656.04	$697.91
121927190000B01500	SF	1	$656.04	$697.91
121927190000B01600	SF	1	$656.04	$697.91
121927190000B01700	SF	1	$656.04	$697.91
121927190000B01800	SF	1	$656.04	$697.91
121927190000B01900	SF	1	$656.04	$697.91
121927190000B02000	SF	1	$656.04	$697.91
121927190000B02100	SF	1	$656.04	$697.91
121927190000B02200	SF	1	$656.04	$697.91
121927190000B02300	SF	1	$656.04	$697.91
121927190000B02400	SF	1	$656.04	$697.91
121927190000B02500	SF	1	$656.04	$697.91
121927190000B02600	SF	1	$656.04	$697.91
121927190000B02700	SF	1	$656.04	$697.91
121927190000B02800	SF	1	$656.04	$697.91

Parcel ID	Type	Units	Net Annual	Gross Annual
121927190000B02900	SF	1	$656.04	$697.91
121927190000B03000	SF	1	$656.04	$697.91
121927190000B03100	SF	1	$656.04	$697.91
121927190000B03200	SF	1	$656.04	$697.91
121927190000B03300	SF	1	$656.04	$697.91
121927190000B03400	SF	1	$656.04	$697.91
121927190000B03500	SF	1	$656.04	$697.91
121927190000B03600	SF	1	$656.04	$697.91
121927190000B03700	SF	1	$656.04	$697.91
121927190000B03800	SF	1	$656.04	$697.91
121927190000B03900	SF	1	$656.04	$697.91
121927190000B04000	SF	1	$656.04	$697.91
121927190000B04100	SF	1	$656.04	$697.91
121927190000B04200	SF	1	$656.04	$697.91
121927190000B04300	SF	1	$656.04	$697.91
121927190000B04400	SF	1	$656.04	$697.91
121927190000B04500	SF	1	$656.04	$697.91
121927190000B04600	SF	1	$656.04	$697.91
121927190000B04700	SF	1	$656.04	$697.91
121927190000B04800	SF	1	$656.04	$697.91
121927190000B04900	SF	1	$656.04	$697.91
121927190000B05000	SF	1	$656.04	$697.91
121927190000B05100	SF	1	$656.04	$697.91
121927190000B05200	SF	1	$656.04	$697.91
121927190000B05300	SF	1	$656.04	$697.91
121927190000B05400	SF	1	$656.04	$697.91
121927190000B05500	SF	1	$656.04	$697.91
121927190000B05600	SF	1	$656.04	$697.91
121927190000B05700	SF	1	$656.04	$697.91
121927190000B05800	SF	1	$656.04	$697.91
121927190000C00000	Commercial	32	$20,901.41	$22,235.55
121927190000C00001	Commercial	5	$3,542.61	$3,768.74
121927190000C00002	Commercial	4	$2,479.83	$2,638.12
121927190000C00003	Commercial	3	$2,125.56	$2,261.24
121927190000C00004	Commercial	4	$2,479.83	$2,638.12
121927190000C00005	Commercial	4	$2,479.83	$2,638.12
121927190000C00006	Commercial	2	$1,417.05	$1,507.50
121927190000C00100	TH	1	$459.23	$488.54
121927190000C00200	TH	1	$459.23	$488.54
121927190000C00300	TH	1	$459.23	$488.54
121927190000C00400	TH	1	$459.23	$488.54
121927190000C00500	TH	1	$459.23	$488.54

Parcel ID	Type	Units	Net Annual	Gross Annual
121927190000C00600	TH	1	$459.23	$488.54
121927190000C00700	TH	1	$459.23	$488.54
121927190000C00800	TH	1	$459.23	$488.54
121927190000C00900	TH	1	$459.23	$488.54
121927190000C01000	TH	1	$459.23	$488.54
121927190000C01100	TH	1	$459.23	$488.54
121927190000C01200	TH	1	$459.23	$488.54
121927190000C01300	TH	1	$459.23	$488.54
121927190000C01400	TH	1	$459.23	$488.54
121927190000C01500	TH	1	$459.23	$488.54
121927190000C01600	TH	1	$459.23	$488.54
121927190000C01700	TH	1	$459.23	$488.54
121927190000C01800	TH	1	$459.23	$488.54
121927190000C01900	TH	1	$459.23	$488.54
121927190000C02000	TH	1	$459.23	$488.54
121927190000C02100	TH	1	$459.23	$488.54
121927190000C02200	TH	1	$459.23	$488.54
121927190000C02300	TH	1	$459.23	$488.54
121927190000C02400	TH	1	$459.23	$488.54
121927190000C02500	TH	1	$459.23	$488.54
121927190000C02600	TH	1	$459.23	$488.54
121927190000C02700	TH	1	$459.23	$488.54
121927190000C02800	TH	1	$459.23	$488.54
121927190000C02900	TH	1	$459.23	$488.54
121927190000C03000	TH	1	$459.23	$488.54
121927190000C03100	TH	1	$459.23	$488.54
121927190000C03200	TH	1	$459.23	$488.54
121927190000C03300	TH	1	$459.23	$488.54
121927190000C03400	TH	1	$459.23	$488.54
121927190000C03500	TH	1	$459.23	$488.54
121927190000C03600	TH	1	$459.23	$488.54
121927190000C03700	TH	1	$459.23	$488.54
121927190000C03800	TH	1	$459.23	$488.54
121927190000C03900	TH	1	$459.23	$488.54
121927190000C04000	TH	1	$459.23	$488.54
121927190000C04100	TH	1	$459.23	$488.54
121927190000C04200	TH	1	$459.23	$488.54
121927190000C04300	TH	1	$459.23	$488.54
121927190000C04400	TH	1	$459.23	$488.54
121927190000C04500	TH	1	$459.23	$488.54
121927190000C04600	TH	1	$459.23	$488.54
121927190000C04700	TH	1	$459.23	$488.54

Parcel ID	Type	Units	Net Annual	Gross Annual
121927190000C04800	TH	1	$459.23	$488.54
121927190000C04900	TH	1	$459.23	$488.54
121927190000C05000	TH	1	$459.23	$488.54
121927190000C05100	TH	1	$459.23	$488.54
121927190000C05200	TH	1	$459.23	$488.54
121927190000D00100	SF	1	$656.04	$697.91
121927190000D00200	SF	1	$656.04	$697.91
121927190000D00300	SF	1	$656.04	$697.91
121927190000D00400	SF	1	$656.04	$697.91
121927190000D00500	SF	1	$656.04	$697.91
121927190000D00600	SF	1	$656.04	$697.91
121927190000D00700	SF	1	$656.04	$697.91
121927190000D00800	SF	1	$656.04	$697.91
121927190000D00900	SF	1	$656.04	$697.91
121927190000D01000	SF	1	$656.04	$697.91
121927190000D01100	SF	1	$656.04	$697.91
121927190000D01200	SF	1	$656.04	$697.91
121927190000D01300	SF	1	$656.04	$697.91
121927190000D01400	SF	1	$656.04	$697.91
121927190000D01500	SF	1	$656.04	$697.91
121927190000D01600	SF	1	$656.04	$697.91
121927190000D01700	SF	1	$656.04	$697.91
121927190000D01800	SF	1	$656.04	$697.91
121927190000D01900	SF	1	$656.04	$697.91
121927190000E00000	Golf Course	10	$6,560.40	$6,979.14
121927190000E00100	SF	1	$656.04	$697.91
121927190000E00200	SF	1	$656.04	$697.91
121927190000E00300	SF	1	$656.04	$697.91
121927190000E00400	SF	1	$656.04	$697.91
121927190000E00500	SF	1	$656.04	$697.91
121927190000E00600	SF	1	$656.04	$697.91
121927190000E00700	SF	1	$656.04	$697.91
121927190000E00800	SF	1	$656.04	$697.91
121927190000E00900	SF	1	$656.04	$697.91
121927190000E01000	SF	1	$656.04	$697.91
121927190000E01100	SF	1	$656.04	$697.91
121927190000E01200	SF	1	$656.04	$697.91
121927190000E01300	SF	1	$656.04	$697.91
121927190000E01400	SF	1	$656.04	$697.91
121927190000E01500	SF	1	$656.04	$697.91
121927190000E01600	SF	1	$656.04	$697.91
121927190000E01700	SF	1	$656.04	$697.91

Parcel ID	Type	Units	Net Annual	Gross Annual
121927190000E01800	SF	1	$656.04	$697.91
121927190000E01900	SF	1	$656.04	$697.91
121927190000E02000	SF	1	$656.04	$697.91
121927190000E02100	SF	1	$656.04	$697.91
121927190000E02200	SF	1	$656.04	$697.91
121927190000E02300	SF	1	$656.04	$697.91
121927190000E02400	SF	1	$656.04	$697.91
121927190000E02500	SF	1	$656.04	$697.91
121927190000E02600	SF	1	$656.04	$697.91
121927190000E02700	SF	1	$656.04	$697.91
121927190000E02800	SF	1	$656.04	$697.91
121927190000E02900	SF	1	$656.04	$697.91
121927190000E03000	SF	1	$656.04	$697.91
121927190000E03100	SF	1	$656.04	$697.91
121927190000E03200	SF	1	$656.04	$697.91
121927190000F00100	SF	1	$656.04	$697.91
121927190000F00200	SF	1	$656.04	$697.91
121927190000F00300	SF	1	$656.04	$697.91
121927190000F00400	SF	1	$656.04	$697.91
121927190000F00500	SF	1	$656.04	$697.91
121927190000F00600	SF	1	$656.04	$697.91
121927190000F00700	SF	1	$656.04	$697.91
121927190000F00800	SF	1	$656.04	$697.91
121927190000F00900	SF	1	$656.04	$697.91
121927190000F01000	SF	1	$656.04	$697.91
121927190000F01100	SF	1	$656.04	$697.91
121927190000F01200	SF	1	$656.04	$697.91
121927190000F01300	SF	1	$656.04	$697.91
121927190000F01400	SF	1	$656.04	$697.91
121927190000F01500	SF	1	$656.04	$697.91
121927190000F01600	SF	1	$656.04	$697.91
121927190000F01700	SF	1	$656.04	$697.91
121927190000F01800	SF	1	$656.04	$697.91
121927190000F01900	SF	1	$656.04	$697.91
121927190000F02000	SF	1	$656.04	$697.91
121927190000F02100	SF	1	$656.04	$697.91
121927190000F02200	SF	1	$656.04	$697.91
121927190000F02300	SF	1	$656.04	$697.91
121927190000F02400	SF	1	$656.04	$697.91
121927190000F02500	SF	1	$656.04	$697.91
121927190000F02600	SF	1	$656.04	$697.91
121927190000F02700	SF	1	$656.04	$697.91

Parcel ID	Type	Units	Net Annual	Gross Annual
121927190000F02800	SF	1	$656.04	$697.91
121927190000F02900	SF	1	$656.04	$697.91
121927190000F03000	SF	1	$656.04	$697.91
121927190100A00100	SF	1	$656.04	$697.91
121927190100A00200	SF	1	$656.04	$697.91
121927190100A00300	SF	1	$656.04	$697.91
121927190100A00400	SF	1	$656.04	$697.91
121927190100A00500	SF	1	$656.04	$697.91
121927190100A00600	SF	1	$656.04	$697.91
121927190100A00700	SF	1	$656.04	$697.91
121927190100A00800	SF	1	$656.04	$697.91
121927190100A00900	SF	1	$656.04	$697.91
121927190100A01000	SF	1	$656.04	$697.91
121927190100A01100	SF	1	$656.04	$697.91
121927190100A01200	SF	1	$656.04	$697.91
121927190100A01300	SF	1	$656.04	$697.91
121927190100A01400	SF	1	$656.04	$697.91
121927190100A01500	SF	1	$656.04	$697.91
121927190100A01600	SF	1	$656.04	$697.91
121927190100A01700	SF	1	$656.04	$697.91
121927190100A01800	SF	1	$656.04	$697.91
121927190100A01900	SF	1	$656.04	$697.91
121927190100A02000	SF	1	$656.04	$697.91
121927190100A02100	SF	1	$656.04	$697.91
121927190100A02200	SF	1	$656.04	$697.91
121927190100A02300	SF	1	$656.04	$697.91
121927190100A02400	SF	1	$656.04	$697.91
121927190100A02500	SF	1	$656.04	$697.91
121927190100A02600	SF	1	$656.04	$697.91
121927190100A02700	SF	1	$656.04	$697.91
121927190100A02800	SF	1	$656.04	$697.91
121927190100A02900	SF	1	$656.04	$697.91
121927190100A03000	SF	1	$656.04	$697.91
121927190100A03100	SF	1	$656.04	$697.91
121927190100A03200	SF	1	$656.04	$697.91
121927190100A03300	SF	1	$656.04	$697.91
121927190100A03400	SF	1	$656.04	$697.91
121927190100A03500	SF	1	$656.04	$697.91
121927190100A03600	SF	1	$656.04	$697.91
121927190100A03700	SF	1	$656.04	$697.91
121927190100A03800	SF	1	$656.04	$697.91
121927190100A03900	SF	1	$656.04	$697.91

Parcel ID	Type	Units	Net Annual	Gross Annual
121927190100A04000	SF	1	$656.04	$697.91
121927190100A04100	SF	1	$656.04	$697.91
121927190100A04200	SF	1	$656.04	$697.91
121927190100A04300	SF	1	$656.04	$697.91
121927190100A04400	SF	1	$656.04	$697.91
121927190100A04500	SF	1	$656.04	$697.91
121927190100A04600	SF	1	$656.04	$697.91
121927190100B00100	SF	1	$656.04	$697.91
121927190100B00200	SF	1	$656.04	$697.91
121927190100B00300	SF	1	$656.04	$697.91
121927190100B00400	SF	1	$656.04	$697.91
121927190100B00500	SF	1	$656.04	$697.91
121927190100B00600	SF	1	$656.04	$697.91
121927190100B00700	SF	1	$656.04	$697.91
121927190100B00800	SF	1	$656.04	$697.91
121927190100B00900	SF	1	$656.04	$697.91
121927190100B01000	SF	1	$656.04	$697.91
121927190100B01100	SF	1	$656.04	$697.91
121927190100B01200	SF	1	$656.04	$697.91
121927190100B01300	SF	1	$656.04	$697.91
121927190100B01400	SF	1	$656.04	$697.91
121927190100B01500	SF	1	$656.04	$697.91
121927190100B01600	SF	1	$656.04	$697.91
121927190100B01700	SF	1	$656.04	$697.91
121927190100B01800	SF	1	$656.04	$697.91
121927190100B01900	SF	1	$656.04	$697.91
121927190100B02000	SF	1	$656.04	$697.91
121927190100B02100	SF	1	$656.04	$697.91
121927190100B02200	SF	1	$656.04	$697.91
121927190100B02300	SF	1	$656.04	$697.91
121927190100B02400	SF	1	$656.04	$697.91
121927190100B02500	SF	1	$656.04	$697.91
121927190100B02600	SF	1	$656.04	$697.91
121927190100B02700	SF	1	$656.04	$697.91
121927190100B02800	SF	1	$656.04	$697.91
121927190100B02900	SF	1	$656.04	$697.91
121927190100B03000	SF	1	$656.04	$697.91
121927190100B03100	SF	1	$656.04	$697.91
121927190100B03200	SF	1	$656.04	$697.91
121927190100B03300	SF	1	$656.04	$697.91
121927190100B03400	SF	1	$656.04	$697.91
121927190100B03500	SF	1	$656.04	$697.91

Parcel ID	Type	Units	Net Annual	Gross Annual
121927190100B03600	SF	1	$656.04	$697.91
121927190100B03700	SF	1	$656.04	$697.91
121927190100B03800	SF	1	$656.04	$697.91
121927190100B03900	SF	1	$656.04	$697.91
121927190100B04000	SF	1	$656.04	$697.91
121927190100B04100	SF	1	$656.04	$697.91
121927190100B04200	SF	1	$656.04	$697.91
121927190100B04300	SF	1	$656.04	$697.91
121927190100B04400	SF	1	$656.04	$697.91
121927190100B04500	SF	1	$656.04	$697.91
121927190100B04600	SF	1	$656.04	$697.91
121927190100B04700	SF	1	$656.04	$697.91
121927190100B04800	SF	1	$656.04	$697.91
121927190100B04900	SF	1	$656.04	$697.91
121927190100B05000	SF	1	$656.04	$697.91
121927190100B05100	SF	1	$656.04	$697.91
121927190100B05200	SF	1	$656.04	$697.91
121927190100B05300	SF	1	$656.04	$697.91
121927190100B05400	SF	1	$656.04	$697.91
121927190100B05500	SF	1	$656.04	$697.91
121927190100B05600	SF	1	$656.04	$697.91
121927190100B05700	SF	1	$656.04	$697.91
121927190100B05800	SF	1	$656.04	$697.91
121927190100B05900	SF	1	$656.04	$697.91
121927190100B06000	SF	1	$656.04	$697.91
121927190100B06100	SF	1	$656.04	$697.91
121927190100B06200	SF	1	$656.04	$697.91
121927190100C00100	TH	1	$459.23	$488.54
121927190100C00200	TH	1	$459.23	$488.54
121927190100C00300	TH	1	$459.23	$488.54
121927190100C00400	TH	1	$459.23	$488.54
121927190100C00500	TH	1	$459.23	$488.54
121927190100C00600	TH	1	$459.23	$488.54
121927190100C00700	TH	1	$459.23	$488.54
121927190100C00800	TH	1	$459.23	$488.54
121927190100C00900	TH	1	$459.23	$488.54
121927190100C01000	TH	1	$459.23	$488.54
121927190100C01100	TH	1	$459.23	$488.54
121927190100C01200	TH	1	$459.23	$488.54
121927190100C01300	TH	1	$459.23	$488.54
121927190100C01400	TH	1	$459.23	$488.54
121927190100C01500	TH	1	$459.23	$488.54

Parcel ID	Type	Units	Net Annual	Gross Annual
121927190100C01600	TH	1	$459.23	$488.54
121927190100C01700	TH	1	$459.23	$488.54
121927190100C01800	TH	1	$459.23	$488.54
121927190100C01900	TH	1	$459.23	$488.54
121927190100C02000	TH	1	$459.23	$488.54
121927190100C02100	TH	1	$459.23	$488.54
121927190100C02200	TH	1	$459.23	$488.54
121927190100C02300	TH	1	$459.23	$488.54
121927190100C02400	TH	1	$459.23	$488.54
121927190100C02500	TH	1	$459.23	$488.54
121927190100C02600	TH	1	$459.23	$488.54
121927190100C02700	TH	1	$459.23	$488.54
121927190100C02800	TH	1	$459.23	$488.54
121927190100C02900	TH	1	$459.23	$488.54
121927190100C03000	TH	1	$459.23	$488.54
121927190100C03100	TH	1	$459.23	$488.54
121927190100C03200	TH	1	$459.23	$488.54
121927190100C03300	TH	1	$459.23	$488.54
121927190100C03400	TH	1	$459.23	$488.54
121927190100C03500	TH	1	$459.23	$488.54
121927190100C03600	TH	1	$459.23	$488.54
121927190100C03700	TH	1	$459.23	$488.54
121927190100C03800	TH	1	$459.23	$488.54
121927190100C03900	TH	1	$459.23	$488.54
121927190100C04000	TH	1	$459.23	$488.54
121927190100C04100	TH	1	$459.23	$488.54
121927190100C04200	TH	1	$459.23	$488.54
121927190100C04300	TH	1	$459.23	$488.54
121927190100C04400	TH	1	$459.23	$488.54
121927190100C04500	TH	1	$459.23	$488.54
121927190100C04600	TH	1	$459.23	$488.54
121927190100C04700	TH	1	$459.23	$488.54
121927190100C04800	TH	1	$459.23	$488.54
121927190100C04900	TH	1	$459.23	$488.54
121927190100C05000	TH	1	$459.23	$488.54
121927190100C05100	TH	1	$459.23	$488.54
121927190100C05200	TH	1	$459.23	$488.54
121927190200A00100	SF	1	$656.04	$697.91
121927190200A00200	SF	1	$656.04	$697.91
121927190200A00300	SF	1	$656.04	$697.91
121927190200A00400	SF	1	$656.04	$697.91
121927190200A00500	SF	1	$656.04	$697.91

Parcel ID	Type	Units	Net Annual	Gross Annual
121927190200A00600	SF	1	$656.04	$697.91
121927190200A00700	SF	1	$656.04	$697.91
121927190200A00800	SF	1	$656.04	$697.91
121927190200A00900	SF	1	$656.04	$697.91
121927190200A01000	SF	1	$656.04	$697.91
121927190200A01100	SF	1	$656.04	$697.91
121927190200A01200	SF	1	$656.04	$697.91
121927190200A01300	SF	1	$656.04	$697.91
121927190200A01400	SF	1	$656.04	$697.91
121927190200A01500	SF	1	$656.04	$697.91
121927190200A01600	SF	1	$656.04	$697.91
121927190200A01700	SF	1	$656.04	$697.91
121927190200A01800	SF	1	$656.04	$697.91
121927190200A01900	SF	1	$656.04	$697.91
121927190200A02000	SF	1	$656.04	$697.91
121927190200A02100	SF	1	$656.04	$697.91
121927190200A02200	SF	1	$656.04	$697.91
121927190200A02300	SF	1	$656.04	$697.91
121927190200A02400	SF	1	$656.04	$697.91
121927190200B00100	SF	1	$656.04	$697.91
121927190200B00200	SF	1	$656.04	$697.91
121927190200B00300	SF	1	$656.04	$697.91
121927190200B00400	SF	1	$656.04	$697.91
121927190200B00500	SF	1	$656.04	$697.91
121927190200B00600	SF	1	$656.04	$697.91
121927190200B00700	SF	1	$656.04	$697.91
121927190200B00800	SF	1	$656.04	$697.91
121927190200B00900	SF	1	$656.04	$697.91
121927190200B01000	SF	1	$656.04	$697.91
121927190200B01100	SF	1	$656.04	$697.91
121927190200B01200	SF	1	$656.04	$697.91
121927190200B01300	SF	1	$656.04	$697.91
121927190200B01400	SF	1	$656.04	$697.91
121927190200B01500	SF	1	$656.04	$697.91
121927190200B01600	SF	1	$656.04	$697.91
121927190200B01700	SF	1	$656.04	$697.91
121927190200B01800	SF	1	$656.04	$697.91
121927190200B01900	SF	1	$656.04	$697.91
121927190200B02000	SF	1	$656.04	$697.91
121927190200B02100	SF	1	$656.04	$697.91
121927190200B02200	SF	1	$656.04	$697.91
121927190200B02300	SF	1	$656.04	$697.91

Parcel ID	Type	Units	Net Annual	Gross Annual
121927190200B02400	SF	1	$656.04	$697.91
121927190200B02500	SF	1	$656.04	$697.91
121927190200B02600	SF	1	$656.04	$697.91
121927190200B02700	SF	1	$656.04	$697.91
121927190200B02800	SF	1	$656.04	$697.91
121927190200B02900	SF	1	$656.04	$697.91
121927190200B03000	SF	1	$656.04	$697.91
121927190200B03100	SF	1	$656.04	$697.91
121927190200C00100	SF	1	$656.04	$697.91
121927190200C00200	SF	1	$656.04	$697.91
121927190200C00300	SF	1	$656.04	$697.91
121927190200C00400	SF	1	$656.04	$697.91
121927190200C00500	SF	1	$656.04	$697.91
121927190200C00600	SF	1	$656.04	$697.91
121927190200C00700	SF	1	$656.04	$697.91
121927190200C00800	SF	1	$656.04	$697.91
121927190200C00900	SF	1	$656.04	$697.91
121927190200C01000	SF	1	$656.04	$697.91
121927190200C01100	SF	1	$656.04	$697.91
121927190200C01200	SF	1	$656.04	$697.91
121927190200C01300	SF	1	$656.04	$697.91
121927190200C01400	SF	1	$656.04	$697.91
121927190200C01500	SF	1	$656.04	$697.91
121927190200C01600	SF	1	$656.04	$697.91
121927190200C01700	SF	1	$656.04	$697.91
121927190200C01800	SF	1	$656.04	$697.91
121927190200C01900	SF	1	$656.04	$697.91
121927190200C02000	SF	1	$656.04	$697.91
121927190200C02100	SF	1	$656.04	$697.91
121927190200C02200	SF	1	$656.04	$697.91
121927190200C02300	SF	1	$656.04	$697.91
121927190200C02400	SF	1	$656.04	$697.91
121927190200C02500	SF	1	$656.04	$697.91
121927190200C02600	SF	1	$656.04	$697.91
121927190200C02700	SF	1	$656.04	$697.91
121927190200C02800	SF	1	$656.04	$697.91
121927190200C02900	SF	1	$656.04	$697.91
121927190200C03000	SF	1	$656.04	$697.91
121927190200C03100	SF	1	$656.04	$697.91
121927190200C03200	SF	1	$656.04	$697.91
121927190200C03300	SF	1	$656.04	$697.91
121927190200C03400	SF	1	$656.04	$697.91

Parcel ID	Type	Units	Net Annual	Gross Annual
121927190200C03500	SF	1	$656.04	$697.91
121927190200C03600	SF	1	$656.04	$697.91
121927190200C03700	SF	1	$656.04	$697.91
121927190200C03800	SF	1	$656.04	$697.91
121927190200C03900	SF	1	$656.04	$697.91
121927190200C04000	SF	1	$656.04	$697.91
121927190200C04100	SF	1	$656.04	$697.91
121927190200C04200	SF	1	$656.04	$697.91
121927190200C04300	SF	1	$656.04	$697.91
121927190200C04400	SF	1	$656.04	$697.91
121927190200C04500	SF	1	$656.04	$697.91
121927190200C04600	SF	1	$656.04	$697.91
121927190200C04700	SF	1	$656.04	$697.91
121927190200C04800	SF	1	$656.04	$697.91
121927190200C04900	SF	1	$656.04	$697.91
121927190200C05000	SF	1	$656.04	$697.91
121927190200C05100	SF	1	$656.04	$697.91
121927190200C05200	SF	1	$656.04	$697.91
121927190200C05300	SF	1	$656.04	$697.91
121927190200C05400	SF	1	$656.04	$697.91
121927190200C05500	SF	1	$656.04	$697.91
121927190200C05600	SF	1	$656.04	$697.91
121927190200C05700	SF	1	$656.04	$697.91
121927190200C05800	SF	1	$656.04	$697.91
121927190200C05900	SF	1	$656.04	$697.91
121927190200C06000	SF	1	$656.04	$697.91
121927190200C06100	SF	1	$656.04	$697.91
121927190200C06200	SF	1	$656.04	$697.91
121927190200C06300	SF	1	$656.04	$697.91
121927190200C06400	SF	1	$656.04	$697.91
121927190200C06500	SF	1	$656.04	$697.91
121927190200C06600	SF	1	$656.04	$697.91
121927190200C06700	SF	1	$656.04	$697.91
121927190200C06800	SF	1	$656.04	$697.91
121927190200C06900	SF	1	$656.04	$697.91
121927190200C07000	SF	1	$656.04	$697.91
121927190200C07100	SF	1	$656.04	$697.91
121927190200C07200	SF	1	$656.04	$697.91
121927190200C07300	SF	1	$656.04	$697.91
121927190200C07400	SF	1	$656.04	$697.91
121927190200C07500	SF	1	$656.04	$697.91
121927190200C07600	SF	1	$656.04	$697.91

Parcel ID	Type	Units	Net Annual	Gross Annual
121927190200C07700	SF	1	$656.04	$697.91
121927190200C07800	SF	1	$656.04	$697.91
121927190200C07900	SF	1	$656.04	$697.91
121927190200C08000	SF	1	$656.04	$697.91
121927190200C08100	SF	1	$656.04	$697.91
121927190200C08200	SF	1	$656.04	$697.91
121927190200C08300	SF	1	$656.04	$697.91
121927190200C08400	SF	1	$656.04	$697.91
121927190200C08500	SF	1	$656.04	$697.91
121927190200C08600	SF	1	$656.04	$697.91
121927190200C08700	SF	1	$656.04	$697.91
121927190200C08800	SF	1	$656.04	$697.91
121927190200C08900	SF	1	$656.04	$697.91
121927190200C09000	SF	1	$656.04	$697.91
121927190200C09100	SF	1	$656.04	$697.91
121927190200C09200	SF	1	$656.04	$697.91
121927190200C09300	SF	1	$656.04	$697.91
121927190200C09400	SF	1	$656.04	$697.91
121927190200C09500	SF	1	$656.04	$697.91
121927190200C09600	SF	1	$656.04	$697.91
121927190200C09700	SF	1	$656.04	$697.91
121927190200C09800	SF	1	$656.04	$697.91
121927190200C09900	SF	1	$656.04	$697.91
121927190200C10000	SF	1	$656.04	$697.91
121927190200C10100	SF	1	$656.04	$697.91
121927190200C10200	SF	1	$656.04	$697.91
121927190200C10300	SF	1	$656.04	$697.91
121927190200C10400	SF	1	$656.04	$697.91
121927190200C10500	SF	1	$656.04	$697.91
121927190200C10600	SF	1	$656.04	$697.91
121927190200C10700	SF	1	$656.04	$697.91
121927190200C10800	SF	1	$656.04	$697.91
121927190200C10900	SF	1	$656.04	$697.91
121927190200C11000	SF	1	$656.04	$697.91
121927190200C11100	SF	1	$656.04	$697.91
121927190200C11200	SF	1	$656.04	$697.91
121927190200C11300	SF	1	$656.04	$697.91
121927190200C11400	SF	1	$656.04	$697.91
121927190200C11500	SF	1	$656.04	$697.91
121927190200C11600	SF	1	$656.04	$697.91
121927190200C11700	SF	1	$656.04	$697.91
121927190200C11800	SF	1	$656.04	$697.91

Parcel ID	Type	Units	Net Annual	Gross Annual
121927190200C11900	SF	1	$656.04	$697.91
121927190200C12000	SF	1	$656.04	$697.91
121927190200C12100	SF	1	$656.04	$697.91
121927190200C12200	SF	1	$656.04	$697.91
121927190200C12300	SF	1	$656.04	$697.91
121927190200C12400	SF	1	$656.04	$697.91
121927190200C12500	SF	1	$656.04	$697.91
121927190200C12600	SF	1	$656.04	$697.91
121927190200C12700	SF	1	$656.04	$697.91
121927190200C12800	SF	1	$656.04	$697.91
121927190200C12900	SF	1	$656.04	$697.91
121927190200C13000	SF	1	$656.04	$697.91
121927190200C13100	SF	1	$656.04	$697.91
121927190200C13200	SF	1	$656.04	$697.91
121927190200C13300	SF	1	$656.04	$697.91
121927190200C13400	SF	1	$656.04	$697.91
121927190200C13500	SF	1	$656.04	$697.91
121927190200C13600	SF	1	$656.04	$697.91
121927190200C13700	SF	1	$656.04	$697.91
121927190200C13800	SF	1	$656.04	$697.91
121927190200C13900	SF	1	$656.04	$697.91
121927190200C14000	SF	1	$656.04	$697.91
121927190200C14100	SF	1	$656.04	$697.91
121927190200C14200	SF	1	$656.04	$697.91
121927190200C14300	SF	1	$656.04	$697.91
121927190200C14400	SF	1	$656.04	$697.91
121927190200C14500	SF	1	$656.04	$697.91
121927190200C14600	SF	1	$656.04	$697.91
121927190200C14700	SF	1	$656.04	$697.91
121927190200C14800	SF	1	$656.04	$697.91
121927190200C14900	SF	1	$656.04	$697.91
121927190200C15000	SF	1	$656.04	$697.91
121927190200C15100	SF	1	$656.04	$697.91
121927190200C15200	SF	1	$656.04	$697.91
121927190200C15300	SF	1	$656.04	$697.91
121927190200C15400	SF	1	$656.04	$697.91
121927190200C15500	SF	1	$656.04	$697.91
121927190200C15600	SF	1	$656.04	$697.91
121927190200C15700	SF	1	$656.04	$697.91
121927190200C15800	SF	1	$656.04	$697.91
121927190200C15900	SF	1	$656.04	$697.91
121927190200C16000	SF	1	$656.04	$697.91

Parcel ID	Type	Units	Net Annual	Gross Annual
121927190200C16100	SF	1	$656.04	$697.91
121927190200C16200	SF	1	$656.04	$697.91
121927190200C16300	SF	1	$656.04	$697.91
121927190200C16400	SF	1	$656.04	$697.91
121927190200C16500	SF	1	$656.04	$697.91
121927190200C16600	SF	1	$656.04	$697.91
121927190200C16700	SF	1	$656.04	$697.91
121927190200C16800	SF	1	$656.04	$697.91
121927190200C16900	SF	1	$656.04	$697.91
121927190200C17000	SF	1	$656.04	$697.91
121927190200C17100	SF	1	$656.04	$697.91
121927190200C17200	SF	1	$656.04	$697.91
121927190200C17300	SF	1	$656.04	$697.91
121927190200C17400	SF	1	$656.04	$697.91
121927190200C17500	SF	1	$656.04	$697.91
121927190200C17600	SF	1	$656.04	$697.91
121927190200C17700	SF	1	$656.04	$697.91
121927190200C17800	SF	1	$656.04	$697.91
121927190200C17900	SF	1	$656.04	$697.91
121927190200C18000	SF	1	$656.04	$697.91
121927190200C18100	SF	1	$656.04	$697.91
121927190200C18200	SF	1	$656.04	$697.91
121927190200C18300	SF	1	$656.04	$697.91
121927190200C18400	SF	1	$656.04	$697.91
121927190200C18500	SF	1	$656.04	$697.91
121927190200C18600	SF	1	$656.04	$697.91
121927190200C18700	SF	1	$656.04	$697.91
121927190200C18800	SF	1	$656.04	$697.91
121927190200C18900	SF	1	$656.04	$697.91
121927190200C19000	SF	1	$656.04	$697.91
121927190200C19100	SF	1	$656.04	$697.91
121927190200C19200	SF	1	$656.04	$697.91
121927190200C19300	SF	1	$656.04	$697.91
121927190200C19400	SF	1	$656.04	$697.91
121927190200C19500	SF	1	$656.04	$697.91
121927190200C19600	SF	1	$656.04	$697.91
121927190200C19700	SF	1	$656.04	$697.91
121927190200C19800	SF	1	$656.04	$697.91
121927190200C19900	SF	1	$656.04	$697.91
121927190200C20000	SF	1	$656.04	$697.91
121927190200C20100	SF	1	$656.04	$697.91
121927190200C20200	SF	1	$656.04	$697.91

Parcel ID	Type	Units	Net Annual	Gross Annual
121927190200C20300	SF	1	$656.04	$697.91
121927190200C20400	SF	1	$656.04	$697.91
121927190200C20500	SF	1	$656.04	$697.91
121927190200C20600	SF	1	$656.04	$697.91
121927190200C20700	SF	1	$656.04	$697.91
121927190200C20800	SF	1	$656.04	$697.91
121927190200C20900	SF	1	$656.04	$697.91
121927190200C21000	SF	1	$656.04	$697.91
121927190200C21100	SF	1	$656.04	$697.91
121927190200C21200	SF	1	$656.04	$697.91
121927190200C21300	SF	1	$656.04	$697.91
121927190200C21400	SF	1	$656.04	$697.91
121927190200C21500	SF	1	$656.04	$697.91
121927190200C21600	SF	1	$656.04	$697.91
121927190200C21700	SF	1	$656.04	$697.91
121927190200C21800	SF	1	$656.04	$697.91
121927190200C21900	SF	1	$656.04	$697.91
121927190200C22000	SF	1	$656.04	$697.91
121927190200C22100	SF	1	$656.04	$697.91
121927190200C22200	SF	1	$656.04	$697.91
Total Developed		742	$466,312.90	$496,077.55

Undeveloped

Parcel ID	Type	Acres	Net Annual	Gross Annual
121927190200F00000	Undeveloped	34	$6,917.10	$7,358.62
Total Undeveloped		34	$6,917.10	$7,358.62

Developed and Undeveloped totals	$473,230.00	$503,436.17

Prepared by: Governmental Management Services - Central Florida, LLC

SECTION VI

SECTION C

SECTION 1

Country Greens
Community Development District

Summary of Checks

March 28, 2026 to May 30, 2026

Bank	Date	Check No.'s		Amount
General Fund				
Truist	4/8/26	49-52	$	14,932.66
	4/13/26	53	$	776.26
	5/4/26	54-57	$	11,257.71
	5/18/26	58-60	$	8,300.92
	5/29/26	61	$	11,895.11
		Autodrafts	$	1,963.00
			$	49,125.66
Bank United	5/29/26	1	$	70,000.00
			$	70,000.00
	Supervisor Fees - April 2026			
	Catherine Catasus	50017	$	184.70
	Joseph G Grall	50018	$	184.70
	Anna Heintzelman	50019	$	184.70
	Crystal Y Jones	50020	$	184.70
	David Warden	50021	$	184.70
			$	923.50
			$	**120,049.16**

*** CHECK DATES 03/28/2026 - 05/30/2026 *** COUNTRY GREENS-GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/08/26	00004	4/01/26	19382	202603	310-51300-31500		*	292.50		
			GENERAL COUNSEL MAR26							
						CLARK & ALBAUGH, LLP			292.50	000049
4/08/26	00015	3/25/26	150884	202603	320-53800-47200		*	141.75		
			POND MAINTENANCE MAR26							
						DRAGONFLY POND WORKS LLC			141.75	000050
4/08/26	00012	4/01/26	12463-R-	202604	320-53800-46200		*	14,345.41		
			LAWN MAINTENANCE APR26							
						MAVERICK'S LANDSCAPE & LAWN SERVICE			14,345.41	000051
4/08/26	00026	4/07/26	04072026	202604	300-21700-10000		*	153.00		
			Q1 2026 IRS TAX PAYMENT							
						UNITED STATES TREASURY			153.00	000052
4/13/26	00008	7/14/25	INV-SN-8	202510	310-51300-35200		*	388.13		
			ADA WEBSITE MAINT FY25 4Q							
		3/01/26	INV-SN-1	202603	310-51300-35200		*	388.13		
			ADA WEBSITE MAINT FY26 2Q							
						INNERSYNC STUDIO, LTD			776.26	000053
5/04/26	00015	4/20/26	151956	202604	320-53800-47200		*	141.75		
			POND MAINTENANCE APR26							
						DRAGONFLY POND WORKS LLC			141.75	000054
5/04/26	00016	4/01/26	16	202604	320-53800-12000		*	1,500.00		
			FIELD MANAGEMENT							
		4/01/26	17	202604	310-51300-34000		*	3,750.00		
			MANAGEMENT FEES							
		4/01/26	17	202604	310-51300-35200		*	100.00		
			WEBSITE ADMINISTRATION							
		4/01/26	17	202604	310-51300-35100		*	150.00		
			INFORMATION TECHNOLOGY							
		4/01/26	17	202604	310-51300-31300		*	416.67		
			DISSEMINATION AGENT SVC							
		4/01/26	17	202604	310-51300-51000		*	.15		
			OFFICE SUPPLIES							
		4/01/26	17	202604	310-51300-42000		*	3.72		
			POSTAGE							
		4/01/26	17	202604	310-51300-42500		*	4.80		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,925.34	000055
5/04/26	00012	4/20/26	00074654	202604	320-53800-48000		*	185.00		
			ROTOR REPLACEMENT/CLOCK 7							

*** CHECK DATES 03/28/2026 - 05/30/2026 *** COUNTRY GREENS-GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		4/22/26	00074655	202604	320-53800-48000		*	242.55		
			2" LINE REPAIR							
		4/22/26	00074655	202604	320-53800-48000		*	126.87		
			IRRG REPAIR/NR GUARD GATE							
		4/22/26	00074656	202604	320-53800-48000		*	341.70		
			IRRG REPAIR/FRONT GATE							
						MAVERICK'S LANDSCAPE & LAWN SERVICE			896.12	000056
5/04/26	00023	3/26/26	8125465	202603	310-51300-32300		*	2,505.13		
			TRUSTEE FEES FY26							
		3/26/26	8125465	202603	300-15500-10000		*	1,789.37		
			TRUSTEE FEES FY27							
						USBANK			4,294.50	000057
5/18/26	00004	5/01/26	19412	202604	310-51300-31500		*	2,114.40		
			GENERAL COUNSEL APR26							
						CLARK & ALBAUGH, LLP			2,114.40	000058
5/18/26	00027	4/14/26	2	202604	310-51300-49000		*	250.00		
			AMORTIZATION S2016 A2							
						DISCLOSURE SERVICES LLC			250.00	000059
5/18/26	00016	5/01/26	18	202605	320-53800-12000		*	1,500.00		
			FIELD MANAGEMENT							
		5/01/26	19	202605	310-51300-34000		*	3,750.00		
			MANAGEMENT FEES							
		5/01/26	19	202605	310-51300-35200		*	100.00		
			WEBSITE ADMINISTRATION							
		5/01/26	19	202605	310-51300-35100		*	150.00		
			INFORMATION TECHNOLOGY							
		5/01/26	19	202605	310-51300-31300		*	416.67		
			DISSEMINATION AGENT SVC							
		5/01/26	19	202605	310-51300-51000		*	.42		
			OFFICE SUPPLIES							
		5/01/26	19	202605	310-51300-42000		*	16.43		
			POSTAGE							
		5/01/26	19	202605	310-51300-42500		*	3.00		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,936.52	000060
5/29/26	00012	5/01/26	12463-R-	202605	320-53800-46200		*	11,895.11		
			LAWN MAINTENANCE MAY26							
						MAVERICK'S LANDSCAPE & LAWN SERVICE			11,895.11	000061

TOTAL FOR BANK A 47,162.66

*** CHECK DATES 03/28/2026 - 05/30/2026 ***
COUNTRY GREENS-GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#

*** CHECK DATES 03/28/2026 - 05/30/2026 ***
COUNTRY GREENS-GENERAL FUND
BANK C BANK UNITED MM

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/29/26	00013	5/29/26	05292026	202605	300-10100-10000			*	70,000.00		
			TX MONEY MARKET TO GF								
							COUNTRY GREENS CDD			70,000.00	000001

TOTAL FOR BANK C 70,000.00

*** CHECK DATES 03/28/2026 - 05/30/2026 ***
COUNTRY GREENS-GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/22/26	00014	4/14/26	7400-03. 23940 SR 44 MAR26	202603	320-53800-43000	SECO		*	47.00	47.00	080041
4/22/26	00014	4/14/26	7600-03. 34451 SORRENTO SP MAR26	202603	320-53800-43000	SECO		*	130.00	130.00	080042
4/22/26	00014	4/17/26	6800-03. 34015 CR 437 PUMP MAR26	202603	320-53800-43000	SECO		*	128.00	128.00	080043
4/22/26	00014	4/17/26	7000-03. 33945 CR 437 MAR26	202603	320-53800-43000	SECO		*	64.00	64.00	080044
4/22/26	00014	4/17/26	7100-03. 24361 MARBELLA MAR26	202603	320-53800-43000	SECO		*	45.00	45.00	080045
4/22/26	00014	4/17/26	7200-03. 24360 MARBELLA MAR26	202603	320-53800-43000	SECO		*	78.00	78.00	080046
4/22/26	00014	4/17/26	7300-03. 24000 SR 44 MAR26	202603	320-53800-43000	SECO		*	49.00	49.00	080047
4/22/26	00014	4/17/26	7500-03. 34450 SORRENTO SP MAR26	202603	320-53800-43000	SECO		*	416.00	416.00	080048
5/18/26	00014	5/13/26	7400-04. 23940 SR 44 APR26	202604	320-53800-43000	SECO		*	48.00	48.00	080049
5/18/26	00014	5/13/26	7600-04. 34451 SORRENTO SP APR26	202604	320-53800-43000	SECO		*	133.00	133.00	080050
5/18/26	00014	5/18/26	6800-04. 34015 CR 437 PUMP APR26	202604	320-53800-43000	SECO		*	134.00	134.00	080051
5/18/26	00014	5/18/26	7000-04. 33945 CR 437 APR26	202604	320-53800-43000	SECO		*	63.00	63.00	080052

*** CHECK DATES 03/28/2026 - 05/30/2026 ***
COUNTRY GREENS-GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/18/26	00014	5/18/26	7100-04. 24361 MARBELLA APR26	202604	320-53800-43000	SECO		*	43.00	43.00	080053
5/18/26	00014	5/18/26	7200-04. 24360 MARBELLA APR26	202604	320-53800-43000	SECO		*	78.00	78.00	080054
5/18/26	00014	5/18/26	7300-04. 24000 SR 44 APR26	202604	320-53800-43000	SECO		*	47.00	47.00	080055
5/18/26	00014	5/18/26	7500-04. 34450 SORRENTO SP APR26	202604	320-53800-43000	SECO		*	460.00	460.00	080056

TOTAL FOR BANK Z 1,963.00

TOTAL FOR REGISTER 119,125.66

SECTION 2

Country Greens

Community Development District

Unaudited Financial Reporting

April 30, 2026

Table of Contents

1	Balance Sheet
2-3	General Fund
4	Debt Service Fund - Series 2016
5	Month to Month
6	Assessment Receipt Schedule

Country Greens

Community Development District

Combined Balance Sheet

April 30, 2026

	General Fund	*Debt Service Fund*	*Totals Governmental Funds*
Assets:			
Cash			
Operating	$ 46,866	$ -	$ 46,866
Money Market - Bank United	$ 301,955	$ -	$ 301,955
Investments			
Series 2016			
Reserve A-1	$ -	$ 120,534	$ 120,534
Reserve A-2	$ -	$ 53,250	$ 53,250
Revenue	$ -	$ 326,408	$ 326,408
Prepayment A-2	$ -	$ 36,553	$ 36,553
Due from General Fund	$ -	$ 10,232	$ 10,232
Prepaid Expenses	$ 4,240	$ -	$ 4,240
Total Assets	**$ 353,060**	**$ 546,977**	**$ 900,037**
Liabilities:			
Accounts Payable	$ 15,266	$ -	$ 15,266
Due to Debt Service	$ 10,232	$ -	$ 10,232
Total Liabilites	**$ 25,498**	**$ -**	**$ 25,498**
Fund Balance:			
Nonspendable:			
Prepaid Items	$ 4,240	$ -	$ 4,240
Restricted for:			
Debt Service	$ -	$ 546,977	$ 546,977
Unassigned	$ 323,322	$ -	$ 323,322
Total Fund Balances	**$ 327,562**	**$ 546,977**	**$ 874,539**
Total Liabilities & Fund Balance	$ 353,060	$ 546,977	$ 900,037

Country Greens

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 476,711	$ 476,711	$ 445,251	$ (31,461)
Interest	$ 9,212	$ 5,374	$ 3,272	$ (2,102)
Total Revenues	**$ 485,923**	**$ 482,085**	**$ 448,523**	**$ (33,562)**
Expenditures:				
General & Administrative:				
Supervisors Fees	$ 6,000	$ 3,500	$ 4,400	$ (900)
FICA Taxes	$ 459	$ 268	$ 337	$ (69)
Arbitrage	$ 600	$ 600	$ 600	$ -
Dissemination Agent	$ 5,000	$ 2,917	$ 2,917	$ (0)
Engineering	$ 35,000	$ 20,417	$ -	$ 20,417
Legal Services	$ 10,000	$ 5,833	$ 8,307	$ (2,474)
Management Fees	$ 51,000	$ 29,750	$ 26,250	$ 3,500
Trustee Fees	$ 3,717	$ 3,717	$ 3,581	$ 136
Annual Audit	$ 4,700	$ 4,700	$ 4,000	$ 700
Postage	$ 1,100	$ 642	$ 82	$ 559
Insurance	$ 9,624	$ 9,624	$ 8,597	$ 1,027
Printing & Binding	$ 500	$ 292	$ 14	$ 278
Legal Advertising	$ 1,000	$ 583	$ -	$ 583
Other Current Charges	$ 1,000	$ 583	$ 1,324	$ (740)
Assessment Administration	$ -	$ -	$ 6,000	$ (6,000)
Website Maintenance	$ 3,000	$ 1,750	$ 1,864	$ (114)
Information Technology	$ -	$ -	$ 1,050	$ (1,050)
Office Supplies	$ -	$ -	$ 1	$ (1)
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 132,875**	**$ 85,350**	**$ 69,499**	**$ 15,851**

Country Greens

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Operations & Maintenance				
Field Services	$ 18,000	$ 10,500	$ 10,500	$ -
Aquatic Control Maintenance	$ 2,000	$ 1,167	$ 992	$ 174
Landscape Maintenance	$ 172,145	$ 100,418	$ 100,418	$ 0
Utilities	$ 13,000	$ 7,583	$ 6,435	$ 1,148
Repairs & Maintenance	$ 124,403	$ 72,568	$ 67,390	$ 5,178
Capital Outlay	$ 15,000	$ 8,750	$ -	$ 8,750
Holiday Décor	$ 8,500	$ 8,500	$ 6,246	$ 2,254
Total Operations & Maintenance:	**$ 353,048**	**$ 209,486**	**$ 191,982**	**$ 17,505**
Total Expenditures	**$ 485,923**	**$ 294,837**	**$ 261,481**	**$ 33,356**
Excess (Deficiency) of Revenues over Expenditures	$ 0		$ 187,042	
Fund Balance - Beginning	$ -		$ 140,520	
Fund Balance - Ending	$ 0		$ 327,562	

Country Greens

Community Development District

Debt Service Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 347,569	$ 347,569	$ 331,430	$ (16,139)
Interest	$ 500	$ 500	$ 6,332	$ 5,832
Total Revenues	**$ 348,069**	**$ 348,069**	**$ 337,762**	**$ (10,307)**
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		$ 287,140	
Fund Balance - Beginning	$ 848,725		$ 259,838	
Fund Balance - Ending	$ 857,550		$ 546,977	

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	$ 14,453	$ 5,997	$ -	$ -	$ -	$ -	$ -	$ 445,251
Interest	$ -	$ -	$ 0	$ 702	$ 718	$ 972	$ 880	$ -	$ -	$ -	$ -	$ -	$ 3,272
Total Revenues	**$ -**	**$ 41,902**	**$ 354,434**	**$ 702**	**$ 29,183**	**$ 15,424**	**$ 6,878**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 448,523**
Expenditures:													
General & Administrative:													
Supervisors Fees	$ -	$ 1,200	$ 1,200	$ -	$ 1,000	$ -	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ 4,400
FICA Taxes	$ -	$ 92	$ 92	$ -	$ 77	$ -	$ 77	$ -	$ -	$ -	$ -	$ -	$ 337
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ 600	$ -	$ -	$ -	$ -	$ -	$ -	$ 600
Dissemination Agent	$ 417	$ 417	$ 417	$ 417	$ 417	$ 417	$ 417	$ -	$ -	$ -	$ -	$ -	$ 2,917
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Legal Services	$ 780	$ 2,098	$ 910	$ 390	$ 1,723	$ 293	$ 2,114	$ -	$ -	$ -	$ -	$ -	$ 8,307
Management Fees	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ -	$ -	$ -	$ -	$ -	$ 26,250
Trustee Fees	$ 1,076	$ -	$ -	$ -	$ -	$ 2,505	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,581
Annual Audit	$ -	$ -	$ -	$ 4,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,000
Postage	$ -	$ -	$ 10	$ 52	$ 9	$ 7	$ 4	$ -	$ -	$ -	$ -	$ -	$ 82
Insurance	$ 8,597	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,597
Printing & Binding	$ -	$ -	$ 2	$ 3	$ 1	$ 3	$ 5	$ -	$ -	$ -	$ -	$ -	$ 14
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Current Charges	$ 30	$ -	$ 276	$ 469	$ 221	$ 39	$ 289	$ -	$ -	$ -	$ -	$ -	$ 1,324
Assessment Administration	$ 6,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000
Website Maintenance	$ 488	$ 100	$ 488	$ 100	$ 100	$ 488	$ 100	$ -	$ -	$ -	$ -	$ -	$ 1,864
Information Technology	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ -	$ -	$ -	$ -	$ -	$ 1,050
Office Supplies	$ -	$ -	$ 0	$ 0	$ 0	$ 0	$ 0	$ -	$ -	$ -	$ -	$ -	$ 1
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	**$ 21,463**	**$ 7,806**	**$ 7,295**	**$ 9,331**	**$ 7,447**	**$ 8,252**	**$ 7,905**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 69,499**
Operation and Maintenance													
Field Services	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ -	$ -	$ -	$ -	$ -	$ 10,500
Aquatic Control Maintenance	$ 142	$ 142	$ -	$ 284	$ 142	$ 142	$ 142	$ -	$ -	$ -	$ -	$ -	$ 992
Landscape Maintenance	$ 14,345	$ 14,345	$ 14,345	$ 14,345	$ 14,345	$ 14,345	$ 14,345	$ -	$ -	$ -	$ -	$ -	$ 100,418
Utilities	$ 934	$ 925	$ 975	$ 802	$ 836	$ 957	$ 1,006	$ -	$ -	$ -	$ -	$ -	$ 6,435
Repairs & Maintenance	$ 2,791	$ 42,526	$ 2,317	$ 2,104	$ 7,513	$ 8,759	$ 1,381	$ -	$ -	$ -	$ -	$ -	$ 67,390
Capital Outlay	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Holiday Décor	$ 6,246	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,246
Total Operations & Maintenance:	**$ 25,958**	**$ 59,438**	**$ 19,137**	**$ 19,035**	**$ 24,336**	**$ 25,703**	**$ 18,374**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 191,982**
Total Expenditures	**$ 47,422**	**$ 67,244**	**$ 26,432**	**$ 28,366**	**$ 31,783**	**$ 33,955**	**$ 26,279**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 261,481**
Excess (Deficiency) of Revenues over Expenditures	$ (47,422)	$ (25,342)	$ 328,002	$ (27,664)	$ (2,600)	$ (18,530)	$ (19,402)	$ -	$ -	$ -	$ -	$ -	$ 187,042

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

							57%	43%	100%
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commision*	*Interest*	*Net Receipts*	*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
3/2/26	12/16/25-12/31/25	$ 5,164.38	$ (154.95)	$ (100.19)	$ -	$ 4,909.24	$ 2,814.34	$ 2,094.90	$ 4,909.24
3/2/26	12/16/25-12/31/25	$ 7,137.58	$ (214.16)	$ (138.47)	$ -	$ 6,784.95	$ 3,889.64	$ 2,895.31	$ 6,784.95
3/31/26	01/01/26-01/31/26	$ 8,165.55	$ (170.31)	$ (159.90)	$ -	$ 7,835.34	$ 4,491.80	$ 3,343.54	$ 7,835.34
3/31/26	01/01/26-01/31/26	$ 5,919.92	$ (122.62)	$ (115.94)	$ -	$ 5,681.36	$ 3,256.98	$ 2,424.38	$ 5,681.36
4/30/26	02/01/26-02/28/26	$ 5,129.31	$ (51.28)	$ (101.56)	$ -	$ 4,976.47	$ 2,852.88	$ 2,123.59	$ 4,976.47
4/30/26	02/01/26-02/28/26	$ 5,653.08	$ (56.52)	$ (111.93)	$ -	$ 5,484.63	$ 3,144.20	$ 2,340.43	$ 5,484.63
	Total	$ 824,833.18	$ (32,302.34)	$ (15,850.61)	$ -	$ 776,680.23	$ 445,250.63	$ 331,429.60	$ 776,680.23

95.49%	Net Percentage Collected
$ 36,716.95	Balance Remaining To Collect

SECTION 3

Quarterly Compliance Audit Report

Country Greens

Date: March 2026 - 1st Quarter
Prepared for: Jason Showe
Developer: GMS
Insurance agency:

Preparer:
Jason Morgan - *Campus Suite Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview 2
Compliance Criteria 2
ADA Accessibility 2
Florida Statute Compliance 3
Audit Process 3

Audit results

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

Helpful information:

Accessibility overview 6
ADA Compliance Categories 7
Web Accessibility Glossary 11

Compliance Audit Overview

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

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

Compliance Criteria

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

ADA Website Accessibility

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

Florida Statute Compliance

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

Audit Process

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

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

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

ADA Website Accessibility

Result: PASSED

Accessibility Grading Criteria

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

*Errors represent less than 5% of the page count are considered passing
**Error reporting details are available in your Campus Suite Website Accessibility dashboard

Florida F.S. 189.069 Requirements

Result: PASSED

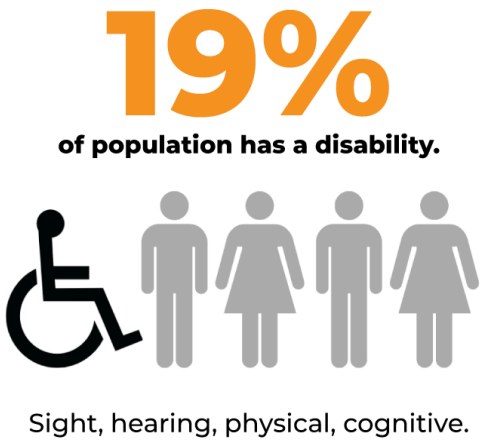
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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

ADA Compliance Categories

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

Contrast and colors

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

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

Using semantics to format your HTML pages

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

Text alternatives for non-text content

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

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

Ability to navigate with the keyboard

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

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

Helpful article: *www.nngroup.com/articles/keyboard-accessibility*
Helpful article: *http://webaim.org/techniques/skipnav*

Easy to navigate and find information

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

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

Properly formatting tables

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

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

Making PDFs accessible

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

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

Helpful articles: *http://webaim.org/techniques/acrobat/acroba*t

Making videos accessible

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

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

Making forms accessible

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

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

Alternate versions

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

Feedback for users

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

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

Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that

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

SECTION 4

www.lakevotes.gov

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

June 1, 2026

Stacie Vanderbilt, Recording Secretary
219 E. Livingston St.
Orlando FL 32801

Re: District Counts

The number of registered voters within the Country Greens Community Development District as of April 15, 2026 is **1,270.**

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

Sincerely,

D. Alan Hays
Lake County Supervisor of Elections

SECTION D

SECTION 1

June 9th, 2026

Country Greens CDD

Field Management Report

Site items

- Country Greens CDD electric meters were located. It was discovered that some of the meters service equipment for both CDD and HOA property.

Contracted Services

- Landscape vendor's performance continues to be satisfactory. New annuals were installed at the Sorrento Springs and Cardinal Lane entrances prior to Memorial Day. Palmettos around the Sorrento springs entrance were pruned of dead fronds.
- Bush hogging is in the process of being scheduled.
- Irrigation repairs were completed as needed.
- Aquatic maintenance vendor is performing as expected.

SECTION 2

Site Report

18432429957

Reference Number: **20260422-18432429957**	Form Name: **Site Report**
Submitter Name: **Robbie Szozda | rszozdajr@gmscfl.com**	Date Sent on Device: **Apr 22, 2026 12:00:45 PM EDT**
Location: **24300 FL-44, Eustis, FL 32736, USA Apr 22, 2026 12:00:36 PM EDT [View Map]**	

NEW PAGE

District Status Review

District	Country Greens CDD
Site Inspected By	Robbie Szozda JR - Field Manager

Issue Details

ISSUE DETAILS 1 OF 7

Issue Details

Date / Time	Apr 22, 2026 9:35:00 AM EDT
GeoLocation	23520 Sorrento Springs Dr, Sorrento, FL 32776, USA latitude: 28.850956033654118 altitude: 36.686703 longitude: -81.56148202501369 [viewMap]
Action Item Picture	

Action Item Description	Electric meter H234574978 34451 Sorrento SP Powers landscape lighting, well, and Rain bird irrigation controller.
Request Vendor Proposal	No

ISSUE DETAILS 2 OF 7

Issue Details

Date / Time	Apr 22, 2026 9:35:00 AM EDT
GeoLocation	33605 Co Rd 437, Sorrento, FL 32776, USA latitude: 28.85098609989227 altitude: 39.00271 longitude: -81.56027338457884 [viewMap]

Action Item Picture

Action Item Description Electric meter H234712536 34450 Sorento SP

Powers landscape lighting, irrigation controller, timer lights, tower fountain pump, and well pump.

Request Vendor Proposal No

ISSUE DETAILS 3 OF 7

Issue Details

Date / Time Apr 22, 2026 9:35:00 AM EDT

GeoLocation 23520 Sorento Springs Dr, Sorento, FL 32776, USA

This is not a CDD Meter

35028892355378 altitude: 39.13528 longitude: -81.56099997821185 [viewMap]

Action Item Picture

Action Item Description Electric meter H234584424

Guard house power.

Request Vendor Proposal No

ISSUE DETAILS 4 OF 7

Issue Details

Date / Time Apr 22, 2026 10:22:00 AM EDT

GeoLocation 23501 State Rd 46, Sorento, FL 32776, USA latitude: 28.851113658381724 altitude: 36.984547 longitude: -81.55854017219664 [viewMap]

Action Item Picture

Action Item Description	Electrical meter H234710327	24000 SR 44
Request Vendor Proposal	No	

ISSUE DETAILS 5 OF 7

Issue Details

Date / Time	Apr 22, 2026 11:03:00 AM EDT
GeoLocation	34000 Terragona Dr, Sorrento, FL 32776, USA latitude: 28.84391562550221 altitude: 20.485989 longitude: -81.55182656839634 [viewMap]

Action Item Picture

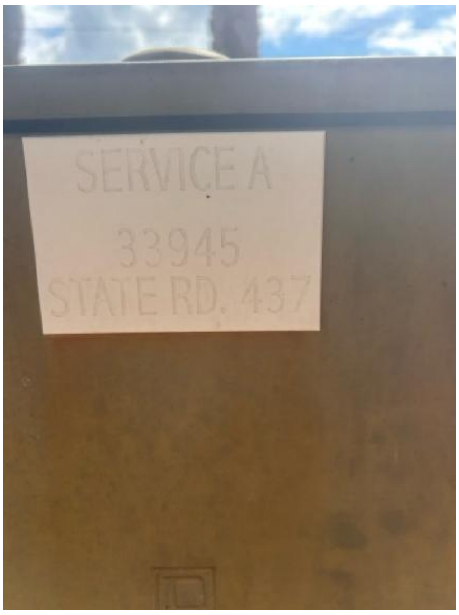
Action Item Description	Electrical meter H234712576 24360 Marbella Controls landscape lighting and Sentex gate
Request Vendor Proposal	No

ISSUE DETAILS 6 OF 7

Issue Details

Date / Time	Apr 22, 2026 11:03:00 AM EDT
GeoLocation	33954 Terragona Dr, Sorrento, FL 32776, USA latitude: 28.843465411347324 altitude: -7.87241 longitude: -81.55188189832316 [viewMap]

Action Item Picture



Action Item Description	Electric meter H234712519 33945 CR 437 Services landscape lighting and irrigation timer.
Request Vendor Proposal	No

ISSUE DETAILS 7 OF 7

Issue Details

Date / Time	Apr 22, 2026 11:03:00 AM EDT
GeoLocation	23500 FL-44, Sorrento, FL 32776, USA latitude: 28.851020236462954 altitude: 32.139095 longitude: -81.56335590155712 [viewMap]

Action Item Picture

Action Item Description	Electric meter H234584763 23940 SR 44 Lighting
Request Vendor Proposal	No

Site Report

18432436266

Reference Number: **20260422-18432436266**	Form Name: **Site Report**
Submitter Name: **Robbie Szozda | rszozdajr@gmscfl.com**	Date Sent on Device: **Apr 22, 2026 1:21:31 PM EDT**
Location: **34108 Fortunado St, Sorrento, FL 32776, USA Apr 22, 2026 1:20:57 PM EDT [View Map]**	

NEW PAGE

District Status Review

District	Country Greens CDD
Site Inspected By	Robbie Szozda JR - Field Manager

Issue Details

ISSUE DETAILS 1 OF 2

Issue Details

Date / Time	Apr 22, 2026 1:16:00 PM EDT
GeoLocation	34024 Terragona Dr, Sorrento, FL 32776, USA latitude: 28.84533832783703 altitude: 43.961025 longitude: -81.55179035857464 [viewMap]
Action Item Picture	

Action Item Description Electric meter H234710356 24361 Marbella

Services lights landscape lights for fence

Request Vendor Proposal No

ISSUE DETAILS 2 OF 2

Issue Details

Date / Time Apr 22, 2026 1:16:00 PM EDT

GeoLocation 34114 Fortunado St, Sorrento, FL 32776, USA
latitude: 28.846731483963175 altitude: 22.373714
longitude: -81.55183151371921 [viewMap]

Action Item Picture

Action Item Description	Electric meter H234712534 34015 CR 437 Pump Service well pump
Request Vendor Proposal	No

Site Report

18434161043

Reference Number: **20260513-18434161043**	Form Name: **Site Report**
Submitter Name: **Robbie Szozda | rszozdajr@gmscfl.com**	Date Sent on Device: **May 13, 2026 2:02:43 PM EDT**
Location: **34340 Tuscany Ave, Sorrento, FL 32776, USA May 13, 2026 2:02:36 PM EDT [View Map]**	

NEW PAGE

District Status Review

District	Country Greens CDD
Site Inspected By	Robbie Szozda JR - Field Manager

Issue Details

ISSUE DETAILS 1 OF 2

Issue Details

Date / Time	May 13, 2026 11:48:00 AM EDT
Assignment	Landscaper
GeoLocation	23520 Sorrento Springs Dr, Sorrento, FL 32776, USA latitude: 28.85072403590088 altitude: 37.08224 longitude: -81.56117943123128 [viewMap]
Action Item Picture	

Action Item Description	1. Annuals need to replaced at the Sorrento Springs entrance. 2. Palmettos at front entrance need to be pruned. 3. Fallen tree branch needs to be removed and disposed of.
Request Vendor Proposal	No

ISSUE DETAILS 2 OF 2

Issue Details

Date / Time	May 13, 2026 12:54:00 PM EDT
Assignment	Landscaper
GeoLocation	34441 Alameda Dr, Sorrento, FL 32776, USA latitude: 28.847439712871655 altitude: 27.779324 longitude: -81.5763100237414 [viewMap]
Action Item Picture	

Action Item Description	Annuals at the Cardinal lane entrance need to be replaced.
Request Vendor Proposal	No

Country Greens CDD - Proposed cost share with HOA for shared Electric Meters

Meter #	H234712536		
Account #	1011917500		
Address	34450 Sorento Springs		
Average monthly bill	$	405.67	Average from Oct 2025 - April 2026
Services	**Owner**		**Notes**
Landscape lighting	CDD property		
Fountain Pump	CDD property		
Well pump	CDD and HOA property		15 CDD zones, 6 HOA zones
Irrigation controller	CDD and HOA property		15 CDD zones, HOA zones are currently on battery powere timers.
Average CDD cost (95% of bill)	$	385.38	
Average HOA cost (5% of bill)	$	20.28	

Meter #	H234574978		
Account #	1011917600		
Address	34451 Sorento Springs		
Average monthly bill	$	135.50	Average from Oct 2025 - April 2026
Services	**Owner**		**Notes**
Landscape lighting	CDD property		
Well pump	CDD and HOA property		Well is tied in with irrigation zones controlled by H234712536
Irrigation controller	CDD zones		
Average CDD cost (90% of bill)	$	121.95	
Average HOA cost (10% of bill)	$	13.55	

Meter #	H234712576		
Account #	1011917100		
Address	24360 Marbella		
Average monthly bill	$	80.83	Average from Oct 2025 - April 2026
Services	**Owner**		**Notes**
Landscape lighting	CDD property		
GFCI	CDD property		
Gate	HOA property		
Average CDD cost (40% of bill)	$	32.33	
Average HOA cost (60% of bill)	$	48.50	

Meter #	H234712519		
Account #	1011917000		
Address	33945 CR 437		
Average monthly bill	$	65.67	Average from Oct 2025 - April 2026
Services	**Owner**		**Notes**
Landscape lighting	CDD property		
Irrigation controller	HOA property - 11 Zones		
Irrigation Controller	CDD property - 12 Zones		
Average CDD cost (70% of bill)	$	45.97	
Average HOA cost (30% of bill)	$	19.70	

Meter #	H234712534		
Account #	1011916800		
Address	34015 CR 437 Pump		
Average monthly bill	$	74.17	Average from Oct 2025 - April 2026
Services	**Owner**		**Notes**
Irrigation Well	12 CDD zones, 11 HOA zone		
Average CDD cost (55% of bill)	$	40.79	
Average HOA cost (45% of bill)	$	33.38	