

*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.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Resident E-mails
4. Approval of Minutes of the 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,

A handwritten signature in black ink, appearing to read "J.M. Showe". The signature is fluid and cursive, with a long horizontal stroke at the end.

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 <wright@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 10:29AM, Michael Benitez Flores [REDACTED] 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 8:14AM, Michael Benitez Flores [REDACTED] > wrote:

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

With the warmest aloha,

Michael D. Benitez Flores
[REDACTED]

***Iao Parkside AOA, 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 [REDACTED]
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

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History.—s. 1, ch. 2006-232.

On Apr 30, 2026, at 6:02 PM, Michael Benitez Flores [REDACTED] 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

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

5 The regular meeting of the Board of Supervisors of the Country Greens Community
6 Development District was held on Tuesday, **April 14, 2026** at 6:00 p.m. at REACH Church, 31431
7 Payne Road, Sorrento, Florida.

8
9 Present and constituting a quorum:

10		
11	Catherine Catusus	Chairperson
12	Crystal Jones	Vice Chairperson
13	Joseph Grall	Assistant Secretary
14	David Warden	Assistant Secretary
15	Anna Heintzelman	Assistant Secretary
16		
17		

18 Also present were:

19		
20		
21	Jason Showe	District Manager, GMS
22	Scott Clark <i>by Zoom</i>	District Counsel, Clark & Albaugh, PLLC
23	David Hamstra	District Engineer, Pegasus Engineering, LLC
24	Tim Burchfield	Maverick Landscaping
25	Jarett Wright	Field Manager, GMS
26	Rob Szozda, Jr.	GMS
27		
28		

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

31
32 **FIRST ORDER OF BUSINESS**

Roll Call

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

35
36 **SECOND ORDER OF BUSINESS**

Public Comment Period

37 Ms. Catusus: We will have our first public comment period. Any public comment?
38

39 **THIRD ORDER OF BUSINESS**

Resident E-mails

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

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

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

45 Mr. Burchfield: I golfed Sunday.

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

47 Mr. Burchfield: We have quick chutes when we met with Bahia anyway. And then also, I
48 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
49 did, it's going straight. And that angle of that ball is coming in from the top through the screen, and
50 then there, the ball would be inside the house, too. They took a picture of it outside.

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

52 Ms. Catusus: It went through their screen?

53 Mr. Burchfield: It went through the screen.

54 Ms. Catusus: And then broke a window?

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

58 Mr. Showe: 34013 Fortunado.

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

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

62 Mr. Burchfield: You would hear it too.

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

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

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

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

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

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

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

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

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

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

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

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

80 Ms. Catusus: I've been over there once.

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

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

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

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

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

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

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

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

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

95

96 **FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the February 9,
2026 Meeting**

97
98 Ms. Catusus: Next is the approval of the minutes for the February 9 meeting. I guess there
99 were some corrections because they said it came out because there was some comments on the
100 minutes.

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

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

104

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

108

109 **FIFTH ORDER OF BUSINESS**

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

110

111

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

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

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

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

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

127 Ms. Catusus: I have some questions on the budget.

128 Mr. Showe: Sure.

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

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

133 Ms. Catusus: No, legal advertising.

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

137 Ms. Catusus: Okay.

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

140 Ms. Catusus: Okay.

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

143 Ms. Catusus: Okay. And then, legal fees.

144 Mr. Showe: Yeah.

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

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

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

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

153 Ms. Catusus: 15 is what I was going to ask.

154 Mr. Clark: I think 15 would be fine.

155 Ms. Catusus: Yeah.

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

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

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

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

165 Mr. Showe: It's not great right now.

166 Ms. Catusus: Okay.

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

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

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

178 Ms. Catusus: Okay. But we're okay? Do we think \$20,000 is enough there?

179 Mr. Wright: It should be enough.

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

181 Ms. Catusus: I saw there's landscape contingency.

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

185 Ms. Catusus: Okay. That works then for me. The holiday décor, we have budgeted again at
186 \$8,500. Since we own this stuff now, I know we said we could add a little more each year, but if it
187 was only \$6,200, I'd feel better putting that at \$6,500.

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

189 Ms. Catusus: We added stuff this year.

190 Mr. Showe: Yeah. Okay.

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

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

193 Ms. Catusus: Doesn't it?

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

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

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

200 Ms. Catusus: Right.

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

202 Ms. Catusus: We already own them.

203 Mr. Grall: I understand, but additional things.

204 Ms. Catusus: Yeah. We can add some additional. So, \$7,500?

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

206 Ms. Catusus: Okay.

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

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

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

212 Mr. Showe: Yes.

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

214 Ms. Catusus: Same acreage.

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

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

217 Mr. Grall: Okay.

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

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

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

225 Ms. Heintzelman: Got it.

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

227 Ms. Heintzelman: Sure.

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

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

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

236 Ms. Catusus: Right. Okay.

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

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

247 Ms. Catusus: Let's leave for July.

248 Mr. Showe: Yeah.

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

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

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

256 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.

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258
259
260

SIXTH ORDER OF BUSINESS

Discussion of Revised O & M Methodology

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

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

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

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

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

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

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

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

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

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

297 Ms. Catusus: That was the developer from the subdivision.

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

307 Ms. Catusus: Okay.

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

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

311

312 On MOTION by Ms. Heintzelman, seconded by Mr. Warden, with
313 all in favor, Completing the Methodology, was approved 5-0.
314

315 Ms. Catusus: Before you move on, Jason, I want to circle back because I just realized I had
316 other notes that I thought were not in the budget part, but they were in the budget part. On page
317 43, you have a carry forward surplus of \$848,000 in our adopted budget for fiscal year 2026. Is
318 that number correct? On page 43, on the top under revenues. That was an awful lot of money.

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

322 Ms. Catusus: Okay.

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

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

325 Mr. Showe: It sure did.

326 Ms. Catusus: I thought we had caught that.

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

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

330 Ms. Catusus: Okay, because that was a big number.

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

332 Ms. Catusus: Yeah.

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

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

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

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

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

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

346 Mr. Showe: No, that's been cleaned up.

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

348 **SEVENTH ORDER OF BUSINESS** **Staff Reports**349 **A. District Counsel**

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

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

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

363 Ms. Catusus: And we don't want to send a bill to everybody saying they owe us another
364 \$20.

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

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

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

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

372 Mr. Clark: We can.

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

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

378 Ms. Catusus: No.

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

383 Ms. Catusus: Yeah.

384 Mr. Showe: Yeah.

385 Ms. Catusus: That sounds good. Anything else?

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

391 Ms. Catusus: Thank you.

392

393 **B. District Engineer**

394 Ms. Catusus: David.

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

398 Ms. Catusus: Optometrist or dentist?

399 Mr. Hamstra: Pardon?

400 Ms. Catusus: Is it optometrist or a dentist?

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

402 Mr. Showe: Flexibility.

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

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

414 Ms. Catusus: In a good way.

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

416 Ms. Catusus: We were able to find everything.

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

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

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

422 Mr. Burchfield: Okay.

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

430 Mr. Showe: That would be terrific.

431 Ms. Catusus: Yeah.

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

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

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

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

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

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

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

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

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

449 Mr. Burchfield: Okay.

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

454 Mr. Burchfield: Perfect.

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

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

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

461 Mr. Hamstra: Two of those were not done.

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

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

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

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

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

469 Mr. Burchfield: It's not flowing out.

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

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

473 Mr. Burchfield: Okay.

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

477 Mr. Burchfield: I appreciate it. Will do.

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

480 Mr. Burchfield: Three sections?

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

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

484 Ms. Catusus: What was the total for what was done?

485 Mr. Hamstra: \$34,000 and change.

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

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

488 Mr. Burchfield: Yeah.

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

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

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

492 Ms. Catusus: Okay.

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

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

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

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

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

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

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

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

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

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

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

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

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

513 Mr. Hamstra: For Phase II improvements.

514 Mr. Showe: There you go.

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

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

518 Ms. Heintzelman: Yes I am.

519

520 On MOTION by Ms. Heintzelman, seconded by Ms. Jones, with all
521 in favor, Not to Exceed \$20,000 for Phase II Work and Giving
522 Authority to Chair to Approve Proposals as they come in, was
523 approved 5-0.
524

525 **C. District Manager**

526 **i. Approval of Check Register**

527 Ms. Catusus: District manager.

528 Mr. Showe: Sure. We'll start with the approval of your check register. In your general fund,
529 we've got checks #30 through #48, plus the auto drafts, as well as supervisor fees, for a total of
530 \$420,331.53. I will highlight that as you know, we talked about the interest earlier, there is a
531 \$300,000 that we move basically from the general fund to a money market account in the same
532 bank. But that'll let you earn a little extra interest, and we have full flexibility to get that back.

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

538 Ms. Catusus: Page 58. I had asked at the last meeting about all of these various SECO lines.
539 One of them says County Road 437 pump, the others just have addresses, and two of the addresses,
540 the 24361 Marbella and the 24360 Marbella, are actually houses, homes, people living in them.
541 I'm not sure why we have an electric bill. If it's a street light on that corner, that should not be us
542 paying that, that should be the HOA paying that. The other ones that are on here, the State Road
543 44, the Sorrento Springs Drive, there's two on Sorrento Springs Drive, two on State Road 44, and
544 one on 437 that I don't know what they are for, other than the one that says pump. And I had asked
545 about it at the last meeting if we could get some detail from SECO as to what these are. The
546 Sorrento Springs Drive is in the middle as you come down the street, in the neighborhood, down
547 the main entrance. Those could potentially be a street light. Is there any irrigation timers or clocks
548 in the middle of Sorrento Springs Drive?

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

551 Ms. Catusus: Because I have a 34450 Sorrento Springs Drive and I have a 34451 Sorrento
552 Springs Drive.

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

554 Ms. Catusus: It's right there in the middle of Sorrento Springs Drive where there's no
555 homes.

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

557 Ms. Catusus: They have it on one side of the road. There is their well house right here. If
558 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
559 ones on Marbella, they're physically homes.

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

562 Mr. Showe: Yeah.

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

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

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

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

574 Ms. Catusus: Okay.

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

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

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

581 Ms. Catusus: I don't think we have one on Sorrento Springs Drive.

582 Mr. Burchfield: It's just at the roundabout.

583 Ms. Catusus: At the roundabout there is one.

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

585 Ms. Catusus: Yeah.

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

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

589 Mr. Burchfield: Correct.

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

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

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

595 Ms. Catusus: The Sorrento Springs one, potentially.

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

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

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

601 Ms. Catusus: Then, the one across the street is \$109.

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

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

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

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

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

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

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

616

617 On MOTION by Ms. Jones, seconded by Mr. Warden, with all in
618 favor, the Check Register, was approved 5-0.
619

620 **ii. Balance Sheet and Income Statement**

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

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

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

630 Ms. Catusus: The messed up number. Okay.

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

632 Ms. Catusus: Okay. Before we move on to the next one, I did have two questions for David
633 that I did forgot to ask him. They were back up at the top of my page in the Engineer one. The
634 right of way that we discussed along the fence line, we wanted to know how much do we own on
635 each side of the fence line before it hits right of way or HOA property? Because we, like on
636 Cardinal, we own the fence, we maintain the fence, but right inside the fence is HOA property.
637 And so where does that HOA property start and our property stop? Because if a tree comes down
638 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
639 know the width along the fence lines for the right of way or the property. Along 44, it's really kind
640 of a moot point because my update on the report for talking to DOT regarding getting them to
641 reimburse us for maintenance on the right of way, they cannot enter into an agreement with a CDD,
642 DOT cannot. They can only enter into an agreement with a city or a county, and we are in the
643 county. They said the county currently has no maintenance agreements with them anywhere. I said,
644 well, what are the odds of me getting the county to agree to a maintenance contract with DOT and
645 then a contract with us for the little bit of money that it would save us. I don't know that it would
646 happen. What I was looking for was to get DOT to reimburse us for what you're mowing their right
647 of way.

648 Mr. Burchfield: Correct.

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

652 Mr. Burchfield: Yes.

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

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

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

658 Mr. Grall: Well, 44 still has trees.

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

660 Mr. Grall: I thought that was HOA.

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

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

669 Ms. Catusus: That sounds like an awful lot.

670 Mr. Burchfield: Yeah, they do.

671 Ms. Catusus: That sure doesn't look like 15 feet on this map.

672 Mr. Showe: Looks like a mower swipe.

673 Ms. Catusus: Yeah.

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

676 Ms. Catusus: Okay, so now we can go back.

677

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

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

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

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

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

690 Ms. Catusus: Okay. Thank you.

691 Ms. Jones: You said this was done annually?

692 Mr. Showe: Yes, we do this annually.

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

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

697

698 **iv. General Election Qualifying Period & Procedure – 3 Seats**

699 Mr. Showe: And then finally we do have the qualification for special Districts for 2026. We
700 talked earlier, we've got seats one, two and three, which is Cathy, Crystal and Joe's seat. They will
701 be up for election in November of 2026. The official qualifying period is noon on Monday of June
702 8 through noon on Friday of June 12. I will note typically they will take your information now. If
703 you wanted to go down there and just file and qualify now, you could do that. It has the list of
704 items on here you need to complete, which is your Form 1, which you should have already
705 completed anyway. You'll have to do a candidate oath and then an intent to run as well as either a
706 \$25 fee or you have to get 25 signatures. Always note that with the signatures you have to get those
707 in by May 11 because they verify each of those signatures.

708 Ms. Catusus: You still have to pay \$.10 a signature.

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

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

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

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

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

722

723 **D. Field Manager**

724 **i. Site Inspection Report**

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

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

735 Mr. Szozda: A bunch of them.

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

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

738 Mr. Burchfield: Oh, we're good.

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

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

745 Mr. Szozda: Yeah.

746 Mr. Burchfield: Yeah. Some of that was bulbine, but it took the smoke. It's like 70% dead,
747 30% trying to come back, but it needs replaced, just the cap end of it.

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

750 Ms. Catasus: Anything?

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

752 Ms. Catasus: Okay.

753

754 **ii. Landscaper Discussion**

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

756 Mr. Burchfield: I think everything's good, besides trying to figure out that random golf ball,
757 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
758 certain things, but we've been picking up trash and just doing everything. Like you said, the trees,
759 all that coming down 437 or any of that, it looks really good, just clean, level. It just looks like I
760 want to live in here. It is. It's nice.

761 Ms. Catasus: Yeah.

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

764 Ms. Catasus: Yeah.

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

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

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

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

770 Mr. Grall: They're lifetime.

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

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

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

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

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

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

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

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

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

785 Mr. Burchfield: On the fountain?

786 Ms. Catusus: Is it a spotlight?

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

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

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

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

791 Mr. Grall: Yeah.

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

797 Ms. Catusus: What's the price per light?

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

800 Ms. Catusus: Give me a range.

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

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

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

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

807 Ms. Heintzelman: Yes.

808 Mr. Grall: We've done that.

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

810 Mr. Grall: Yeah.

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

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

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

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

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

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

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

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

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

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

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

826 Mr. Burchfield: There you go.

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

828 Mr. Burchfield: Yeah.

829 Ms. Catusus: Thank you for that information. Anything else?

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

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

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

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

836 Ms. Heintzelman: It comes back for life.

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

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

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

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

848 Mr. Showe: Whoever the Board decides.

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

851 Ms. Catusus: No.

852 Mr. Showe: No.

853 Ms. Catusus: Okay.

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

856 Ms. Catusus: Oh, gosh. Yeah. All right. Thank you.

857

858 **EIGHTH ORDER OF BUSINESS** **Public Comment Period**

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

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

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

865 Ms. Catusus: Okay. Anything else?

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

867

868 **NINTH ORDER OF BUSINESS** **Supervisor's Requests**

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

870

871 **TENTH ORDER OF BUSINESS** **Other Business**

872 Ms. Catusus: Any other business?

873 Mr. Showe: No.

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

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

877 Ms. Catusus: Okay.

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

879 Ms. Catusus: Okay. Thank you.

880

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

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

885 Ms. Catusus: Okay. Yes.

886

887 **TWELFTH ORDER OF BUSINESS** **Adjournment**

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

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

890 Mr. Showe: We're done.

891

892

893

894

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896 _____
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**



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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. 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)	EAs per Unit	Total EAs	% of EAs
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	EAs per Unit(1)	Total EAs	% of EAs
Undeveloped Parcel	34	0.32	10.95	100.00%
Total Units	34		10.95	100.00%

(1) The total EAs 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 EAs for the Undeveloped Parcel.

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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
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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
			<u>\$ 49,125.66</u>
Bank United	5/29/26	1	\$ 70,000.00
			<u>\$ 70,000.00</u>
	<u>Supervisor Fees - April 2026</u>		
	Catherine Catusus	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
			<u>\$ 923.50</u>
			<u>\$ 120,049.16</u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/08/26	00004	4/01/26	19382	202603	310-51300-31500		CLARK & ALBAUGH, LLP	*	292.50	292.50	000049
4/08/26	00015	3/25/26	150884	202603	320-53800-47200		DRAGONFLY POND WORKS LLC	*	141.75	141.75	000050
4/08/26	00012	4/01/26	12463-R-	202604	320-53800-46200		MAVERICK'S LANDSCAPE & LAWN SERVICE	*	14,345.41	14,345.41	000051
4/08/26	00026	4/07/26	04072026	202604	300-21700-10000		UNITED STATES TREASURY	*	153.00	153.00	000052
4/13/26	00008	7/14/25	INV-SN-8	202510	310-51300-35200		INNERSYNC STUDIO, LTD	*	388.13	776.26	000053
		3/01/26	INV-SN-1	202603	310-51300-35200			*	388.13		
5/04/26	00015	4/20/26	151956	202604	320-53800-47200		DRAGONFLY POND WORKS LLC	*	141.75	141.75	000054
5/04/26	00016	4/01/26	16	202604	320-53800-12000			*	1,500.00		
		4/01/26	17	202604	310-51300-34000			*	3,750.00		
		4/01/26	17	202604	310-51300-35200			*	100.00		
		4/01/26	17	202604	310-51300-35100			*	150.00		
		4/01/26	17	202604	310-51300-31300			*	416.67		
		4/01/26	17	202604	310-51300-51000			*	.15		
		4/01/26	17	202604	310-51300-42000			*	3.72		
		4/01/26	17	202604	310-51300-42500			*	4.80		
							GOVERNMENTAL MANAGEMENT SERVICES-CF			5,925.34	000055
5/04/26	00012	4/20/26	00074654	202604	320-53800-48000			*	185.00		

CNTG COUNTRY GREENS TPAK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/22/26		00074655	202604	320-53800-48000	2" LINE REPAIR	*	242.55		
4/22/26		00074655	202604	320-53800-48000	IRRG REPAIR/NR GUARD GATE	*	126.87		
4/22/26		00074656	202604	320-53800-48000	IRRG REPAIR/FRONT GATE	*	341.70		
								896.12	000056
5/04/26	00023	3/26/26	8125465	202603 310-51300-32300	TRUSTEE FEES FY26	*	2,505.13		
		3/26/26	8125465	202603 300-15500-10000	TRUSTEE FEES FY27	*	1,789.37		
								4,294.50	000057
5/18/26	00004	5/01/26	19412	202604 310-51300-31500	GENERAL COUNSEL APR26	*	2,114.40		
								2,114.40	000058
5/18/26	00027	4/14/26	2	202604 310-51300-49000	AMORTIZATION S2016 A2	*	250.00		
								250.00	000059
5/18/26	00016	5/01/26	18	202605 320-53800-12000	FIELD MANAGEMENT	*	1,500.00		
		5/01/26	19	202605 310-51300-34000	MANAGEMENT FEES	*	3,750.00		
		5/01/26	19	202605 310-51300-35200	WEBSITE ADMINISTRATION	*	100.00		
		5/01/26	19	202605 310-51300-35100	INFORMATION TECHNOLOGY	*	150.00		
		5/01/26	19	202605 310-51300-31300	DISSEMINATION AGENT SVC	*	416.67		
		5/01/26	19	202605 310-51300-51000	OFFICE SUPPLIES	*	.42		
		5/01/26	19	202605 310-51300-42000	POSTAGE	*	16.43		
		5/01/26	19	202605 310-51300-42500	COPIES	*	3.00		
								5,936.52	000060
5/29/26	00012	5/01/26	12463-R-	202605 320-53800-46200	LAWN MAINTENANCE MAY26	*	11,895.11		
								11,895.11	000061
TOTAL FOR BANK A							47,162.66		

CNTG COUNTRY GREENS TPARK

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
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CNTG COUNTRY GREENS TPARK

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

COUNTRY GREENS CDD								70,000.00 000001

TOTAL FOR BANK C							70,000.00	

CNTG COUNTRY GREENS TPARK

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

CNTG COUNTRY GREENS TPARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/18/26	00014	5/18/26	7100-04. 202604 24361 MARBELLA APR26	202604	320	53800	43000			*	43.00	43.00	080053
								SECO					
5/18/26	00014	5/18/26	7200-04. 202604 24360 MARBELLA APR26	202604	320	53800	43000			*	78.00	78.00	080054
								SECO					
5/18/26	00014	5/18/26	7300-04. 202604 24000 SR 44 APR26	202604	320	53800	43000			*	47.00	47.00	080055
								SECO					
5/18/26	00014	5/18/26	7500-04. 202604 34450 SORRENTO SP APR26	202604	320	53800	43000			*	460.00	460.00	080056
								SECO					
TOTAL FOR BANK Z											1,963.00		
TOTAL FOR REGISTER											119,125.66		

CNTG COUNTRY GREENS TPARK

SECTION 2

Country Greens
Community Development District

Unaudited Financial Reporting
April 30, 2026



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1	<hr/>	<u>Balance Sheet</u>
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4	<hr/>	<u>Debt Service Fund - Series 2016</u>
5	<hr/>	<u>Month to Month</u>
6	<hr/>	<u>Assessment Receipt Schedule</u>

Country Greens
Community Development District
Combined Balance Sheet
April 30, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
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 Liabilities	\$ 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	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<i>Operations & Maintenance</i>				
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	Prorated Budget	Actual	
	Budget	Thru 04/30/26	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

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

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Compliance Audit

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	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**

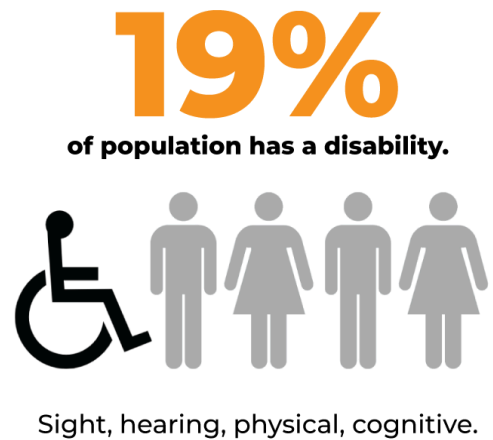
Compliance Criteria

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/acrobat>



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

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

SECTION 4



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

OUR COMMITMENT

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

SECTION D

SECTION 1

Country Greens CDD

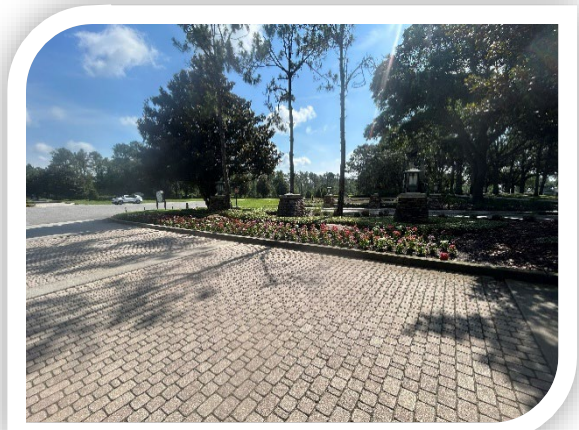
Field Management Report

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 Sorrento 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 Sorrento Springs Dr, Sorrento, FL 32776, USA

This is not a CDD Meter

5028892355378 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, Sorrento, FL 32776, USA latitude: 28.851113658381724 altitude: 36.984547 longitude: -81.55854017219664 [[viewMap](#)]

Action Item Picture



Action Item Description
Request Vendor Proposal

Electrical meter H234710327 **24000 SR 44**
 No

ISSUE DETAILS

5 OF 7

Issue Details

Date / Time
GeoLocation

Apr 22, 2026 11:03:00 AM EDT
 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**

Request Vendor Proposal

Services lights **landscape lights for fence**

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
Request Vendor Proposal	Service well pump 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 be 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 powered 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	