Country Greens Community
Development District

Agenda

October 13, 2026

AGENDA

Country Greens
Community Development District

Meeting Agenda

Tuesday
October 13, 2026
6:00 p.m.

REACH Church
31431 Payne Road
Sorrento, Florida

1. Roll Call
2. Public Comment Period
3. Resident E-mails
4. Approval of Minutes of the August 11, 2026 Meeting
5. Public Hearing
    A. Consideration of Resolution 2027-01 Adopting Rule of Procedure for Recall Petition Proceedings
6. Discussion of HOA Transfer of SECO Account
7. Staff Reports
    A. District Counsel
    B. District Engineer
        i. Consideration of Renewal of Engineering Services Proposal with Pegasus Engineering
    C. District Manager
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
        iii. Presentation of 3rd Quarter Website Audit Report
    D. Field Manager
        i. Site Inspection Report
        ii. Ratification of Fountain Repair Quote
        iii. Consideration of Fountain Pump Electrical Circuit Upgrade Proposal with Neuwire Inc.
8. Public Comment Period
9. Supervisor's Requests
10. Other Business
11. Next Meeting Date – November 10, 2026 at 6:00 PM
12. Adjournment

SECTION III

Begin forwarded message:

From: Jeffrey Glaze [redacted]
Subject: Re: Common area not maintained
Date: September 4, 2026 at 7:20:05 PM EDT
To: Showe Jason <jshowe@gmscfl.com>

Thanks that helped. They took care of it. Hopefully will continue moving forward.
Regards, Jeff

> On Sep 4, 2026, at 9:30 AM, Jason Showe <jshowe@gmscfl.com> wrote:
>
> Jeffrey,
>
> I sent an email to all the contacts I had at the course, and will follow-up.
>
> 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 Sep 4, 2026, at 9:19 AM, Jeffrey Glaze [redacted] wrote:
> >
> > Good morning so in regard to below our backyard I spoke with the golf course. Chris was not in at the time but left a message for him and that was three days ago and still no resolution or corospondance to getting this thing cut.
> > , Jeff
> >
> > > On Sep 1, 2026, at 9:40 AM, Jeffrey Glaze [redacted] wrote:
> > >
> > > Thank you.
> > > Sincerely, Jeff
> > >
> > > > On Sep 1, 2026, at 7:48 AM, Jason Showe <jshowe@gmscfl.com> wrote:
> > > >
> > > > Jeffrey,

Thank you for your email. The CDD put together a full maintenance map showing responsibility areas here:

https://campussuite-storage.s3.amazonaws.com/prod/1558935/5cec6042-f051-11e9-9568-12606da399aa/3036679/2cd789a8-bfd1-11f0-9510-0a58a9feac02/file/Country Greens CDD Ownership & Maintenance Exhibit (11-11-25).pdf

The area directly behind your home is indicated as maintained by the Golf Course. We will reach out to them and see if we can get some service there.

Should you have any other questions, please let us know.

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 Aug 31, 2026, at 2:48 PM, Jeffrey Glaze [redacted] wrote:
>
> Hi, I live off 2nd tee of golf course (23709 sorrento springs dr) and the area has not been cut for a couple months. Mowers have come right to the house before us and stops. Why is this?
> Let me know, Jeff Glaze.
> [redacted]

MINUTES

MINUTES OF MEETING
COUNTRY GREENS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Country Greens Community Development District was held on Tuesday, **August 11, 2026** at 6:00 p.m. at REACH Church, 31431 Payne Road, Sorrento, Florida.

Present and constituting a quorum:

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

Also present were:

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

The following is a summary of the discussions and actions taken at the August 11, 2026 Country Greens Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Catasus asked for any public comments.

Resident (Paul Preston) stated the Board was doing a great job.

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

Ms. Catasus stated under resident emails, she and Mr. Showe received one email asking whether the Board would reevaluate reinstalling the waterfall at the front entrance. She asked Mr. Showe to respond and let the resident know that the Board has not had any discussion about reimplementing that feature, and he did so.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the July 14, 2026 Meeting**

Ms. Catasus presented the minutes of the July 14, 2026 meeting. She asked if there are any corrections or comments. Mr. Grall made a correction to lines 86 and 97 and stated those lines should include the word “budget.” Ms. Catasus confirmed they should read "adopting the proposed Fiscal Year 2027 budget."

On MOTION by Mr. Grall, seconded by Ms. Heintzelman, with all in favor, the Minutes of the July 14, 2026 Meeting, were approved as amended 4-0.

FIFTH ORDER OF BUSINESS **Review of Holiday Lighting Proposal**

Mr. Showe stated the vendor provided the proposal and made a couple of additional suggestions, primarily adding lights to the palm trees on the left side of the main entrance, which accounts for this year's increase. The total is $6,335 and still fits within the budget. Ms. Catasus noted it also appeared to include some extra bows.

Ms. Heintzelman asked what the District paid last year. Ms. Catasus stated last year's cost was right around $6,000. The Board had asked to keep it near that amount and have the vendor add more decorations within that range; this year four palm trees are being added.

Ms. Catasus stated after the last meeting, the HOA president commented to her that the islands at the main entrance and the CR437 entrance technically belong to the HOA because the HOA owns the roads. The District has been paying to install Christmas lights at the CR437 entrance, installed landscape lighting in those islands, and is currently paying to maintain them and for the electricity, as the lighting is connected to the District's other landscape lighting. She asked whether the Board wanted to continue as is or wait to see how the matter plays out with the HOA.

Ms. Heintzelman asked what the HOA was proposing to do, particularly regarding the electricity and other costs the District is paying. Ms. Catasus stated the HOA president mentioned having many landscape ideas for the center island at the main entrance, but the details are unknown because the comment was made informally in the parking lot after last month's meeting. She noted that the District also repaired the sidewalk at the front entrance twice even though it does not own those sidewalks, and that she has tried to get on the HOA meeting agenda to discuss the electric bills and meters but has been tabled twice.

Ms. Jones asked whether a cost breakdown could be obtained so the HOA could be billed for its portion. Ms. Catasus noted that when the HOA was approached in the past it did not want to cost share any Christmas lights, though it is now a new HOA board. Mr. Grall stated he would support the District covering the cost if the HOA pushes back so the lighting can be approved and completed.

Ms. Catasus stated the District owns the two sides at the CR437 entrance but does not place Christmas lights there; the lighting in question is only in the center median, with garlands, warm white LED lights, and bows on the monument sign. She asked whether the Christmas lights could be moved from the center island to the District-owned bushes on the sides.

A resident suggested that the District send a letter to the HOA acknowledging that the center islands belong to the HOA, outlining the associated electrical and timer components, asking what the HOA would like to do, and advising what it will cost so a reimbursement arrangement can be established. He noted the prior minutes reflect that the HOA president was asked to place the District on the HOA agenda, and that the item was tabled on the previous agenda. He also felt the HOA may not understand the proposed meter arrangement, under which the District determined how many lights were on each meter and what each meter costs. Ms. Catasus stated the HOA has not allowed her to present the issue. She and Mr. Showe have been emailing with Natalie and Andy for the last two weeks, and Natalie indicated that Andy needs to be the one to respond; they have not yet heard from Andy. For now, she was only asking whether to leave the Christmas lights as they are or move them from the center island to the District's bushes on the side.

Ms. Heintzelman preferred to move forward with the lighting as proposed. If the District and HOA later reach an agreement on responsibilities, the District can provide a breakdown

showing what it has been paying for. Ms. Catasus agreed, noting the lighting looks nice and residents would complain if it were not done.

> On MOTION by Ms. Heintzelman, seconded by Ms. Jones, with all in favor, the Holiday Lighting Proposal for $6,335, was approved 4-0.

Mr. Grall asked when the lights would be installed. Mr. Showe responded that installation is typically in November, with the lights turned on right after Thanksgiving.

Mr. Grall noted that he only sees two center islands on the District's maintenance map and asked whether there are more. Ms. Catasus explained that there are technically two small islands at the CR437 entrance, and at the main entrance there is one large island plus the island the guard house sits on.

SIXTH ORDER OF BUSINESS **Consideration of Grau & Associates Engagement Letter**

Mr. Showe stated the amount for the auditing services with Grau & Associates is the same as included in the Fiscal Year 2027 budget, and staff would like it approved now so work can begin as soon as October 1. Ms. Catasus noted this is the same firm the District has used and that the District went out to bid for audit services a couple of years ago.

> On MOTION by Mr. Grall, seconded by Ms. Jones, with all in favor, the Grau & Associates Engagement Letter, was approved 4-0.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Mr. Clark had nothing to bring to the Board’s attention. Ms. Catasus asked whether District Counsel would need to be involved in working out cost sharing with the HOA. Mr. Showe responded that Counsel would be brought in if the District were to formalize an agreement, but staff can handle preliminary conversations. Mr. Clark agreed, advising the Board to work out the business terms first and then bring them to him if a document is needed.

B. District Engineer

i. Consideration of Survey Proposal with Reserve Geospatial

Mr. Hamstra provided a handout covering four items. First, as requested at the last meeting, a surveyor will stake the two tracts along Cardinal Road and a portion of State Road 44. In the area highlighted in yellow, the surveyor will set a series of three stakes every 100 feet: one at the original right-of-way, one at the additional 8-foot strip the CDD dedicated to the Cardinal right-of-way, and one at the edge of the 17-foot open space tract. His earlier estimate of $10,000 was high; the actual proposal is approximately $4,210. He recommended approval of the proposal from Reserve Geospatial, which is used frequently for CDDs and is more cost friendly than the larger surveyors used for cities and counties. If approved, he will issue a notice to proceed and coordinate with Mr. Showe and staff so the Board knows when the stakes are in the ground before children remove them.

> On MOTION by Mr. Grall, seconded by Ms. Heintzelman, with all in favor, the Survey Proposal with Reserve Geospatial for $4,210, was approved 4-0.

Mr. Hamstra stated his second item concerned a call he received from Phil Holloman, the engineer of record for the Heartland Dental office on the east side of Publix. The project received another round of comments from Lake County. The District had assumed the parcel would be developed at 80% impervious, but it is actually being developed at 58%. The county suggested an analysis that may allow them to avoid on-site retention. He has been holding his invoices for months, and it appears they are down to one remaining item; once complete, he will split his fees three ways among O'Reilly's, the dental office, and the CDD. The applicant also needs a letter from him, and he asked for Board consensus to state that the CDD is aware of and accepting the flow into the District's pond, as it has done before.

Ms. Catasus asked whether some of the parking spaces on the far left of the site plan would be grass spaces as a way to reduce impervious area. Mr. Hamstra responded that it could be, noting that he had just received the plan and had not yet studied it, but there is substantial green area north and south of the building as well as setbacks.

Mr. Hamstra stated his third item concerned golf course hole 17, or pond 70. As discussed at the last meeting regarding water coming from the north onto Sorrento, he confirmed that

Lakewood Ranches obtained a permit around 2002 and has ponds A through P throughout its development; two undeveloped commercial parcels fronting the DOT system will need their own ponds when developed. After walking the site with assistance from the golf course, he identified two distinct issues. The large pipe crossing under the road to the west end of the pond appears fine, while erosion at the east end of the pond is almost entirely runoff coming off the golf course fairway. The slope is exposed sand and will continue to worsen unless stabilized, potentially with geotextile material. He asked how the Board would like to handle it, suggesting the District provide the golf course with a brief recommendation of what it should do.

Ms. Catasus stated the golf course has been very good about attempting repairs and has never asked the District to pay for them, but she does not believe they know what the proper repair is. If the District can confirm through engineering that the erosion is caused entirely by golf course runoff and not road runoff, and guide them in the right direction, she believes they will do the right thing. Mr. Hamstra stated he will work with the golf course to select a material and analyze it.

Mr. Hamstra stated his last item concerned photographs he handed out of the drainage control structures. He visited all of the bubble-up structures on Sunday in order to prepare a clear scope of work for Atlantic Pipe Services, Shenandoah, and other vendors. Many are not adjacent to streets, making access with heavy vacuum trucks difficult, and they may need to jet out the material and vacuum it a different way. While the areas around the structures looked very nice after Tim's crew cleared them several months ago, vegetation is growing back quickly due to the soggy conditions, and some inlet grates have already fallen in again. He asked whether maintaining the areas around these structures is part of Maverick's contractual scope and, if not, suggested adding it so the areas are maintained more frequently. He also observed that some residents are piling trash next to the structures, including a ladder, pond fronds, and a pogo stick.

Ms. Catasus stated there are a few structures the District does not necessarily maintain. The Board reviewed page six of the handout, including drainage structure number 11 in a sand area, which Ms. Catasus noted is within the District's drainage area and is maintained by the District.

Mr. Grall stated he spoke with Sean at the golf course, whose machine for cleaning out the sand traps and waste areas is broken, with a new one on order. In the meantime, he has rigged up a temporary method for the sand traps but has not been able to address the waste areas.

Ms. Catasus asked Tim to provide a proposal for maintaining these areas. Mr. Showe suggested a per-service price so the Board can determine whether to perform the work two or four

times per year. Ms. Catasus also asked whether hard-to-reach structures could be cleaned with an industrial shop vacuum; Mr. Saldana noted that some structures are quite deep and he did not want to violate OSHA criteria. Mr. Hamstra will provide Tim with a tighter scope so a proposal can be brought back for routine maintenance.

Ms. Catasus stated the proposal may need to be handled by email before the next meeting because hurricane season is under way, September is the height of the season, and the next meeting will not be held until October. Mr. Showe recommended scheduling the work bimonthly from May through October and quarterly for the rest of the year.

C. District Manager

i. Approval of Check Register

Mr. Showe presented the check register including checks 71 through 83, as well as auto drafts and June payroll, totaling $33,207.73, with a summary of the invoices included.

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

ii. Balance Sheet and Income Statement

Mr. Showe stated the balance sheet and income statement were provided for informational purposes, with no action required. The general fund is projected to perform approximately $60,000 better than budget.

Ms. Catasus stated a large part of that variance is because the District Engineer has not yet invoiced this year, and the figures will change once he does. Mr. Hamstra stated his invoices will not reach five figures and confirmed they will be split three ways. Mr. Showe stated assessment collections are at 98%, though that reflects collections only through April 15; the remaining amounts will be resolved once the tax certificates are closed out.

iii. Reminder of Form 1 Filing Requirement Deadline

Mr. Showe reminded the Board to file their Form 1s.

D. Field Manager

i. Site Inspection Report

Mr. Wright stated that field staff conducted a lighting inspection last week at the areas where lighting was installed, including the Campanero and CR437 entrances, and plan to perform these inspections regularly because outages are highly visible to residents. A couple of fixtures needed minor adjustments, as they are fragile and easily bumped. The entrance fountain timer quote approved at the last meeting has been executed, the deposit has been sent, and the vendor will begin work tomorrow.

Mr. Wright stated at the old main fountain feature, the electrical boxes and pump housing have significant code violations, and there is a loud buzzing from the transformer box when the landscape lighting is turned on. The vendor has reviewed the conditions and was preparing a quote but was delayed by an emergency job. He recommended a not-to-exceed approval so the vendor can make the repairs while already on site tomorrow, saving trip charges and additional mobilizations, noting that leaving it unaddressed could cause more damage to the system. Ms. Catasus clarified that the electrical box issues have existed for some time and were believed to have been rewired previously and Mr. Wright confirmed that the expected cost was under $5,000.

On MOTION by Ms. Jones, seconded by Ms. Heintzelman, with all in favor, NTE $5,000 for Lighting Box at Front Entrance, was approved 4-0.

Mr. Wright also recommended considering painting the fountain and staining and sealing the pressure-treated wood to extend its lifespan and improve its appearance, as water flow causes calcium buildup and discoloration. He offered to obtain quotes. Ms. Catasus indicated a preference to just seal the wood. Mr. Wright stated the wood appears to be in good condition based on a visual inspection. He noted that log cabin brown is a popular stain color, and that a transparent sealer would be used if the wood is not painted.

Ms. Catasus raised the issue of the loose letter "N" on the entrance sign and asked whether field staff could repair it, as the sign company charges a significant amount. Mr. Wright confirmed the letter needs to be turned and reglued because the glue has popped off the post, and that field staff can fix it.

Mr. Grall asked about the field report recommendation to replace plant material at the CR437 entrance, given the open question about ownership of the center islands. Ms. Catasus explained that this is why she raised the Christmas lights as just the tip of the iceberg; the Board

needs to have that conversation with the HOA before approving other improvements in the medians, though the tower and monument signs belong to the District.

EIGHTH ORDER OF BUSINESS **Public Comment Period**

Ms. Catasus opened this time up for public comments. There were no comments at this time.

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

Ms. Catasus asked for Supervisor's requests. There were no comments at this time.

TENTH ORDER OF BUSINESS **Other Business**

There being no other business, the next item followed.

ELEVENTH ORDER OF BUSINESS **Next Meeting Date – September 8, 2026 at 6:00 PM**

Mr. Showe stated the next meeting date is September 8, 2026 at 6:00 p.m. He noted this meeting would likely be cancelled, and their next meeting will be on October 13, 2026.

TWELFTH ORDER OF BUSINESS **Adjournment**

Ms. Catasus adjourned the meeting at 6:50 p.m.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION V

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES PERTAINING TO RECALL OF ELECTED SUPERVISORS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Country Greens Community Development District ("District") is a local unit of special purpose government established and existing pursuant to the Uniform Community Development District Act of 1980, Ch. 190, Fla. Stat., and Ordinance No. 1991-16, adopted by the Lake County Board of County Commissioners on November 19, 1991;

WHEREAS, the State of Florida enacted Chapter 2026-164, Laws of Florida, having an effective date of July 1, 2026, creating Fla. Stat. §190.0071, which provides a process whereby elected members of community development districts boards of supervisors might be removed from office in a recall election;

WHEREAS, the District desires to provide certain guidelines and procedures to implement recall processes under Fla. Stat. §190.0071 and to govern payment of costs and other aspects of such processes;

WHEREAS, in accordance with Chapters 120 and 190, Fla. Stat., the District is authorized to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation, and to adopt resolutions as may be necessary for the conduct of District business;

WHEREAS, the Board finds that the adoption of rules pertaining to recall elections is necessary to the efficient and effective operation of the District, and is in the best interests of the District and its residents; and

WHEREAS, the Board on this date conducted a public hearing as required to consider the proposed rules pertaining to recall elections and has otherwise complied with applicable Florida law concerning rule development and adoption of the User Fees.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The recitals stated above are true and correct and are incorporated herein by this reference.

2. The District hereby adopts RULE 2.0 RECALL ELECTION PROCEEDINGS attached hereto as Attachment A, as part of the **RULES OF THE COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT.**

3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

4. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 13th day of October, 2026.

Secretary/Assistant Secretary	Chair/Vice Chair

ATTACHMENT A

COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT

RULE OF PROCEDURE 2.0

RECALL PETITION PROCEEDINGS

Adopted pursuant to Section 190.0071, Florida Statutes

SECTION 1 PURPOSE AND SCOPE

1.1 Purpose. This Rule establishes uniform procedures for processing recall petitions filed against members of the Board of Supervisors of the Country Greens Community Development District ("District") who are elected by the qualified electors of the District. These procedures are adopted pursuant to the authority granted under Section 190.0071, Florida Statutes, and shall govern all recall proceedings initiated on or after the effective date of this Rule.

1.2 Scope of Application. This Rule applies exclusively to recall proceedings against Board members who are elected by qualified electors of the District and who have served at least one-fourth of their term of office at the time a recall petition is filed. Board members who are not elected by qualified electors or who have not served the requisite portion of their term are not subject to recall under this Rule.

SECTION 2 DEFINITIONS

For purposes of this Rule, the following definitions shall apply:

2.1 "Board" means the Board of Supervisors of the District.

2.2 "Clerk," as the context requires, means the Clerk of Lake County, Florida.

2.3 "Qualified Elector" means a person who is registered to vote with the Supervisor of Elections and who resides within the boundaries of the District.

2.4 "Recall Committee" means the qualified electors of the District making charges contained in the statement of grounds for recall, as well as those signing the recall petition, as designated pursuant to Section 190.0071(4)(c), Florida Statutes.

2.5 "Recall Petition" means the initial petition containing the name of the Board member sought to be recalled, the statement of grounds for recall, and the requisite number of verified signatures, as prescribed by Section 190.0071(4), Florida Statutes.

2.6 "Recall Referendum Petition" means the petition circulated after preparation of the Record of Recall Proceedings seeking authorization to hold a referendum on whether the Board member should be recalled, as prescribed by Section 190.0071(6), Florida Statutes.

2.7 "Record of Recall Proceedings" means the document prepared by the Clerk that includes the recall petition, the determination of the Supervisor of Elections regarding verified and valid signatures, and the rebuttal statement (if any) of the Board member subject to recall.

2.8 "Supervisor of Elections" means the Supervisor of Elections for Lake County, Florida.

SECTION 3 GROUNDS FOR RECALL

3.1 Exclusive Statutory Grounds. The grounds for removal of elected Board members are limited exclusively to the following reasons and must be contained in the recall petition:

(a) Malfeasance;

(b) Misfeasance;

(c) Neglect of duty;

(d) Drunkenness;

(e) Incompetence;

(f) Permanent inability to perform official duties; or

(g) Conviction of a felony involving moral turpitude.

3.2 Legal Sufficiency Standard. A recall petition must allege conduct constituting a valid ground for removal. The mere recital of a statutory ground, without supporting factual allegations describing conduct that fulfills that ground, is legally insufficient to require a recall election.

SECTION 4 RECALL PETITION REQUIREMENTS

4.1 Petition Content. A recall petition must contain:

(a) The name of the Board member sought to be recalled;

(b) A factual statement of grounds for recall, limited solely to those specified in Section 3.1.

(c) Designation of the recall committee;

(d) Designation of a specific person as chair of the recall committee, who shall act on behalf of the committee; and

(e) If more than one Board member is sought to be recalled, a separate recall petition must be prepared for each Board member.

4.2 Requisite Number of Signatures. The recall petition must be signed by at least ten percent (10%) of the total number of qualified electors of the District.

4.3 Signature Requirements. Each qualified elector signing the recall petition must provide:

(a) Original signature in ink or indelible pencil;

(b) Printed name;

(c) Street address;

(d) City;

(e) County;

(f) Voter registration number or date of birth;

(g) Florida driver license number, Florida identification card number issued pursuant to Section 322.051, Florida Statutes, or the last four digits of the elector's social security number; and

(h) Date signed.

4.4 Eligibility to Sign. Only qualified electors of the District are eligible to sign the recall petition.

4.5 Time Limit for Collecting Signatures. All signatures must be obtained and the signed petition must be filed with the Clerk no later than thirty-five (35) days after the date on which the first signature is obtained on the recall petition.

4.6 Prohibition on Amendment. The recall petition may not be amended after it is filed with the Clerk, except as provided in Section 5.7.

SECTION 5 FILING AND PROCESSING OF RECALL PETITION

5.1 Filing with Clerk. The recall petition and its accompanying signature pages must be filed by the chair of the recall committee with the Clerk within the time period specified in Section 4.5.

5.2 Clerk's Initial Notification. Within seven (7) days of receipt of the recall petition, the Clerk shall provide written notice, by certified mail, to both the District's registered agent and the Board member subject to recall that a recall petition has been filed, and shall provide a copy of such petition to each.

5.3 Submission to Supervisor of Elections. No more than sixty (60) days after the date on which the recall petition is filed, the Clerk shall submit the recall petition to the Supervisor of Elections, who shall promptly verify the signatures in accordance with Section 99.097, Florida Statutes, and determine whether the requisite number of valid signatures has been obtained.

5.4 Payment of Verification Costs. The recall committee must pay in advance to the Supervisor of Elections the actual cost of signature verification.

5.5 Supervisor's Determination—Insufficient Signatures. If the Supervisor of Elections determines that the recall petition does not contain the requisite number of verified and valid signatures, the recall proceedings are terminated and the Clerk must provide written notice of such insufficiency determination and termination of recall proceedings to the District's registered agent, the Board member subject to recall, and the recall committee without taking further action. Any recall petition deemed insufficient may not be used in any other proceeding.

5.6 Supervisor's Determination—Sufficient Signatures. If the Supervisor of Elections determines that the petition has the requisite number of verified and valid signatures, the Clerk

must provide written notice, by certified mail, to the District's registered agent and the recall committee of the recall petition sufficiency determination, and shall serve upon the Board member sought to be recalled, by certified mail, notice of such certification and a request that the Board member submit a rebuttal statement to the Clerk within thirty (30) days after receipt of the request.

5.7 Removal of Name from Petition. A qualified elector may have his or her name removed from the recall petition by submitting a signed written request to the Clerk stating such intention. Such request must be made no later than thirty (30) days after the date the elector signed the petition. Within seven (7) days after a qualified elector notifies the Clerk to remove his or her name from the recall petition, the Clerk shall recalculate the current percentage of verified and valid signatures. If the Clerk determines that the number of current verified and valid signatures falls below the threshold required by Section 4.2, the Clerk must send written notice of such insufficiency determination and termination of recall proceedings to the District's registered agent, the Board member subject to recall, and the recall committee without taking further action.

SECTION 6 RECORD OF RECALL PROCEEDINGS

6.1 Preparation of Record. If the Supervisor of Elections determines that a recall petition has the requisite number of verified and valid signatures, and within thirty (30) days after the date of receipt of the rebuttal statement or after the last date a rebuttal statement could have been filed, the Clerk must prepare a document entitled "Record of Recall Proceedings."

6.2 Contents of Record. The Record of Recall Proceedings must include:

(a) The recall petition;

(b) The determination of the Supervisor of Elections regarding the number of verified and valid signatures; and

(c) The rebuttal statement, if provided, or, if no rebuttal statement was received, an indication that none was received.

6.3 Distribution of Record. The Record of Recall Proceedings must be sent by certified mail to the District's registered agent, the Board member subject to recall, and the chair of the recall committee.

6.4 Public Posting. The District shall post the Record of Recall Proceedings on its website within fourteen (14) days after receipt. The District shall redact from such posting any personal information which is exempt under Fla. Stat. §119.071, including, without limitation, information which depicts an individual's social security number, driver's license number or Florida identification number.

SECTION 7 RECALL REFERENDUM PETITION

7.1 Authorization to Circulate. Upon receipt of the Record of Recall Proceedings, the recall committee may circulate a petition on whether a referendum to recall the Board member should be held.

7.2 Petition Content. A recall referendum petition must contain:

(a) The name of the person sought to be recalled; and

(b) A copy of the Record of Recall Proceedings.

7.3 Requisite Number of Signatures. The signed recall referendum petition must be signed by at least fifteen percent (15%) of the qualified electors of the District or subdistrict, as applicable.

7.4 Signature Requirements. Each qualified elector signing the recall referendum petition must provide:

(a) Original signature in ink or indelible pencil;

(b) Printed name;

(c) Street address;

(d) City;

(e) County;

(f) Voter registration number or date of birth;

(g) Florida driver license number, Florida identification card number issued pursuant to Section 322.051, Florida Statutes, or the last four digits of the qualified elector's social security number; and

(h) Date signed.

7.5 Eligibility to Sign. All qualified electors of the District are eligible to sign the recall referendum petition.

7.6 Filing Deadline. The signed recall referendum petition and its accompanying signature pages must be filed with the Clerk no later than sixty (60) days after the chair of the recall committee's receipt of the Record of Recall Proceedings.

7.7 Clerk's Notification. The Clerk shall provide written notice, by certified mail, to both the District's registered agent and the Board member subject to recall that a recall referendum petition has been filed, and provide a copy of such petition, within seven (7) days after receipt of the recall referendum petition.

7.8 Verification of Signatures. No more than thirty (30) days after the date on which the recall referendum petition is filed, the Clerk shall submit the recall referendum petition to the Supervisor of Elections, who shall promptly verify the signatures in accordance with Section 99.097, Florida Statutes, and determine whether the requisite number of valid signatures has been obtained. The recall committee must pay in advance to the Supervisor of Elections the actual cost of such signature verification.

7.9 Supervisor's Determination—Insufficient Signatures. If the Supervisor of Elections determines that the recall referendum petition does not contain the requisite number of verified and valid signatures, the recall vote proceedings are terminated and the Clerk must provide written notice of such insufficiency determination and termination of recall vote proceedings to the

registered agent of the District, the Board member subject to recall, and the recall committee without taking further action. Any recall referendum petition deemed insufficient may not be used in any other proceeding.

7.10 Supervisor's Determination—Sufficient Signatures. If the Supervisor of Elections determines that the recall referendum petition has the requisite number of verified and valid signatures, the Clerk must provide written notice, by certified mail, to the District's registered agent, the Board member sought to be recalled, and the recall committee of the recall referendum petition sufficiency determination and the date, time, and location of the recall referendum.

7.11 Removal of Name from Recall Referendum Petition. A qualified elector may have his or her name removed from the recall referendum petition by submitting a signed written request to the Clerk stating such intention. Such request must be made no later than thirty (30) days after the date the elector signed the petition. Within seven (7) days after a qualified elector notifies the Clerk to remove his or her name from the recall referendum petition, the Clerk shall recalculate the current percentage of verified and valid signatures. If the number of current verified and valid signatures falls below the threshold required by Section 7.3, the Clerk must send written notice of such insufficiency determination and termination of recall proceedings to the District's registered agent, the Board member subject to recall, and the recall committee without taking further action.

SECTION 8 RECALL REFERENDUM PROCEDURES

8.1 Fixing Date of Referendum. Upon confirmation that the recall referendum petition has the requisite number of verified and valid signatures, the Supervisor of Elections shall fix a day for holding the recall referendum. The Supervisor of Elections shall administer such referendum in accordance with Section 190.006(3)(d), Florida Statutes.

8.2 Timing of Referendum. Any recall election must be held not less than thirty (30) days or more than ninety (90) days after the certification, and at the same time as any other general or special election held within such period; but if no such election is to be held within that period, the referendum must be conducted at a special election to be held within the period aforesaid.

8.3 Payment of Referendum Costs. The recall committee must pay in advance to the Supervisor of Elections the actual cost of holding the recall referendum.

8.4 Notice by Publication. Notice of the recall referendum shall be published by the District in a newspaper of general circulation in the area of the District at least fourteen (14) days in advance of such referendum.

8.5 Notice by Mail. Notice of the recall referendum shall also be mailed to each qualified elector at his or her last known address at least fourteen (14) days in advance of such referendum. The Board shall use and rely upon the official records maintained by the Supervisor of Elections and property appraiser or tax collector in each county in determining such addresses.

8.6 Content of Notices. The notices required by Sections 8.4 and 8.5 shall contain:

(a) The date, time, and location of the referendum; and

(b) A statement that the Record of Recall Proceedings is available for review on the District's website.

8.7 Payment of Notice Costs. The recall committee must pay in advance to the District the actual cost of the recall referendum notices, including the publication and mailing thereof and the staff costs incurred by the District during the notification process.

8.8 Ballot Format. The ballots at the recall referendum must conform to the following:

With respect to each person whose removal is sought, the question must be submitted:

"Shall [NAME OF PERSON] be removed as a member of the board of supervisors of the COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT by recall?"

Immediately following each question there must be printed on the ballots the two propositions in the following order:

"[NAME OF PERSON] should be removed from office."

"[NAME OF PERSON] should not be removed from office."

8.9 Cancellation of Referendum for Resignation. A recall referendum authorized by this Rule must be canceled by the Supervisor of Elections if the Board member subject to the recall submits his or her resignation, which is irrevocable, within twenty (20) days after notice is sent via certified mail pursuant to Section 7.7. The District shall promptly provide the Clerk and the Supervisor of Elections with a copy of any such resignation, but no more than seven (7) days after receipt of such resignation. Such resignation shall become immediately effective without further action from the District's Board of Supervisors.

SECTION 9 RESULTS AND FILLING OF VACANCIES

9.1 Recall Approved. If a majority of the qualified electors of the District voting in the recall referendum approves the recall of the Board member in the recall referendum, as determined by the Supervisor of Elections, the Board member subject to the recall immediately ceases to hold office.

9.2 Filling Vacancy After Recall. The vacancy created by the recall must be filled by the Board of Supervisors pursuant to Section 190.006(4), Florida Statutes, except that, if three or more Board members are recalled at the same referendum, the Governor must fill the vacancy pursuant to Section 114.04, Florida Statutes.

9.3 Recall Not Approved. If a majority of the qualified electors of the District or subdistrict voting in the recall referendum do not approve the recall, the recall proceedings are terminated.

SECTION 10 RESTRICTIONS AND PROHIBITIONS

10.1 Restriction on Board Appointment. A person who is removed by a recall pursuant to this Rule, or who resigns after a petition has been filed against him or her, is not eligible to be appointed to the District's Board of Supervisors within a period of two (2) years after the date of such recall or resignation.

10.2 District Neutrality. The Board of Supervisors of the District shall not advocate for or against the recall of a Supervisor whose recall is sought under this Rule. Without limitation, the Board may not make or publish official statements regarding the merit of a recall petition or rebuttal statement and shall not provide funds for any of the activities which are part of the recall petition process, other than the required costs of notice which are reimbursed in advance pursuant to Section 8.7 and the cost, if any, of posting to the District's website. Nothing in this Section 10.2 shall prohibit an individual Supervisor of the District, acting in his/her individual capacity, from executing petitions or voting as described in this Rule; however, such Supervisor shall not utilize District funds to advocate a particular position, shall not communicate such position by official District email or other District communication methods and shall not utilize or reference that Supervisor's title or position while making any statement regarding the recall process.

SECTION 11.0 EFFECTIVE DATE

11.1 Effective Date. This Rule shall be effective on this date of its adoption by the Board of Supervisors and shall apply to all recall petitions filed on or after such date.

11.2 Conflict with Statute. In the event this Rule conflicts with Fla. Stat. §190.0071 ("Statute"), the Statute shall control. In the event of a change in the Statute or the ruling of a court having jurisdiction over the District that a portion of this Rule is not controlling, such change in the Statute or the ruling of such court shall control.

SECTION VI

From: **Terry Park** tpark@gmscfl.com
Subject: Re: Country Greens - SECO energy 1011917100 (24361 MARBELLA DR)
Date: September 29, 2026 at 2:31 PM
To: Jason Showe jshowe@gmscfl.com
Cc: Robert Szozda rszozda@gmscfl.com, Jarett Wright jwright@gmscfl.com, Katie Costa kcosta@gmscfl.com

TP

I talked to SECO via phone call earlier today and told me it was closed and transferred to HOA.

Please let me know if you need me to take any other actions. Thank you.

Terry Park
Governmental Management Services - CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822
Phone: (407) 841-5524 ext.122
tpark@gmscfl.com

> On Sep 29, 2026, at 2:22 PM, Jason Showe <jshowe@gmscfl.com> wrote:
>
> That is neither of the two they indicated that they were taking over. They have not confirmed. Can you contact SECO and see if you can get any info?
>
> 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 Sep 29, 2026, at 9:23 AM, Terry Park <tpark@gmscfl.com> wrote:
> >
> > Good morning,
> >
> > I have lost billing access to account # 1011917100 - 24361 Marbella Dr. Is this transferred to HOA? I read 7/14 minutes that they were thinking about transferring electricity account for the gate (line 37-45)?
> >
> > Please let me know when you get a chance. Thank you.
> >
> > Terry Park
> > Governmental Management Services - CF, LLC

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

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

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

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

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

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

SECTION VII

SECTION B

SECTION 1

October 6, 2026 MSC-22072

Mr. Jason M. Showe
Senior District Manager
Governmental Management Services, Central Florida
219 East Livingston Street
Orlando, Florida 32801

Re: Country Greens Community Development District
Fiscal Year 2026/2027 District Engineer Services

Dear Mr. Showe:

The purpose of this proposal is to request authorization for Pegasus Engineering, LLC ("Pegasus") to continue providing professional engineering services to the Country Greens Community Development District ("CDD") during Fiscal Year 2026/2027, from October 1, 2026, through September 30, 2027.

The proposed services include the following:

1. **Board Meetings.** Prepare for and attend the monthly meetings of the Country Greens Community Development District Board of Supervisors, anticipated to occur on the second Tuesday of each month.

2. **Field Reviews.** Prepare for and conduct field reviews, as directed by the District Board of Supervisors and/or Governmental Management Services, Central Florida, to investigate known problem areas and evaluate potential areas requiring maintenance, repairs, or improvements.

3. **Plan and Drainage Reviews.** Review permitted construction plans, drainage calculations, and related engineering documents to evaluate proposed modifications to District property and infrastructure.

4. **District Exhibits and Maps.** Update the District's Ownership and Maintenance Map, Stormwater Infrastructure Exhibit, and other related District engineering exhibits, as needed.

5. **Project Assistance.** Assist the District Board of Supervisors and/or Governmental Management Services, Central Florida with current and future District projects.

6. **Subconsultant and Vendor Coordination.** Coordinate with subconsultants, including surveyors, geotechnical engineers, and wetland scientists, and with qualified vendors, including Element Environmental, Atlantic Pipe Services, and others, to provide services requested by the CDD Board of Supervisors. Such services may include closed-circuit television (CCTV) pipe inspections, stormwater pipe repairs, preparation of easement documents, subsurface investigations, and other related engineering services.

7. **Conceptual Plans and Cost Estimates.** Prepare conceptual plans, preliminary engineering evaluations, and cost estimates to assist the District in soliciting bids or proposals from qualified contractors.

The above-described services will be performed on an hourly, not-to-exceed basis in an amount of **$35,000**, consistent with the approved Fiscal Year 2026/2027 District budget (refer to **Attachment "A"** for the Hourly Rate Sheet).

- Services provided by subconsultants, vendors, or other third parties and incurred in connection with the above-described services will be invoiced separately from the Pegasus Engineering's labor costs.

- Should the requested engineering services exceed the anticipated not-to-exceed amount, Pegasus Engineering will notify the District and request authorization for additional funding, as necessary, to continue providing the requested services.

We appreciate the opportunity to continue serving as the District Engineer for the Country Greens Community Development District and we look forward to continuing to assist the CDD with its engineering needs throughout Fiscal Year 2026/2027. If you have any questions regarding this proposal, please contact me directly at 407-992-9160, extension 309, or by email at david@pegasusengineering.net.

Respectfully,

PEGASUS ENGINEERING, LLC

David W. Hamstra, P.E., CFM
Stormwater Department Manager

Country Greens Community Development District
Fiscal Year 2026/2027 District Engineer Services

Approved for Pegasus Engineering, LLC

Fursan Munjed, P.E.	Principal	October 6, 2026
	Officer's Title	Date

This Proposal is hereby accepted and authorization to proceed is hereby given.
(Please return one executed copy of this proposal for our Pegasus Engineering records).

Authorized Signature	Officer's Title	Date

Attachment “A”

Hourly Rate Sheet

COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 DISTRICT ENGINEER SERVICES

Pegasus ENGINEERING

Country Greens
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 HOURLY RATE SCHEDULE	
Senior Project Manager	$195.00 / Hour
Project Manager	$190.00 / Hour
Senior Project Engineer	$180.00 / Hour
Project Engineer	$150.00 / Hour
Senior Designer	$100.00 / Hour
Senior CADD / GIS Technician	$100.00 / Hour
Designer	$90.00 / Hour
Word Processor / Clerical	$80.00 / Hour
Mileage	Current Federal Mileage Rate
Copies and Prints (In-House)	
Black and White Copies	
8.5 x 11	$0.10 / page
11 x 17	$0.15 / page
Color Copies	
8.5 x 11	$1.00 / page
11 x 17	$1.50 / page
Plots (In-House)	
All Color Plots	$5.00 / SF
All B&W Sizes	$0.15 / SF
Overnight Delivery	Actual Cost
Courier Services	Actual Cost
Postage	Actual Cost
Government Permits	Actual Cost

SECTION C

SECTION 1

Country Greens
Community Development District

Summary of Checks

August 23, 2026 to September 26, 2026

Bank	Date	Check No.'s		Amount
General Fund				
Truist	9/9/26	89-90	$	3,928.86
	9/17/26	91-93	$	4,396.91
	9/23/26	94-98	$	31,135.56
		Autodrafts	$	981.06
			$	40,442.39
			$	**40,442.39**

*** CHECK DATES 08/23/2026 - 09/26/2026 *** COUNTRY GREENS-GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/09/26	00004	9/01/26	19503	202608	310-51300-31500		*	715.00		
			GENERAL COUNSEL AUG26							
						CLARK & ALBAUGH, LLP			715.00	000089
9/09/26	00029	8/11/26	207131	202608	320-53800-48000		*	3,213.86		
			FOUNTAIN TIMER INSTALL							
						NEUWIRE INC			3,213.86	000090
9/17/26	00018	9/17/26	09172026	202609	300-20700-10000		*	2,194.46		
			FY26 ASSESS TRNSFR S2016							
						COUNTRY GREENS CDD CO USBANK			2,194.46	000091
9/17/26	00010	6/30/26	00077791	202606	310-51300-48000		*	459.95		
			NOT SPC ASSESS 07/14							
		7/31/26	00078224	202607	310-51300-48000		*	109.44		
			NOT BOS MTG 07/14							
						USA TODAY MEDIA CORP			569.39	000092
9/17/26	00012	4/15/26	12493	202604	320-53800-48000		*	827.50		
			437 FREEZE DAMAGE							
		8/11/26	00074664	202607	320-53800-48000		*	805.56		
			IRRIGATION REPAIRS							
						MAVERICK'S LANDSCAPE & LAWN SERVICE			1,633.06	000093
9/23/26	00015	9/21/26	157794	202609	320-53800-47200		*	141.75		
			POND MAINTENANCE SEP26							
						DRAGONFLY POND WORKS LLC			141.75	000094
9/23/26	00007	9/14/26	34002	202609	300-15500-10000		*	10,478.00		
			FY27 INSURANCE POLICY							
						AP GOVERNMENTAL INSURANCE AGENCY			10,478.00	000095
9/23/26	00016	9/01/26	29	202609	320-53800-12000		*	1,500.00		
			FIELD MANAGEMENT							
		9/01/26	30	202609	310-51300-34000		*	3,750.00		
			MANAGEMENT FEES							
		9/01/26	30	202609	310-51300-35200		*	100.00		
			WEBSITE ADMINISTRATION							
		9/01/26	30	202609	310-51300-35100		*	150.00		
			INFORMATION TECHNOLOGY							
		9/01/26	30	202609	310-51300-31300		*	416.67		
			DISSEMINATION AGENCT SVC							
		9/01/26	30	202609	310-51300-51000		*	.18		
			OFFICE SUPPLIES							
		9/01/26	30	202609	310-51300-42000		*	4.70		
			POSTAGE							

*** CHECK DATES 08/23/2026 - 09/26/2026 *** COUNTRY GREENS-GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/01/26	30 COPIES	202609	310-51300-42500				*	4.05		
								GOVERNMENTAL MANAGEMENT SERVICES-CF			5,925.60	000096
9/23/26	00012	9/01/26	12463-R- LAWN MAINTENANCE SEP26	202609	320-53800-46200				*	14,345.41		
								MAVERICK'S LANDSCAPE & LAWN SERVICE			14,345.41	000097
9/23/26	00026	9/22/26	09222026 Q3 2026 IRS TAX PAYMENT	202609	300-21700-10000				*	244.80		
								UNITED STATES TREASURY			244.80	000098
								TOTAL FOR BANK A		39,461.33		

*** CHECK DATES 08/23/2026 - 09/26/2026 *** COUNTRY GREENS-GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/24/26	00014	8/13/26	7400-07. 202607 320-53800-43000 23940 SR 44 JUL26							*	51.16		
									SECO			51.16	080073
8/24/26	00014	8/13/26	7600-07. 202607 320-53800-43000 34451 SORRENTO SP JUL26							*	132.95		
									SECO			132.95	080074
8/24/26	00014	8/18/26	6800-07. 202607 320-53800-43000 34015 CR 437 PUMP JUL26							*	142.46		
									SECO			142.46	080075
8/24/26	00014	8/18/26	7000-07. 202607 320-53800-43000 33945 CR 437 JUL26							*	65.06		
									SECO			65.06	080076
8/24/26	00014	8/18/26	7100-07. 202607 320-53800-43000 24361 MARBELLA JUL26							*	45.21		
									SECO			45.21	080077
8/24/26	00014	8/18/26	7300-07. 202607 320-53800-43000 24000 SR 44 JUL26							*	43.08		
									SECO			43.08	080078
8/24/26	00014	8/18/26	7500-07. 202607 320-53800-43000 34450 SORRENTO SP JUL26							*	422.00		
									SECO			422.00	080079
8/24/26	00014	8/18/26	7200-07. 202607 320-53800-43000 24360 MARBELLA JUL26							*	79.14		
									SECO			79.14	080080

TOTAL FOR BANK Z 981.06

TOTAL FOR REGISTER 40,442.39

SECTION 2

Country Greens

Community Development District

Unaudited Financial Reporting

August 31, 2026

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

Country Greens

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund	Debt Service Fund	Totals Governmental Funds
Assets:			
Cash			
Operating	$ 92,751	$ -	$ 92,751
Money Market - Bank United	$ 164,523	$ -	$ 164,523
Investments			
Series 2016			
Reserve A-1	$ -	$ 120,534	$ 120,534
Reserve A-2	$ -	$ 53,250	$ 53,250
Revenue	$ -	$ 70,837	$ 70,837
Due from General Fund	$ -	$ 2,194	$ 2,194
Prepaid Expenses	$ 1,789	$ -	$ 1,789
Total Assets	**$ 259,063**	**$ 246,816**	**$ 505,879**
Liabilities:			
Accounts Payable	$ 7,072	$ -	$ 7,072
Due to Debt Service	$ 2,194	$ -	$ 2,194
Total Liabilites	**$ 9,266**	**$ -**	**$ 9,266**
Fund Balance:			
Nonspendable:			
Prepaid Items	$ 1,789	$ -	$ 1,789
Restricted for:			
Debt Service	$ -	$ 246,816	$ 246,816
Unassigned	$ 248,008	$ -	$ 248,008
Total Fund Balances	**$ 249,797**	**$ 246,816**	**$ 496,613**
Total Liabilities & Fund Balance	$ 259,063	$ 246,816	$ 505,879

Country Greens

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 476,711	$ 476,711	$ 468,269	$ (8,442)
Interest	$ 9,212	$ 8,444	$ 6,310	$ (2,134)
Miscellaneous Revenue	$ -	$ -	$ 11,077	$ 11,077
Total Revenues	**$ 485,923**	**$ 485,156**	**$ 485,656**	**$ 500**
Expenditures:				
General & Administrative:				
Supervisors Fees	$ 6,000	$ 6,000	$ 6,800	$ (800)
FICA Taxes	$ 459	$ 459	$ 520	$ (61)
Arbitrage	$ 600	$ 600	$ 600	$ -
Dissemination Agent	$ 5,000	$ 4,583	$ 4,583	$ (0)
Engineering	$ 35,000	$ 32,083	$ -	$ 32,083
Legal Services	$ 10,000	$ 10,000	$ 14,937	$ (4,937)
Management Fees	$ 51,000	$ 46,750	$ 41,250	$ 5,500
Trustee Fees	$ 3,717	$ 3,717	$ 3,581	$ 136
Annual Audit	$ 4,700	$ 4,700	$ 4,000	$ 700
Postage	$ 1,100	$ 1,008	$ 171	$ 837
Insurance	$ 9,624	$ 9,624	$ 8,597	$ 1,027
Printing & Binding	$ 500	$ 458	$ 50	$ 408
Legal Advertising	$ 1,000	$ 917	$ 569	$ 347
Other Current Charges	$ 1,000	$ 1,000	$ 1,529	$ (529)
Assessment Administration	$ -	$ -	$ 6,000	$ (6,000)
Website Maintenance	$ 3,000	$ 2,750	$ 2,653	$ 97
Information Technology	$ -	$ -	$ 1,650	$ (1,650)
Office Supplies	$ -	$ -	$ 2	$ (2)
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 132,875**	**$ 124,825**	**$ 97,668**	**$ 27,157**

Country Greens

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Operations & Maintenance				
Field Services	$ 18,000	$ 16,500	$ 16,500	$ -
Aquatic Control Maintenance	$ 2,000	$ 1,833	$ 1,559	$ 274
Landscape Maintenance	$ 172,145	$ 157,800	$ 157,800	$ 0
Utilities	$ 13,000	$ 11,917	$ 10,197	$ 1,720
Repairs & Maintenance	$ 124,403	$ 114,036	$ 86,409	$ 27,627
Capital Outlay	$ 15,000	$ 13,750	$ -	$ 13,750
Holiday Décor	$ 8,500	$ 8,500	$ 6,246	$ 2,254
Total Operations & Maintenance:	**$ 353,048**	**$ 324,336**	**$ 278,710**	**$ 45,625**
Total Expenditures	**$ 485,923**	**$ 449,161**	**$ 376,378**	**$ 72,782**
Excess (Deficiency) of Revenues over Expenditures	$ 0		$ 109,277	
Fund Balance - Beginning	$ -		$ 140,520	
Fund Balance - Ending	$ 0		$ 249,797	

Country Greens

Community Development District

Debt Service Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 347,569	$ 347,569	$ 348,564	$ 995
Interest	$ 500	$ 500	$ 9,658	$ 9,158
Total Revenues	**$ 348,069**	**$ 348,069**	**$ 358,222**	**$ 10,153**
Expenditures:				
Debt Service				
Principal Debt Retirement A-1	$ 170,000	$ 170,000	$ 170,000	$ -
Principal Debt Retirement A-2	$ 65,000	$ 65,000	$ 60,000	$ 5,000
Interest Expense A-1	$ 69,244	$ 69,244	$ 69,244	$ 0
Interest Expense A-2	$ 35,000	$ 35,000	$ 32,000	$ 3,000
Principal Prepayments	$ -	$ -	$ 40,000	$ (40,000)
Total Expenditures	**$ 339,244**	**$ 339,244**	**$ 371,244**	**$ (32,000)**
Excess (Deficiency) of Revenues over Expenditures	$ 8,825		$ (13,022)	
Fund Balance - Beginning	$ 848,725		$ 259,838	
Fund Balance - Ending	$ 857,550		$ 246,816	

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	$ -	$ 15,115	$ 4,956	$ 2,948	$ -	$ 468,269
Interest	$ -	$ -	$ 0	$ 702	$ 718	$ 972	$ 880	$ 896	$ 754	$ 750	$ 637	$ -	$ 6,310
Miscellaneous Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,077	$ -	$ -	$ -	$ -	$ 11,077
Total Revenues	**$ -**	**$ 41,902**	**$ 354,434**	**$ 702**	**$ 29,183**	**$ 15,424**	**$ 6,878**	**$ 11,973**	**$ 15,869**	**$ 5,706**	**$ 3,585**	**$ -**	**$ 485,656**
Expenditures:													
General & Administrative:													
Supervisors Fees	$ -	$ 1,200	$ 1,200	$ -	$ 1,000	$ -	$ 1,000	$ -	$ 800	$ 800	$ 800	$ -	$ 6,800
FICA Taxes	$ -	$ 92	$ 92	$ -	$ 77	$ -	$ 77	$ -	$ 61	$ 61	$ 61	$ -	$ 520
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ 600	$ -	$ -	$ -	$ -	$ -	$ -	$ 600
Dissemination Agent	$ 417	$ 417	$ 417	$ 417	$ 417	$ 417	$ 417	$ 417	$ 417	$ 417	$ 417	$ -	$ 4,583
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Legal Services	$ 780	$ 2,098	$ 910	$ 390	$ 1,723	$ 293	$ 2,114	$ 650	$ 2,405	$ 2,860	$ 715	$ -	$ 14,937
Management Fees	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ -	$ 41,250
Trustee Fees	$ 1,076	$ -	$ -	$ -	$ -	$ 2,505	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,581
Annual Audit	$ -	$ -	$ -	$ 4,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,000
Postage	$ -	$ -	$ 10	$ 52	$ 9	$ 7	$ 4	$ 16	$ 3	$ 52	$ 18	$ -	$ 171
Insurance	$ 8,597	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,597
Printing & Binding	$ -	$ -	$ 2	$ 3	$ 1	$ 3	$ 5	$ 3	$ -	$ 1	$ 32	$ -	$ 50
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 460	$ 109	$ -	$ -	$ 569
Other Current Charges	$ 30	$ -	$ 276	$ 469	$ 221	$ 39	$ 289	$ 39	$ 89	$ 39	$ 39	$ -	$ 1,529
Assessment Administration	$ 6,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000
Website Maintenance	$ 488	$ 100	$ 488	$ 100	$ 100	$ 488	$ 100	$ 100	$ 488	$ 100	$ 100	$ -	$ 2,653
Information Technology	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ 150	$ -	$ 1,650
Office Supplies	$ -	$ -	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ -	$ 2
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	**$ 21,463**	**$ 7,806**	**$ 7,295**	**$ 9,331**	**$ 7,447**	**$ 8,252**	**$ 7,905**	**$ 5,125**	**$ 8,623**	**$ 8,340**	**$ 6,081**	**$ -**	**$ 97,668**
Operation and Maintenance													
Field Services	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ -	$ 16,500
Aquatic Control Maintenance	$ 142	$ 142	$ -	$ 284	$ 142	$ 142	$ 142	$ 142	$ 142	$ 142	$ 142	$ -	$ 1,559
Landscape Maintenance	$ 14,345	$ 14,345	$ 14,345	$ 14,345	$ 14,345	$ 14,345	$ 14,345	$ 14,345	$ 14,345	$ 14,345	$ 14,345	$ -	$ 157,800
Utilities	$ 934	$ 925	$ 975	$ 802	$ 836	$ 957	$ 1,006	$ 1,087	$ 998	$ 981	$ 695	$ -	$ 10,197
Repairs & Maintenance	$ 2,791	$ 42,526	$ 2,317	$ 2,104	$ 7,513	$ 8,759	$ 3,684	$ -	$ 479	$ 13,023	$ 3,214	$ -	$ 86,409
Capital Outlay	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Holiday Décor	$ 6,246	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,246
Total Operations & Maintenance:	**$ 25,958**	**$ 59,438**	**$ 19,137**	**$ 19,035**	**$ 24,336**	**$ 25,703**	**$ 20,677**	**$ 17,074**	**$ 17,464**	**$ 29,992**	**$ 19,896**	**$ -**	**$ 278,710**
Total Expenditures	**$ 47,422**	**$ 67,244**	**$ 26,432**	**$ 28,366**	**$ 31,783**	**$ 33,955**	**$ 28,582**	**$ 22,199**	**$ 26,087**	**$ 38,332**	**$ 25,978**	**$ -**	**$ 376,378**
Excess (Deficiency) of Revenues over Expenditures	$ (47,422)	$ (25,342)	$ 328,002	$ (27,664)	$ (2,600)	$ (18,530)	$ (21,704)	$ (10,226)	$ (10,218)	$ (32,625)	$ (22,393)	$ -	$ 109,277

Country Greens

Community Development District

Special Assessment Receipts

Fiscal Year 2026

ON ROLL ASSESSMENTS

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

							57%	43%	100%
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commision*	*Interest*	*Net Receipts*	*General Fund*	*Debt Service*	*Total*
11/18/25	10/01/25-10/31/25	$ 3,847.38	$ (184.16)	$ (73.26)	$ -	$ 3,589.96	$ 2,058.03	$ 1,531.93	$ 3,589.96
11/18/25	10/01/25-10/31/25	$ 5,675.43	$ (268.30)	$ (108.14)	$ -	$ 5,298.99	$ 3,037.77	$ 2,261.22	$ 5,298.99
11/28/25	11/01/25-11/15/25	$ 29,175.41	$ (1,166.99)	$ (560.18)	$ -	$ 27,448.24	$ 15,735.36	$ 11,712.88	$ 27,448.24
11/28/25	11/01/25-11/15/25	$ 39,068.37	$ (1,562.84)	$ (750.11)	$ -	$ 36,755.42	$ 21,070.93	$ 15,684.49	$ 36,755.42
12/19/25	11/16/25-11/21/25	$ 14,022.29	$ (560.89)	$ (269.23)	$ -	$ 13,192.17	$ 7,562.73	$ 5,629.44	$ 13,192.17
12/19/25	11/16/25-11/21/25	$ 20,915.19	$ (836.66)	$ (401.57)	$ -	$ 19,676.96	$ 11,280.29	$ 8,396.67	$ 19,676.96
12/31/25	11/22/25-11/30/25	$ 266,238.86	$ (10,649.45)	$ (5,111.78)	$ -	$ 250,477.63	$ 143,592.32	$ 106,885.31	$ 250,477.63
12/31/25	11/22/25-11/30/25	$ 355,991.55	$ (14,240.90)	$ (6,835.02)	$ -	$ 334,915.63	$ 191,998.44	$ 142,917.19	$ 334,915.63
2/2/26	12/01/25-12/15/25	$ 22,492.29	$ (879.36)	$ (432.26)	$ -	$ 21,180.67	$ 12,142.33	$ 9,038.34	$ 21,180.67
2/2/26	12/01/25-12/15/25	$ 30,236.59	$ (1,182.95)	$ (581.07)	$ -	$ 28,472.57	$ 16,322.59	$ 12,149.98	$ 28,472.57
3/2/26	12/16/25-12/31/25	$ 5,164.38	$ (154.95)	$ (100.19)	$ -	$ 4,909.24	$ 2,814.34	$ 2,094.90	$ 4,909.24
3/2/26	12/16/25-12/31/25	$ 7,137.58	$ (214.16)	$ (138.47)	$ -	$ 6,784.95	$ 3,889.64	$ 2,895.31	$ 6,784.95
3/31/26	01/01/26-01/31/26	$ 8,165.55	$ (170.31)	$ (159.90)	$ -	$ 7,835.34	$ 4,491.80	$ 3,343.54	$ 7,835.34
3/31/26	01/01/26-01/31/26	$ 5,919.92	$ (122.62)	$ (115.94)	$ -	$ 5,681.36	$ 3,256.98	$ 2,424.38	$ 5,681.36
4/30/26	02/01/26-02/28/26	$ 5,129.31	$ (51.28)	$ (101.56)	$ -	$ 4,976.47	$ 2,852.88	$ 2,123.59	$ 4,976.47
4/30/26	02/01/26-02/28/26	$ 5,653.08	$ (56.52)	$ (111.93)	$ -	$ 5,484.63	$ 3,144.20	$ 2,340.43	$ 5,484.63
6/1/26	03/01/26-03/21/26	$ 7,018.69	$ -	$ (140.38)	$ -	$ 6,878.31	$ 3,943.16	$ 2,935.15	$ 6,878.31
6/1/26	03/01/26-03/21/26	$ 9,836.79	$ -	$ (196.74)	$ -	$ 9,640.05	$ 5,526.39	$ 4,113.66	$ 9,640.05
6/30/26	03/22/26-04/15/26	$ 4,305.12	$ -	$ (86.15)	$ 2.39	$ 4,221.36	$ 2,420.00	$ 1,801.36	$ 4,221.36
6/30/26	03/22/26-04/15/26	$ 5,736.28	$ -	$ (114.81)	$ 4.05	$ 5,625.52	$ 3,224.96	$ 2,400.56	$ 5,625.52
7/31/26	04/16/26-05/31/26	$ 3,721.65	$ -	$ (76.66)	$ 111.66	$ 3,756.65	$ 2,153.59	$ 1,603.06	$ 3,756.65
7/31/26	04/16/26-05/31/26	$ 4,842.91	$ -	$ (99.76)	$ 145.30	$ 4,888.45	$ 2,802.42	$ 2,086.03	$ 4,888.45
8/31/26	06/01/26-07/31/26	$ 2,217.56	$ -	$ (46.35)	$ 99.79	$ 2,271.00	$ 1,301.91	$ 969.09	$ 2,271.00
8/31/26	06/01/26-07/31/26	$ 2,803.97	$ -	$ (58.60)	$ 126.19	$ 2,871.56	$ 1,646.19	$ 1,225.37	$ 2,871.56
	Total	$ 865,316.15	$ (32,302.34)	$ (16,670.06)	$ 489.38	$ 816,833.13	$ 468,269.25	$ 348,563.88	$ 816,833.13

100.42% Net Percentage Collected

0 Balance Remaining To Collect

SECTION 3



Quarterly Compliance Audit Report

Country Greens

Date: September 2026 - 3rd Quarter
Prepared for: Jason Showe
Developer: GMS
Insurance agency:

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

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Special Message

Hello,

This letter regards the new Florida electronic payments law that was recently passed and becomes effective 1/1/2027:

> CS/HB 967: Electronic Payments Made to Units of Local Governments
>
> GENERAL BILL by State Affairs Committee; Buchanan; (CO-INTRODUCERS) McFarland; Salzman.
> Electronic Payments Made to Units of Local Governments; Requires units of local government to accept certain forms of payments; requires such local governments to accept payments online.
>
> Link:
> https://www.flsenate.gov/Session/Bill/2026/967https://www.flsenate.gov/Session/Bill/2026/967

Our platform does not include built-in ecommerce or payment-processing capabilities; therefore, we are not able to accept online payments directly on your behalf.

We recommend contacting your bank or another authorized payment processor to implement a compliant electronic payments solution. Once you have chosen a provider, they can generate a hosted payment link, which we can place on a page within your site so residents can click and complete payments online directly with your payment processor. The processor will be responsible for supplying the link and handling the actual transaction.

Thank you,
Susan

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

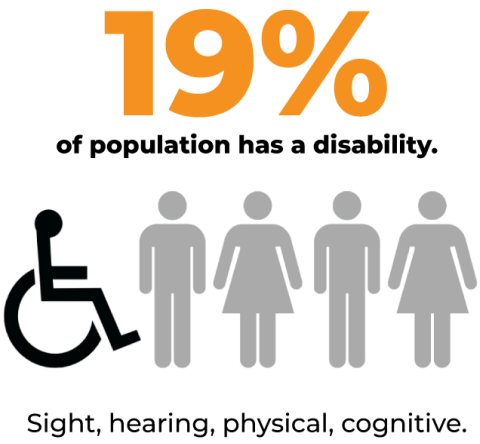
Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, 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

Notes:

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 D

SECTION 1

October 13th, 2026

Country Greens CDD

Field Management Report

Site Items

- **The entrance fountain timer replacement was completed. The new timers are located at the main electrical panel / breaker boxes.**
- **The fountain pump and motor were no longer operable and needed to be replaced. The new 3- Horsepower was installed and tested to ensure proper functionality. The fountain vendor is recommending changing from a 2-pole 20amp breaker to a 2-pole 30amp breaker. This transition would require replacing the copper gauge wire to the appropriate size. A proposal has been submitted for board review.**
- **Landscape maintenance has transitioned to bi-weekly mowing services as of October 1st. Weekly detailing services will continue, which will allow the vendor to catch up on any needed trimming / bed detailing before the holidays.**
- **A work order was submitted for the fence repair in between Tuscany Ave and CR 44. The entrance sign lettering will also be resecured.**







SECTION 2

Cascade Fountains
A Division of Fountain Design Group
7628 NW 6th Ave, Boca Raton
F1,333487
(561)994-3939
jeannie@cascadefountains.com

Repair Quote

Date: 09/22/2026
Quote#: 2061

GOVERMENT MANAGEMENT SERVICES
219 East Livingston Street, FL, USA
Orlando , Florida , United States

Property Details:
COUNTRY GREEN COMMUNITY DEVELOPMENT DISTRICT
23520 Sorrento Springs Drive,
Sorrento , Florida , United States

Scope of Work: QUOTE TO REPLACE BAD MOTOR AND PUMP WITH A GOULDS 3HP MOTOR AND 3HP PUMP ALONG WITH TWO UNIONS ON THE ARCHITECTURAL FOUNTAIN.

Quantity	Description	Unit Price	Total
1	REPAIR- GOULDS 3HP MOTOR AND PUMP AND 2 UNIONS	$ 3487.00	$ 3487.00

Sub Total:	$ 3487.00
Discount:	$ 0
Quote Total	$ 3487.00

Remarks: MOTOR AND PUMP WILL HAVE A ONE YEAR WARRANTY FROM THE DATE OF INSTALLATION.

Respectfully Submitted by,
Fountain Design Group
Acceptance of Proposal: The above price,specifications, and conditions are satisfactory and are hereby accepted. Fountain Design Group,Inc. is authorized to complete the work as specified.

Signature: **Date of Acceptance**

Conditions: All work is to be completed in a workmanlike manner. Any alteration from specifications involving extra costs will be executed only upon written approval from the client, and will become an additional charge from the approved amount.

SECTION 3

NEUWIRE INC.

Fountain Pump Electrical Circuit Upgrade Proposal

Project: Fountain Pump Branch Circuit Upgrade	**Location:** Lake County, Florida
Prepared by: Neuwire Inc.	**Date:** October 07, 2026
Client: GMS CFL - Country Greens CDD	**Proposal No.:** _____

PROJECT OVERVIEW

Neuwire Inc. proposes to upgrade the existing electrical branch circuit serving the community fountain pump. The existing pump circuit is approximately **275 feet from the main electrical panel** and is presently supplied from an existing **single-pole 20-amp breaker**. The replacement fountain pump requires the circuit to be upgraded to a **240-volt, 30-amp branch circuit**.

The existing underground installation cannot be fully verified before investigation. The conductors may be installed in a continuous raceway, or portions of the existing circuit may be direct-buried or otherwise unsuitable for reuse. This proposal therefore separates the work into a **base scope** and a controlled **not-to-exceed underground contingency**.

BASE CONTRACT	UNDERGROUND CONTINGENCY	NOT-TO-EXCEED BUDGET
$8,250.00	**$11,250.00**	**$19,500.00**
Includes private locating and reuse of serviceable existing raceway.	Used only if new underground pathway is required.	Maximum authorized project budget absent written change order.

BASE SCOPE OF WORK

- Coordinate and perform **private locating** of the existing underground fountain electrical circuit on the property.
- Trace the existing fountain circuit between the electrical panel and fountain equipment and investigate the existing underground pathway.
- Determine whether the existing raceway is continuous, serviceable, appropriately sized, and suitable for conductor replacement.
- Verify existing panel capacity, breaker compatibility, and the replacement pump nameplate requirements before final installation.
- Prepare required electrical drawing, one-line diagram, voltage-drop/load calculations, permit application, and inspection documentation.
- Coordinate permitting and required electrical inspections with the applicable Lake County authority having jurisdiction.
- Remove the existing single-pole 20A fountain circuit breaker and furnish/install a new **2-pole 30A GFCI breaker** compatible with the existing panel.
- Remove existing fountain branch-circuit conductors where accessible and practical.
- If the existing raceway is continuous and serviceable, reuse the existing underground raceway for the replacement circuit.

- Furnish and install approximately 275 feet plus termination allowance of new copper branch-circuit conductors.
- Provide fittings, connectors, identification, wire lubricant, terminations, junction components, and other miscellaneous materials necessary for a complete installation.
- Terminate the new circuit at the electrical panel and fountain pump/disconnect equipment, verify grounding/bonding, test voltage and GFCI operation, and confirm pump operation.
- Coordinate final electrical inspection and permit closeout.

PROPOSED ELECTRICAL DESIGN

Design Item	Proposed Requirement
Branch circuit	240V, 30A, 2-pole fountain pump circuit
Circuit length	Approx. 275 ft one-way from panel to fountain
Ungrounded conductors	(2) #6 AWG copper THWN-2
Equipment grounding conductor	(1) #6 AWG copper equipment grounding conductor
Overcurrent/GFCI protection	30A, 2-pole GFCI circuit breaker, compatible with existing panel
New underground raceway, if required	1-1/4 in. PVC electrical raceway; Schedule 80 where exposed or subject to physical damage

Final conductor, breaker, and equipment requirements will be confirmed against the actual fountain pump nameplate and manufacturer instructions before installation.

UNFORESEEN UNDERGROUND CONDITIONS

Because the existing underground installation cannot be visually inspected before locating and investigation, Neuwire Inc. cannot presently confirm that a usable conduit exists for the entire approximately 275-foot route. The following conditions may require additional underground work:

- Existing conductors are direct-buried rather than installed in a continuous raceway.
- Existing conduit terminates before reaching the fountain.
- Existing raceway is collapsed, damaged, obstructed, or contains excessive bends that prevent conductor replacement.
- Existing conduit is undersized or otherwise unsuitable for the proposed conductors.
- Existing pathway cannot be positively located or verified as continuous.
- Existing underground installation does not provide a compliant or serviceable pathway for the replacement circuit.

CONTINGENCY SCOPE - IF NEW UNDERGROUND PATHWAY IS REQUIRED

- Mobilization of underground boring equipment or boring subcontractor as required.
- Excavation of entry/receiving pits and access points as reasonably necessary.
- Directional boring or equivalent underground pathway installation for approximately 275 feet.
- Installation of up to approximately 300 feet of new **1-1/4 in. PVC electrical raceway**.
- Schedule 80 PVC protection at exposed risers and locations subject to physical damage.

- New sweeps, couplings, fittings, terminations, pull points, warning tape, and miscellaneous raceway components as needed.
- Backfill and reasonable restoration of disturbed work areas.
- Installation of the new #6 copper branch-circuit conductors through the new raceway.
- Additional labor, equipment, permit/inspection coordination, and testing associated with the underground installation.

NOT-TO-EXCEED BUDGET

Base Contract	$8,250.00
Maximum Underground Contingency	$11,250.00
NOT-TO-EXCEED PROJECT BUDGET	**$19,500.00**

The underground contingency is **not automatically charged**. If the existing raceway is usable, the project remains at the base contract price, subject to approved changes. If unsuitable underground conditions are documented, contingency funds may be used only for the additional work reasonably required to establish a compliant pathway. Any work that would cause the total project cost to exceed the stated **$19,500.00** not-to-exceed amount requires written customer authorization and a separate change order before the additional work proceeds.

EXCLUSIONS AND PROJECT CONDITIONS

- Pricing assumes an approximately 275-foot route and reasonable access to both the electrical panel and fountain equipment.
- Major landscape replacement, irrigation repair, concrete/roadway replacement, environmental remediation, dewatering, unidentified underground structures, easement work, or utility-company work outside this electrical scope are excluded unless specifically added by written change order.
- Permit and governmental fees are included as an estimated allowance within the base price; unusually high or additional agency fees outside the anticipated permit scope may require adjustment.
- Work is subject to field verification of panel condition, available capacity, breaker compatibility, pump nameplate data, and existing underground conditions.
- All work will be performed in accordance with applicable electrical code requirements, Florida Building Code requirements, manufacturer instructions, and the authority having jurisdiction.

CLIENT AUTHORIZATION

By signing below, the client authorizes Neuwire Inc. to proceed with the base scope of work described in this proposal and acknowledges the stated not-to-exceed project budget for documented unforeseen underground conditions.

Client Name: _____

Authorized Signature: _____

Date: _____

Neuwire Inc. Representative: _____