

**COUNTRY GREENS
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Wednesday, June 14, 2023

Remote Participation:

Call in (audio only) (646) 838-1601, 370769952#



313 CAMPUS STREET
CELEBRATION, FLORIDA 34747
(407) 566-1935

Country Greens Community Development District

Board of Supervisors

Catherine Catusus, Chairman
Anna Heintzelman, Vice Chairman
Joe Grall, Assistant Secretary
Crystal Jones, Assistant Secretary
David Warden, Assistant Secretary

Staff

Gabriel Mena, District Manager
Scott Clark, District Counsel
David Hamstra, District Engineer
Freddy Blanco, Field Manager

Meeting Agenda

Wednesday, June 14, 2023 – 5:30 p.m.

1. **Call to Order and Roll Call**
2. **Audience Comments**
3. **Approval of the Minutes of February 20, 2023 and April 11, 2023, Meeting**
4. **District Manager's Report**
 - A. Financial Statements and Check Register
 - B. Number of Registered Voters, 1,309
5. **Presentation of Fiscal Year 2024 Budget**
 - A. Preliminary Fiscal Year 2024 Budget
 - B. Resolution 2023-03, Approving the Budget and Setting a Public Hearing Thereon
6. **Staff Reports**
 - A. Field Manager
 - i. Field Report
 - ii. Hurricane Authorization Form 2023
 - iii. Proposals
 - a. We Hang Christmas Lights #3033 for Lighting
 - iv. Irrigation Report
 - B. District Counsel
 - C. District Engineer
 - i. Engineer Report #3
7. **Supervisor Requests and Audience Comments**
8. **Adjournment**

District Office:
313 Campus Street
Celebration, FL 34747
407-566-1935

www.countrygreenscdd.org

Meeting Location:
Reach Church

In Person: 31431 Payne Road Sorrento, FL 32757
Or Call In: 646-838-1601, 370769952#

Section 3 Minutes

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

4 The regular meeting of the Board of Supervisors of the County Greens Community
 5 Development District was held Monday, February 20, 2023, at 5:30 p.m. at Reach
 6 Church, 31431 Payne Road, Sorrento, FL 32757.

7
 8 Present and constituting a quorum were:

- | | |
|---------------------|---------------------|
| 9 Catherine Catusus | Chairman |
| 10 Anna Heintzelman | Vice Chairman |
| 11 Joe Grall | Assistant Secretary |
| 12 Crystal Jones | Assistant Secretary |
| 13 David Warden | Assistant Secretary |

14
 15 Also participating were:

- | | |
|----------------------------------|-------------------|
| 16 Gabriel Mena | District Manager |
| 17 Scott Clark <i>(by phone)</i> | District Attorney |
| 18 David Hamstra | District Engineer |
| 19 Freddy Blanco | Field Manager |

20
 21 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**

22 Mr. Mena called the meeting to order at 5:30 p.m.

23 Mr. Mena called the roll and indicated a quorum was present for the meeting.

24
 25 **SECOND ORDER OF BUSINESS** **Audience Comments**

26 There being no comments, the next order of business followed.

27 The record will reflect no members of the public were present.

28
 29 **THIRD ORDER OF BUSINESS** **Acceptance of the Minutes of the**
 30 **October 17, 2022, and November 21,**
 31 **2022, Regular Meetings**

32 The minutes are included in the agenda package and available for public review in the
 33 local records office or the District Office during normal business hours.

34
 35 On MOTION by Ms. Catusus, seconded by Ms. Jones, with
 36 all in favor, unanimous approval was given to approve the
 37 minutes from the October 17, 2022 and November 21,
 38 2022, meetings.

39
 40 **FOURTH ORDER OF BUSINESS** **District Manager's Report**

41 **A. Financial Statements and Check Register**

42 The financial statements, check register and invoice summary are contained in the
 43 agenda package and available for public review in the local records office or the District
 44 Office during normal business hours.

Country Greens CDD
February 20, 2023

On MOTION by Ms. Catusus, seconded by Ms. Heintzelman, with all in favor, unanimous approval was given to accept the financial statements and check register.

46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84

FIFTH ORDER OF BUSINESS

Staff Reports

A. Field Manager

i. Field Report

Mr. Blanco stated that the barricade at 33901 Terragona Drive has been removed. It was stated that the falling branches on Terragona Drive were removed by Servello.

Discussion ensued regarding the erosion on State Road 44 and the sod replacement.

Mr. Blanco stated that the sprinkler heads at the corner of Cardinal Ln and Campanero Dr. are being run over by vehicles and continue to get damaged. Ms. Catusus stated that she would like to have it replaced and if it gets damaged again to either move it or consider landscaping to protect them.

Discussion ensued regarding the entrance at State Road 44 and why the flowers have not been placed. It was stated that the flowers were damaged due to the cold weather and will not be placed until March.

ii. Irrigation Reports

The irrigation reports were included in the agenda package.

B. District Counsel: Resolution 2023-02 Authorizing Parking Enforcement

Mr. Mena read Resolution 2023-02 into the record by title.

Mr. Clark stated that we can place no parking signs on District owned property. He stated if anyone parks in those places, the Board has the right to tow. A discussion ensued regarding an amendment to the drafted resolution. It was stated that more areas need to be added to the resolution.

On MOTION by Ms. Catusus, seconded by Ms. Heintzelman, with all in favor, unanimous approval was given to Resolution 2023-02 authorizing parking enforcement.

C. District Engineer

i. Engineer's Report

Mr. Hamstra provided information regarding the plans for Tuscany and the entrance pond. It was stated that the cost for Tuscany would be \$44,000. It was stated they will be bid together but priced separately.

Mr. Hamstra stated that the retention pond needs to be inspected in order for Dunkin Donuts to get their permit approved. Dunking Donuts has requested the District performs an inspection, as the pond permits require. Several Supervisors expressed interest in

Country Greens CDD
 February 20, 2023

85 asking Dunkin Donuts to contribute to the cost associated with this. Mr. Hamstra stated
 86 he has been in contact with the engineer from Dunkin Donuts and will make the request.

87 **ii. Change Order #1**

88 Mr. Hamstra discussed change order #1 that provides general engineering services for
 89 fiscal year 2023 and has requested an additional \$10,000 to the annual Engineering
 90 budget.

91
 92 On MOTION by Ms. Catusus, seconded by Ms. Jones, with
 93 all in favor, unanimous approval was given to approve
 94 change order #1 from Pegasus Engineering for continued
 95 general engineering services for fiscal year 2023, in an
 96 amount not to exceed \$10,000.

97
 98 Mr. Hamstra stated he has a conflict with the meeting dates already scheduled. He
 99 asked the Board to consider new meeting dates.

100
 101 On MOTION by Ms. Catusus, seconded by Mr. Grall, with
 102 all in favor, unanimous approval was given to make a
 103 change to the current meeting dates to April 11, June 14,
 104 and August 8.

105
 106 Discussion ensued regarding the Sitex proposal for the removal of vegetation at a cost
 107 of \$1,260. The Board stated their displeasure with services and did not approve this cost.

108
 109 **SIXTH ORDER OF BUSINESS** **Supervisor Requests and Audience**
 110 **Comments**

111 Discussion ensued regarding lights at the entrance. Supervisor Grall requested the
 112 addition of one or two lights off of State Road 44.

113
 114 **SEVENTH ORDER OF BUSINESS** **Adjournment**

115
 116 On MOTION by Ms. Heintzelman, seconded by Mr. Grall,
 117 with all in favor, the meeting adjourned.

118
 119
 120
 121
 122 _____
 Gabriel Mena, Secretary Chairman

**MINUTES OF MEETING
COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the County Greens Community Development District was held Monday, April 11, 2023, at 5:30 p.m. at Reach Church, 31431 Payne Road, Sorrento, FL 32757.

Present and constituting a quorum were:

Catherine Catusus	Chairman
Joe Grall	Assistant Secretary
Crystal Jones <i>(by phone)</i>	Assistant Secretary
David Warden	Assistant Secretary

Also participating were:

Gabriel Mena	District Manager
Scott Clark <i>(by phone)</i>	District Attorney
David Hamstra	District Engineer
Freddy Blanco	Field Manager

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Mr. Mena called the meeting to order at 5:30 p.m.

Mr. Mena called the roll and indicated a quorum was present for the meeting.

SECOND ORDER OF BUSINESS Audience Comments

There being no comments, the next order of business followed.

The record will reflect no members of the public were present.

THIRD ORDER OF BUSINESS Acceptance of the Minutes of the February 20, 2023, Meeting

The minutes are included in the agenda package and available for public review in the local records office or the District Office during normal business hours.

Mr. Mena stated that we are going to use less “discussion ensued regarding” in the minutes.

Ms. Catusus stated that line 58 is Companero.

Ms. Catusus stated that nothing was showing on the ipad’s. Mr. Mena and Mr. Blanco stated that the agenda was showing fine on their laptops.

Ms. Catusus stated she would like more detail on the minutes prior to approval.

FOURTH ORDER OF BUSINESS District Manager’s Report

A. Financial Statements and Check Register

The financial statements, check register and invoice summary are contained in the agenda package and available for public review in the local records office or the District Office during normal business hours.

Country Greens CDD
April 11, 2023

44 The Board stated they cannot see the check register and financial statements, that they
45 are missing. Mr. Mena suggested this was due to the same issue with the iPads that
46 impacted the minutes.

47 Ms. Catusus stated this item will be tabled to the next meeting and stated her
48 disappointment at the situation. Mr. Mena suggested he understood, and the issue would
49 be resolved for the next meeting.

50 **B. Preliminary Look at Budget**

51 Mr. Mena presented to the Board three versions of the budget regarding the fund
52 balance.

53 Ms. Catusus stated it would have been helpful to have them in a chart for comparison.

54 **i. V1**

55 Mr. Mena stated this budget does not have an increase. He stated the assessments
56 would show no increase and remain the same. This version would utilize fund balance to
57 offset the deficit in revenue.

58 **ii. V2**

59 Mr. Mena stated this budget has a 54% assessment increase. Mr. Mena stated this
60 version would be the necessary amount to run a flat budget and not use any fun balance.

61 Ms. Catusus asked why all the versions of the budget the expenditures are the same.

62 Mr. Mena stated that this would be an increase of \$200 in assessments. Ms. Catusus
63 stated that leaves about \$300,000 in the fund balance and why do we need that much.

64 **iii. V3**

65 Mr. Mena stated this budget is about a 27% assessment increase. Mr. Mena stated that
66 this is a fifty-percent split of the necessary increase and would instead utilize some fund
67 balance to offset the deficit in revenue.

68 Ms. Catusus stated that 54% and 0% is not on the table and would like to see about
69 20% increase. Mr. Mena stated 20% increase would be about \$73 for each property
70 owner. Ms. Catusus stated she would go as high as 25% to keep it under 100\$ increase.
71 Mr. Grall stated to go low about 15% increase. Mr. Mena stated that at a 15% increase its
72 about 55\$ for each property owner. Mr. Warden stated he would rather take the hit and be
73 able to budget for the District. Mr. Grall stated he would like to do an increase every year
74 for three years. Ms. Jones stated she does not like the idea of an increase every year. Ms.
75 Catusus stated that if a 20% increase is done this year, we might be able to get away with
76 no increase next year. Mr. Mena stated that realistically we cannot do a zero increase and
77 would have to some increase. Mr. Mena stated that we could do an increase this year and
78 hold next year.

Country Greens CDD
 April 11, 2023

79 Mr. Mena stated he will get this in place on the budget for the next meeting and will
 80 need to set a public hearing date as well.

81 Mr. Clark stated the August 8th meeting will need to be changed because we will not
 82 meet the 60-day deadline to send to the County. Mr. Mena stated August 15th would give
 83 us the 60 days in between. The Board agreed to meet August 15th at 6:00 p.m.

84 Mr. Hamstra stated the site plans would cost about \$44,000 for Tuscany and the
 85 entrance pond.

86

87 **FIFTH ORDER OF BUSINESS** **Staff Reports**

88 **A. Field Manager**

89 **i. Field Report**

90 Ms. Catusus asked if there was a February report that she only had January. She
 91 stated that we only meet a couple of months a year and not to have a complete agenda is
 92 not good.

93 Mr. Blanco provided an update on the field report. Ms. Catusus stated that she did not
 94 believe a flood light was such a good idea. Mr. Blanco stated that he would follow up
 95 with an electrician for the next meeting.

96 Ms. Catusus stated for item 3 and 4 on the field reports that she is tired of paying
 97 Sitex when it looks like they are doing any maintenance on the ponds. She stated it looks
 98 worse than when there was no one doing maintenance on the ponds. Mr. Mena stated
 99 they have had some staffing issues in the previous months. Mr. Mena called Mr. Smith to
 100 address the Board. Mr. Smith stated he would have someone out there tomorrow to
 101 address the algae issues. He stated they come once a month to maintain the ponds. Ms.
 102 Catusus stated that she would like a photo update sent to Mr. Blanco. Mr. Smith stated he
 103 would do the retreat himself and send a photo. He stated it could take up to 14 days after
 104 treatment for the algae to clear. Ms. Catusus stated the ponds are covered in algae and
 105 should have been cleared up by the time Mr. Blanco took the photos presented in the
 106 report based on the 14 days clear up. Mr. Smith stated that algae can bloom within 24
 107 hours.

108 Ms. Catusus stated item 15 in the January report is also in March report as item 5.
 109 The issue is the jasmine is dying due to weed growth and has been going on for several
 110 months. Mr. Hulsman stated he will get it filled in and stated the most recent break could
 111 have affected the jasmine after the photo. Ms. Catusus asked if the break was near the
 112 right of way off 44 outside the fence. She stated there is yellow caution tape in that area.
 113 Mr. Hulsman stated that yes that was where the break occurred. Ms. Catusus stated DOT

Country Greens CDD
April 11, 2023

114 has been out there and is it possible they were the cause of the break. Mr. Hulsman stated
115 they could not find anything to prove they did the damage. Mr. Hulsman stated that there
116 is no additional cost for the repair.

117 Mr. Hulsman stated the superintendent at the golf course was who reported the break.

118 Mr. Blanco stated there are some proposals for item #6 in the field report for fence
119 repair and monument.

120 Mr. Blanco stated there is a dead palm tree and has a proposal. Mr. Hulsman stated
121 that a tree near Cardinal is hanging and will trim the branches and leave the tree itself so
122 no extra costs will be charged. He stated any cuttings he will take him to dispose.

123 Mr. stated on Cordova Lane there is a block to a storm drain. He stated that they will
124 prepare a proposal for a whole day not to exceed cost and if it does not take a full day the
125 costs will be lowered. Ms. Catusus asked if there was a photo in the package. It was
126 stated there is no photo.

127 Mr. Hamstra stated he is looking for a copy of the original site plan of the main
128 entrance. He stated he will go to Lake County if the District does not have the copy. Mr.
129 Clark suggested asking the previous engineering firm, Dewberry. Mr. Mena stated he will
130 do so.

131 **ii. Irrigation Report**

132 The irrigation report was included in the agenda package.

133 Mr. Mena stated that you can't just fill in a conservation or retention pond you must
134 obtain permits first. Mr. Grall stated that it was discussed previously to fill the pond and
135 was not able to do so according to the water district. Mr. Warden stated you cannot see
136 the pond. Mr. Grall stated there are some Residents not happy with it. Ms. Catusus stated
137 it was brought up in the Homeowners Association meeting and Residents were not happy.
138 She stated that they were invited to come to the District meeting, and no one appeared.
139 The Board discussed filling in the pond if you can't even see it. Ms. Catusus stated that
140 the issue with the ponds has been going on for years.

141 Mr. Hulsman presented to the board proposals for bush hogging, and tree removal.

142 Mr. Warden asked how much longer we are going to wait to do something with the
143 pine trees in the main entrance center island. Ms. Catusus stated some money could be
144 saved if the ponds were filled in. Mr. Hulsman stated he will have someone take a look at
145 the 3 pine trees. Ms. Catusus stated if they are healthy to leave them.

146

Country Greens CDD
 April 11, 2023

147
 148
 149
 150
 151

On MOTION by Ms. Catusus, seconded by Ms. Jones, with all in favor, with Mr. Grall abstaining, unanimous approval was given to approve not to exceed \$2,860 for tree removal.

152 Mr. Blanco stated the proposal from Simple Solutions is cheaper than Inframark. Ms.
 153 Catusus stated Simple Solutions is about \$300 cheaper than Inframark and is for the same
 154 type of work.

155
 156
 157
 158

On MOTION by Mr. Grall, seconded by Mr. Warden, with all in favor, unanimous approval was given to approve Simple Solutions or pressure washing.

159
 160 Mr. Mena stated they are still working on getting the reports from the accident.
 161 Ms. Catusus provided an update on the fire hydrant area that there is still no sod and
 162 was told the sidewalk and road will need to be repaired prior to laying the sod. Mr. Mena
 163 stated he had a Resident reach out to him today about the issue.

164
 165
 166
 167

On MOTION by Mr. Grall, seconded by Mr. Warden, with all in favor, unanimous approval was given to approve not to exceed \$400 for repair of fence from car accident.

168
 169

B. District Counsel

170 Ms. Catusus stated she would like an update on the towing. She stated there is still no
 171 signs up and was approved two months ago and had sent an email to Mr. Mena regarding
 172 the issue. Mr. Mena apologized for forgetting to complete this item and will work on it.

173
 174

C. District Engineer

175 Mr. Hamstra provided an update on the camera work. Ms. Catusus stated she thought
 176 that they would just be cleaned and then send a bill to the Homeowners Association for
 reimbursement.

177 Mr. Hamstra stated he was hoping to get a financial contribution from Dunkin Donuts
 178 for the previously discussed pond permit inspection, but after it has been determined that
 179 they are not going to be impacting the District’s system, and does not feel the District has
 180 the grounds to request any money.

181

SIXTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

182
 183
 184 Ms. Catusus asked the Board members if we want to be done with the ponds. The
 185 board agreed to get rid of the ponds. Ms. Catusus asked Mr. Clark what the fall out could

Country Greens CDD
April 11, 2023

186 be if they decided to use the ponds as landscape features instead of water features but
187 leaving the pond by the water tower. Mr. Clark stated anyone could file a lawsuit, but
188 these ponds are on our property. He suggested to notify the Homeowners Association and
189 see if they have any ideas. Ms. Catusus stated we don't know if they are apart of the
190 original plans because we cannot locate them. Mr. Grall suggested that the HOA pay and
191 maintain if they want to keep the ponds. Ms. Catusus asked what the proper way is to
192 notify the HOA. Mr. Clark suggested notification to come from another source than him.
193 Mr. Clark suggested the Board include an explanation as to why it would benefit to
194 remove of the ponds. Ms. Catusus stated they will keep the tower and pond and add more
195 lighting to the tower.

196 Ms. Catusus stated the ponds are not lined with concrete. Mr. Grall stated to get some
197 proposals prior to deciding to fill them in. He stated there will still be costs for irrigation.

198

199 On MOTION by Mr. Grall, seconded by Mr. Warden, with
200 all in favor, unanimous approval was given to direct staff to
201 counsel, engineer, manager, field, and Sitex, to start
202 obtaining proposals to fill in entrance ponds and draft a
203 memo to the HOA in conjunction with the Chairman.

204

205 Ms. Catusus stated there are some areas that are not being maintained and are owned
206 by the District. She stated there are some areas that are being maintained by the golf
207 course that were agreed upon between the District but cannot see which areas they are on
208 the maintenance map. She would like to have the golf course-maintained areas added to
209 the map. Ms. Catusus stated the maintenance map is what needs to be posted to the
210 website.

211

212 **SEVENTH ORDER OF BUSINESS** **Adjournment**

213

214 The meeting adjourned at 7:25 p.m.

215

216

217

218

219

Secretary

Chairman

Section 4

District Manager's Report

Section 4A Financials and Check Register

COUNTRY GREENS
Community Development District

Financial Report

February 28, 2023

(unaudited)

Prepared by



COUNTRY GREENS

Community Development District

Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	2 - 3
Debt Service Fund	4
Notes to the Financial Statements	5 - 6
 <u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments - Collection Schedule	7
Cash and Investment Report	8
Bank Reconciliation	9
Check Register	10 - 12

COUNTRY GREENS
Community Development District

Financial Statements

(Unaudited)

February 28, 2023

COUNTRY GREENS

Community Development District

Governmental Funds

Balance Sheet
February 28, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016A DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 98,803	\$ -	\$ 98,803
Due From Other Funds	-	3,388	3,388
Investments:			
Money Market Account	390,566	-	390,566
Prepayment Fund (A-2)	-	9,491	9,491
Reserve Fund (A-1)	-	120,534	120,534
Reserve Fund (A-2)	-	53,250	53,250
Revenue Fund	-	334,423	334,423
TOTAL ASSETS	\$ 489,369	\$ 521,086	\$ 1,010,455
<u>LIABILITIES</u>			
Accounts Payable	\$ 8,288	\$ -	\$ 8,288
Due To Other Funds	3,388	-	3,388
TOTAL LIABILITIES	11,676	-	11,676
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	521,086	521,086
Assigned to:			
Operating Reserves	95,715	-	95,715
Unassigned:	381,978	-	381,978
TOTAL FUND BALANCES	\$ 477,693	\$ 521,086	\$ 998,779
TOTAL LIABILITIES & FUND BALANCES	\$ 489,369	\$ 521,086	\$ 1,010,455

COUNTRY GREENS

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 2,609	\$ 1,087	\$ 7,320	\$ 6,233
Special Assmnts- Tax Collector	260,871	234,784	251,237	16,453
Special Assmnts- Discounts	(10,435)	(9,392)	(9,998)	(606)
TOTAL REVENUES	253,045	226,479	248,559	22,080
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	6,000	3,000	2,800	200
FICA Taxes	459	230	214	16
ProfServ-Arbitrage Rebate	600	-	-	-
ProfServ-Dissemination Agent	1,000	1,000	-	1,000
ProfServ-Engineering	5,500	2,292	-	2,292
ProfServ-Legal Services	10,000	4,167	1,740	2,427
ProfServ-Mgmt Consulting	67,362	28,068	28,068	-
ProfServ-Trustee Fees	3,717	3,717	1,859	1,858
Auditing Services	3,700	3,700	3,900	(200)
Postage and Freight	1,100	458	22	436
Insurance - General Liability	8,370	8,370	7,498	872
Printing and Binding	500	208	2	206
Legal Advertising	450	450	1,040	(590)
Miscellaneous Services	1,000	417	400	17
Misc-Assessment Collection Cost	5,217	4,695	4,825	(130)
Misc-Web Hosting	2,613	1,089	929	160
Office Supplies	200	83	421	(338)
Annual District Filing Fee	175	175	175	-
Total Administration	117,963	62,119	53,893	8,226

COUNTRY GREENS

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>Field</u>				
ProfServ-Field Management	20,300	8,458	8,458	-
Contracts-Landscape	175,538	73,141	73,141	-
Contracts-Aquatic Control	3,060	1,275	1,275	-
Utility - General	17,000	7,083	3,493	3,590
R&M-Common Area	30,000	12,500	4,055	8,445
Miscellaneous Services	4,000	1,667	-	1,667
Capital Outlay	15,000	15,000	-	15,000
Total Field	264,898	119,124	90,422	28,702
TOTAL EXPENDITURES	382,861	181,243	144,315	36,928
Excess (deficiency) of revenues Over (under) expenditures	(129,816)	45,236	104,244	59,008
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(129,816)	-	-	-
TOTAL FINANCING SOURCES (USES)	(129,816)	-	-	-
Net change in fund balance	\$ (129,816)	\$ 45,236	\$ 104,244	\$ 59,008
FUND BALANCE, BEGINNING (OCT 1, 2022)	373,449	373,449	373,449	
FUND BALANCE, ENDING	\$ 243,633	\$ 418,685	\$ 477,693	

COUNTRY GREENS

Community Development District

Series 2016A Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 25	\$ 10	\$ 3,296	\$ 3,286
Special Assmnts- Tax Collector	369,754	332,779	354,890	22,111
Special Assmnts- Discounts	(14,790)	(13,311)	(14,128)	(817)
TOTAL REVENUES	354,989	319,478	344,058	24,580
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	7,395	6,656	6,815	(159)
Total Administration	7,395	6,656	6,815	(159)
<u>Debt Service</u>				
Principal Debt Retirement A-1	155,000	-	-	-
Principal Debt Retirement A-2	55,000	-	-	-
Interest Expense Series A-1	83,586	41,793	41,793	-
Interest Expense Series A-2	44,500	22,250	22,000	250
Total Debt Service	338,086	64,043	63,793	250
TOTAL EXPENDITURES	345,481	70,699	70,608	91
Excess (deficiency) of revenues Over (under) expenditures	9,508	248,779	273,450	24,671
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	9,508	-	-	-
TOTAL FINANCING SOURCES (USES)	9,508	-	-	-
Net change in fund balance	\$ 9,508	\$ 248,779	\$ 273,450	\$ 24,671
FUND BALANCE, BEGINNING (OCT 1, 2022)	247,636	247,636	247,636	
FUND BALANCE, ENDING	\$ 257,144	\$ 496,415	\$ 521,086	

COUNTRY GREENS

Community Development District

Balance Sheet - All Funds

Notes to the Financial Statements

February 28, 2023

Balance Sheet

General Fund

▶ **Assets**

■ **Cash and Investments-** In order to maximize cash liquidity, the District has a Money Market Account. (See Cash & Investments Report for further details).

▶ **Fund Balance**

■ **Assigned to:**

Operating Reserves	\$	95,715
--------------------	----	--------

Debt Service Fund

▶ **Assets**

■ **Investments** - Trust Accounts at US Bank for the Debt Service (See Cash & Investments Report for further details).

COUNTRY GREENS

Community Development District

All Funds

Notes to the Financial Statements

February 28, 2023

Financial Overview / Highlights

- ▶ The Non-Ad Valorem assessments are 96% collected.
- ▶ Total expenditures through February are approximately 38% compared to Annual Adopted Budget. Significant variances are explained below.

Variance Analysis

Account Name	Annual Adopted Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
ProfServ - Legal Services	\$ 10,000	\$ 1,740	17%	Legal services are provided on a needed basis.
ProfServ - Trustee Fees	\$ 3,717	\$ 1,859	50%	Trustee fees paid through February 2023.
Auditing Services	\$ 3,700	\$ 3,900	105%	Per engagement letter dated Sept. 23, 2022 the fee was \$3900.
Insurance- General Liability	\$ 8,370	\$ 7,498	90%	Insurance is paid through February 2023.
Legal Advertising	\$ 450	\$ 1,040	231%	Notice of meetings. There were 2 notices in October.
Misc-Web Hosting	\$ 2,613	\$ 929	36%	Webhosting and compliance services.
Office Supplies	\$ 200	\$ 421	211%	Christmas decorations.
<u>Field</u>				
Utility General	\$ 17,000	\$ 7,083	42%	Utility usage varies each month.
R&M - Common Area	\$ 30,000	\$ 4,055	14%	Mulch installed.

COUNTRY GREENS
Community Development District

Supporting Schedules

February 28, 2023

**Non-Ad Valorem Special Assessments - Lake County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2023**

Date Received	Net Amount Received	Discounts / (Penalties) Amounts	(1) Collection Costs	Gross Amount Received	ALLOCATION BY FUND	
					General Fund	Series 2016A Debt Service Fund
Assessments Levied FY 2023				\$ 630,625	\$ 260,871	\$ 369,754
Allocation %				100%	41%	59%
11/22/22	\$ 2,173	\$ 110	\$ 44	\$ 2,327	\$ 2,327	\$ -
11/22/22	\$ 3,178	\$ 160	\$ 65	\$ 3,402	\$ -	\$ 3,402
11/22/22	\$ 9,695	\$ 412	\$ 198	\$ 10,306	\$ 10,306	\$ -
11/22/22	\$ 12,282	\$ 522	\$ 251	\$ 13,055	\$ -	\$ 13,055
12/07/22	\$ 17,161	\$ 730	\$ 350	\$ 18,241	\$ 18,241	\$ -
12/07/22	\$ 23,312	\$ 991	\$ 476	\$ 24,779	\$ -	\$ 24,779
12/12/22	\$ 176,339	\$ 7,497	\$ 3,599	\$ 187,435	\$ 187,435	\$ -
12/12/22	\$ 249,066	\$ 10,589	\$ 5,083	\$ 264,738	\$ -	\$ 264,738
12/21/22	\$ 24,190	\$ 1,026	\$ 494	\$ 25,710	\$ 25,710	\$ -
12/21/22	\$ 37,202	\$ 1,578	\$ 759	\$ 39,539	\$ -	\$ 39,539
01/11/23	\$ 4,227	\$ 152	\$ 86	\$ 4,466	\$ 4,466	\$ -
01/11/23	\$ 5,519	\$ 196	\$ 113	\$ 5,828	\$ -	\$ 5,828
02/10/23	\$ 2,629	\$ 70	\$ 54	\$ 2,753	\$ 2,753	\$ -
02/10/23	\$ 3,388	\$ 91	\$ 69	\$ 3,548	\$ -	\$ 3,548
TOTAL	\$ 570,361	\$ 24,126	\$ 11,640	\$ 606,126	\$ 251,237	\$ 354,890
% COLLECTED				96%	96%	96%
TOTAL OUTSTANDING				\$ 24,498	\$ 9,634	\$ 14,864

COUNTRY GREENS

Community Development District

Balance Sheet - All Funds

Cash and Investment Report

February 28, 2023

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND					
Checking account - Operating	Valley National Bank	Checking Account	n/a	4.00%	\$ 98,803
Money Market Account	Valley National	MMA	n/a	4.00%	\$ 390,566
				Subtotal	\$ 489,368
DEBT SERVICE FUNDS					
Series 2016 A-1 & A-2 Prepayment	US Bank	First American Govt.	n/a	0.005%	\$ 9,491
Series 2016 A-1 Reserve	US Bank	First American Govt.	n/a	0.005%	\$ 120,534
Series 2016 A-2 Reserve	US Bank	First American Govt.	n/a	0.005%	\$ 53,250
Series 2016 A-1 & A-2 Rev.	US Bank	First American Govt.	n/a	0.005%	\$ 334,423
				Subtotal	\$ 517,697
				Total	\$ 1,007,067

Country Greens CDD

Bank Reconciliation

Bank Account No. 9840 Valley National Bank GF Checking
Statement No. 02-23
Statement Date 2/28/2023

G/L Balance (LCY)	98,802.71	Statement Balance	99,611.81
G/L Balance	98,802.71	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	99,611.81
Subtotal	98,802.71	Outstanding Checks	809.10
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	98,802.71	Ending Balance	98,802.71
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
2/22/2023	Payment	3397	SITEX AQUATICS, LLC	255.00	0.00	255.00
2/24/2023	Payment	3398	CATHERINE G. CATASUS	184.70	0.00	184.70
2/24/2023	Payment	3399	ANNA L. HEINTZELMAN	184.70	0.00	184.70
2/24/2023	Payment	3400	JOSEPH G. GRALL	184.70	0.00	184.70
Total Outstanding Checks.....				809.10		809.10

COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 2/1/23 to 2/28/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
VALLEY NATIONAL BANK GF CHECKING - (ACCT#XXXXX9840)							
CHECK # 3392							
02/08/23	Vendor	CLARK & ALBAUGH, LLP	18236	GEN COUNSEL THRU JAN 2023	ProfServ-Legal Services	001-531023-51401	\$540.00
							Check Total
							<u>\$540.00</u>
CHECK # 3393							
02/08/23	Vendor	GRAU & ASSOCIATES	23516	AUDIT FYE 9/30/22	Auditing Services	001-532002-51301	\$1,400.00
							Check Total
							<u>\$1,400.00</u>
CHECK # 3394							
02/08/23	Vendor	INFRAMARK, LLC	88543	JAN 2023 MGMT FEES	ProfServ-Field Management	001-531016-53901	\$1,691.67
02/08/23	Vendor	INFRAMARK, LLC	88543	JAN 2023 MGMT FEES	Postage and Freight	001-541006-51301	\$4.56
02/08/23	Vendor	INFRAMARK, LLC	88543	JAN 2023 MGMT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,613.50
02/08/23	Vendor	INFRAMARK, LLC	88543	JAN 2023 MGMT FEES	Printing and Binding	001-547001-51301	\$0.40
							Check Total
							<u>\$7,310.13</u>
CHECK # 3395							
02/14/23	Vendor	COUNTRY GREENS C/O US BANK NA-CDD	0207230002	TRFR ASSESS SERIES 2016	Due From Other Funds	131000	\$5,519.36
							Check Total
							<u>\$5,519.36</u>
CHECK # 3396							
02/22/23	Vendor	SERVELLO & SONS, INC.	23557	FEB 2023 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$14,628.17
							Check Total
							<u>\$14,628.17</u>
CHECK # 3397							
02/22/23	Vendor	SITEX AQUATICS, LLC	7189B	FEB 2023 LAKE MAINT	June Inv.	001-534067-53901	\$255.00
							Check Total
							<u>\$255.00</u>
CHECK # 3398							
02/24/23	Employee	CATHERINE G. CATASUS	PAYROLL	February 24, 2023 Payroll Posting			\$184.70
							Check Total
							<u>\$184.70</u>
CHECK # 3399							
02/24/23	Employee	ANNA L. HEINTZELMAN	PAYROLL	February 24, 2023 Payroll Posting			\$184.70
							Check Total
							<u>\$184.70</u>
CHECK # 3400							
02/24/23	Employee	JOSEPH G. GRALL	PAYROLL	February 24, 2023 Payroll Posting			\$184.70
							Check Total
							<u>\$184.70</u>
ACH #DD332							
02/25/23	Vendor	SECO	02102023 ACH	BILL PRD 1/10-2/8/23	Utility - General	001-543001-53901	\$262.00
							ACH Total
							<u>\$262.00</u>

COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 2/1/23 to 2/28/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD333							
02/24/23	Employee	DAVID WARDEN	PAYROLL	February 24, 2023 Payroll Posting			\$184.70
							ACH Total <u>\$184.70</u>
ACH #DD334							
02/24/23	Employee	CRYSTAL Y. JONES	PAYROLL	February 24, 2023 Payroll Posting			\$184.70
							ACH Total <u>\$184.70</u>
ACH #DD336							
02/02/23	Vendor	SECO	011823 ACH	BILL PRD 12/13/22-1/13/23	Utility - General	001-543001-53901	\$428.00
							ACH Total <u>\$428.00</u>
							Account Total <u><u>\$31,266.16</u></u>

COUNTRY GREENS
Community Development District

Financial Report

April 30, 2023

(unaudited)

Prepared by



COUNTRY GREENS

Community Development District

Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	2 - 3
Debt Service Fund	4
Notes to the Financial Statements	5 - 6
 <u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments - Collection Schedule	7
Cash and Investment Report	8
Bank Reconciliation	9
Check Register	10 - 11

COUNTRY GREENS
Community Development District

Financial Statements

(Unaudited)

April 30, 2023

COUNTRY GREENS

Community Development District

Governmental Funds

Balance Sheet
April 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016A DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 74,168	\$ -	\$ 74,168
Due From Other Funds	-	6,700	6,700
Investments:			
Money Market Account	368,229	-	368,229
Interest Fund (A-1)	-	41,793	41,793
Interest Fund (A-2)	-	22,000	22,000
Prepayment Fund (A-2)	-	9,491	9,491
Reserve Fund (A-1)	-	120,534	120,534
Reserve Fund (A-2)	-	53,250	53,250
Revenue Fund	-	70,457	70,457
Sinking Fund (A-1)	-	155,000	155,000
Sinking Fund (A-2)	-	55,000	55,000
Prepaid Items	1,859	-	1,859
TOTAL ASSETS	\$ 444,256	\$ 534,225	\$ 978,481
LIABILITIES			
Accounts Payable	\$ 522	\$ -	\$ 522
Accrued Expenses	7,307	-	7,307
Due To Other Funds	6,700	-	6,700
TOTAL LIABILITIES	14,529	-	14,529
FUND BALANCES			
Nonspendable:			
Prepaid Items	1,859	-	1,859
Restricted for:			
Debt Service	-	534,225	534,225
Assigned to:			
Operating Reserves	95,715	-	95,715
Unassigned:	332,153	-	332,153
TOTAL FUND BALANCES	\$ 429,727	\$ 534,225	\$ 963,952
TOTAL LIABILITIES & FUND BALANCES	\$ 444,256	\$ 534,225	\$ 978,481

COUNTRY GREENS

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending April 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ 2,609	\$ 1,522	\$ 10,683	\$ 9,161
Special Assmnts- Tax Collector	260,871	260,871	257,802	(3,069)
Special Assmnts- Discounts	(10,435)	(10,435)	(10,020)	415
TOTAL REVENUES	253,045	251,958	258,465	6,507
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	6,000	4,000	3,600	400
FICA Taxes	459	306	275	31
ProfServ-Arbitrage Rebate	600	-	-	-
ProfServ-Dissemination Agent	1,000	1,000	-	1,000
ProfServ-Engineering	5,500	3,208	6,207	(2,999)
ProfServ-Legal Services	10,000	5,833	3,960	1,873
ProfServ-Mgmt Consulting	67,362	39,295	39,295	-
ProfServ-Trustee Fees	3,717	3,717	3,717	-
Auditing Services	3,700	3,700	3,900	(200)
Postage and Freight	1,100	642	30	612
Insurance - General Liability	8,370	8,370	7,498	872
Printing and Binding	500	292	2	290
Legal Advertising	450	450	1,151	(701)
Miscellaneous Services	1,000	583	400	183
Misc-Assessment Collection Cost	5,217	5,217	4,956	261
Misc-Web Hosting	2,613	1,524	1,318	206
Office Supplies	200	117	421	(304)
Annual District Filing Fee	175	175	175	-
Total Administration	117,963	78,429	76,905	1,524

COUNTRY GREENS

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Field				
ProfServ-Field Management	20,300	11,842	11,842	-
Contracts-Landscape	175,538	102,397	102,397	-
Contracts-Aquatic Control	3,060	1,785	1,530	255
Utility - General	17,000	9,917	5,458	4,459
R&M-Common Area	30,000	17,500	4,055	13,445
Miscellaneous Services	4,000	2,333	-	2,333
Capital Outlay	15,000	15,000	-	15,000
Total Field	264,898	160,774	125,282	35,492
TOTAL EXPENDITURES	382,861	239,203	202,187	37,016
Excess (deficiency) of revenues Over (under) expenditures	(129,816)	12,755	56,278	43,523
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(129,816)	-	-	-
TOTAL FINANCING SOURCES (USES)	(129,816)	-	-	-
Net change in fund balance	\$ (129,816)	\$ 12,755	\$ 56,278	\$ 43,523
FUND BALANCE, BEGINNING (OCT 1, 2022)	373,449	373,449	373,449	
FUND BALANCE, ENDING	\$ 243,633	\$ 386,204	\$ 429,727	

COUNTRY GREENS

Community Development District

Series 2016A Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ 25	\$ 15	\$ 6,724	\$ 6,709
Special Assmnts- Tax Collector	369,754	369,754	364,830	(4,924)
Special Assmnts- Discounts	(14,790)	(14,790)	(14,159)	631
TOTAL REVENUES	354,989	354,979	357,395	2,416
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	7,395	7,395	7,013	382
Total Administration	7,395	7,395	7,013	382
<u>Debt Service</u>				
Principal Debt Retirement A-1	155,000	-	-	-
Principal Debt Retirement A-2	55,000	-	-	-
Interest Expense Series A-1	83,586	41,793	41,793	-
Interest Expense Series A-2	44,500	22,250	22,000	250
Total Debt Service	338,086	64,043	63,793	250
TOTAL EXPENDITURES	345,481	71,438	70,806	632
Excess (deficiency) of revenues Over (under) expenditures	9,508	283,541	286,589	3,048
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	9,508	-	-	-
TOTAL FINANCING SOURCES (USES)	9,508	-	-	-
Net change in fund balance	\$ 9,508	\$ 283,541	\$ 286,589	\$ 3,048
FUND BALANCE, BEGINNING (OCT 1, 2022)	247,636	247,636	247,636	
FUND BALANCE, ENDING	\$ 257,144	\$ 531,177	\$ 534,225	

COUNTRY GREENS

Community Development District

Balance Sheet - All Funds

Notes to the Financial Statements

April 30, 2023

Balance Sheet

General Fund

▶ **Assets**

- **Cash and Investments-** In order to maximize cash liquidity, the District has a Money Market Account. (See Cash & Investments Report for further details).
- **Prepaid Items** - Trustee fees from Oct 23 to Feb 24.
- **Due From Other Funds** - Funds will clear in May.

▶ **Liabilities**

- **Accrued Expenses** - April accruals for Management Consulting, Field Management and postage and freight.
- **Due To Other Funds** - Tax Collector Assessments due to trustee and will be transferred in May.

▶ **Fund Balance**

■ **Assigned to:**

Operating Reserves	\$	95,715
--------------------	----	--------

COUNTRY GREENS

Community Development District

All Funds

Notes to the Financial Statements

April 30, 2023

Financial Overview / Highlights

- ▶ The Non-Ad Valorem assessments are 99% collected.
- ▶ Total expenditures through April are approximately 53% compared to Annual Adopted Budget. Significant variances are explained below.

Variance Analysis

Account Name	Annual Adopted Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<i>Administrative</i>				
ProfServ - Legal Services	\$ 10,000	\$ 3,960	40%	Legal services are provided on a needed basis.
Auditing Services	\$ 3,700	\$ 3,900	105%	Per engagement letter dated Sept. 23, 2022 the fee was \$3900.
Insurance- General Liability	\$ 8,370	\$ 7,498	90%	Insurance is paid through April 2023.
Legal Advertising	\$ 450	\$ 1,151	256%	Notice of meetings. There were 2 notices in October.
Miscellaneous Services	\$ 1,000	\$ 400	40%	Meeting room rental.
Misc-Web Hosting	\$ 2,613	\$ 1,318	50%	Quarterly Webhosting, as well as domain renewal.
Office Supplies	\$ 200	\$ 421	211%	Christmas decorations.
<i>Field</i>				
Utility General	\$ 17,000	\$ 5,458	32%	Utility usage varies each month.
R&M - Common Area	\$ 30,000	\$ 4,055	14%	Mulch installed.

COUNTRY GREENS
Community Development District

Supporting Schedules

April 30, 2023

**Non-Ad Valorem Special Assessments - Lake County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2023**

Date Received	Net Amount Received	Discounts / (Penalties) Amounts	(1) Collection Costs	Gross Amount Received	ALLOCATION BY FUND	
					General Fund	Series 2016A Debt Service Fund
Assessments Levied FY 2023				\$ 630,625	\$ 260,871	\$ 369,754
Allocation %				100%	41%	59%
11/22/22	\$ 2,173	\$ 110	\$ 44	\$ 2,327	\$ 2,327	\$ -
11/22/22	\$ 3,178	\$ 160	\$ 65	\$ 3,402	\$ -	\$ 3,402
11/22/22	\$ 9,695	\$ 412	\$ 198	\$ 10,306	\$ 10,306	\$ -
11/22/22	\$ 12,282	\$ 522	\$ 251	\$ 13,055	\$ -	\$ 13,055
12/07/22	\$ 17,161	\$ 730	\$ 350	\$ 18,241	\$ 18,241	\$ -
12/07/22	\$ 23,312	\$ 991	\$ 476	\$ 24,779	\$ -	\$ 24,779
12/12/22	\$ 176,339	\$ 7,497	\$ 3,599	\$ 187,435	\$ 187,435	\$ -
12/12/22	\$ 249,066	\$ 10,589	\$ 5,083	\$ 264,738	\$ -	\$ 264,738
12/21/22	\$ 24,190	\$ 1,026	\$ 494	\$ 25,710	\$ 25,710	\$ -
12/21/22	\$ 37,202	\$ 1,578	\$ 759	\$ 39,539	\$ -	\$ 39,539
01/11/23	\$ 4,227	\$ 152	\$ 86	\$ 4,466	\$ 4,466	\$ -
01/11/23	\$ 5,519	\$ 196	\$ 113	\$ 5,828	\$ -	\$ 5,828
02/10/23	\$ 2,629	\$ 70	\$ 54	\$ 2,753	\$ 2,752.63	
02/10/23	\$ 3,388	\$ 91	\$ 69	\$ 3,548		\$ 3,548.11
03/09/23	\$ 2,137	\$ 22	\$ 44	\$ 2,202	\$ 2,202	\$ -
03/09/23	\$ 3,012	\$ 31	\$ 61	\$ 3,105		\$ 3,105
04/10/23	\$ 4,275	\$ 87	\$ -	\$ 4,363	\$ 4,363	\$ -
04/10/23	\$ 6,700	\$ 137	\$ -	\$ 6,836	\$ -	\$ 6,836
TOTAL	\$ 586,484	\$ 24,403	\$ 11,745	\$ 622,632	\$ 257,802	\$ 364,830
% COLLECTED				99%	99%	99%
TOTAL OUTSTANDING				\$ 7,993	\$ 3,069	\$ 4,924

COUNTRY GREENS

Community Development District

Balance Sheet - All Funds

Cash and Investment Report

April 30, 2023

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND					
Checking account - Operating	Valley National Bank	Checking Account	n/a	4.50%	\$ 74,168
Money Market Account	Valley National	MMA	n/a	4.50%	\$ 368,229
Subtotal					\$ 442,397
DEBT SERVICE FUNDS					
Series 2016 A-1 Interest	US Bank	First American Govt.	n/a	0.005%	\$ 41,793
Series 2016 A-2 Interest	US Bank	First American Govt.	n/a	0.005%	\$ 22,000
Series 2016 A-1 & A-2 Prepayment	US Bank	First American Govt.	n/a	0.005%	\$ 9,491
Series 2016 A-1 Reserve	US Bank	First American Govt.	n/a	0.005%	\$ 120,534
Series 2016 A-2 Reserve	US Bank	First American Govt.	n/a	0.005%	\$ 53,250
Series 2016 A-1 & A-2 Rev.	US Bank	First American Govt.	n/a	0.005%	\$ 70,457
Series 2016 A -1 Sinking Fund	US Bank	First American Govt.	n/a	0.005%	\$ 155,000
Series 2016 A-2 Sinking Fund	US Bank	First American Govt.	n/a	0.005%	\$ 55,000
Subtotal					\$ 527,524
Total					\$ 969,922

Country Greens CDD

Bank Reconciliation

Bank Account No. 9840 Valley National Bank GF Checking
 Statement No. 04-23
 Statement Date 4/30/2023

G/L Balance (LCY)	74,167.85	Statement Balance	80,375.03
G/L Balance	74,167.85	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	80,375.03
Subtotal	74,167.85	Outstanding Checks	6,207.18
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	74,167.85	Ending Balance	74,167.85
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
4/20/2023	Payment	3411	PEGASUS ENGINEERING LLC	6,207.18	0.00	6,207.18
Total Outstanding Checks.....				6,207.18		6,207.18

COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 4/1/23 to 4/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
VALLEY NATIONAL BANK GF CHECKING - (ACCT#XXXXX9840)							
CHECK # 3406							
04/14/23	Employee	CATHERINE G. CATASUS	PAYROLL	April 14, 2023 Payroll Posting			\$184.70
							Check Total
							<u>\$184.70</u>
CHECK # 3407							
04/14/23	Employee	JOSEPH G. GRALL	PAYROLL	April 14, 2023 Payroll Posting			\$184.70
							Check Total
							<u>\$184.70</u>
CHECK # 3408							
04/12/23	Vendor	INFRAMARK, LLC	91805	MARCH 2023 MGMT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$5,613.50
04/12/23	Vendor	INFRAMARK, LLC	91805	MARCH 2023 MGMT FEES	ProfServ-Field Management	001-531016-53901	\$1,691.67
04/12/23	Vendor	INFRAMARK, LLC	91805	MARCH 2023 MGMT FEES	Postage and Freight	001-541006-51301	\$5.40
							Check Total
							<u>\$7,310.57</u>
CHECK # 3409							
04/12/23	Vendor	INNERSYNC STUDIO, LTD	21197	April 2023 WEB HOSTING/COMPLIANCE SVCS	Misc-Web Hosting	001-549915-51301	\$388.13
							Check Total
							<u>\$388.13</u>
CHECK # 3410							
04/12/23	Vendor	SITEX AQUATICS, LLC	7605	APRIL 2023 LAKE MAINT	June Inv.	001-534067-53901	\$255.00
							Check Total
							<u>\$255.00</u>
CHECK # 3411							
04/20/23	Vendor	PEGASUS ENGINEERING LLC	226457	ENGG SVCS 11/20/22-1/28/23	ProfServ-Engineering	001-531013-51501	\$6,207.18
							Check Total
							<u>\$6,207.18</u>
CHECK # 3412							
04/20/23	Vendor	SERVELLO & SONS, INC.	23917	APRIL 2023 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$14,628.17
							Check Total
							<u>\$14,628.17</u>
CHECK # 3413							
04/21/23	Vendor	CA FLORIDA HOLDING	0005433709	NOTICE OF MEETING 3/3/23	Finance Charge	001-548002-51301	\$111.12
							Check Total
							<u>\$111.12</u>
CHECK # 3414							
04/21/23	Vendor	US BANK	6871717	TRUSTEE FEES 3/1/23-2/29/24	Trustee Fees 10/1/23-2/29/24	155000	\$1,858.69
04/21/23	Vendor	US BANK	6871717	TRUSTEE FEES 3/1/23-2/29/24	Trustee fees 3/1/23 - 9/30/23	001-531045-51301	\$1,858.69
							Check Total
							<u>\$3,717.38</u>
ACH #DD338							
04/01/23	Vendor	SECO	031723 ACH	BILLPRD 2/13-3/15/23	Utility - General	001-543001-53901	\$798.00
							ACH Total
							<u>\$798.00</u>

COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 4/1/23 to 4/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD339							
04/14/23	Employee	DAVID WARDEN	PAYROLL	April 14, 2023 Payroll Posting			\$184.70
							ACH Total <u>\$184.70</u>
ACH #DD340							
04/14/23	Employee	CRYSTAL Y. JONES	PAYROLL	April 14, 2023 Payroll Posting			\$184.70
							ACH Total <u>\$184.70</u>
ACH #DD341							
04/28/23	Vendor	SECO	041323 ACH	BILL PRD 3/10-4/11/23	Utility - General	001-543001-53901	\$369.00
							ACH Total <u>\$369.00</u>
							Account Total <u><u>\$34,523.35</u></u>

Section 4B

Number of Registered

Voters



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

May 9, 2023

Ashley Porter, Administrative Assistant
Inframark, LLC
313 Campus Street
Celebration FL 34747

Re: District Counts

The number of registered voters within the Country Greens Community Development District as of April 15, 2023 is 1,309.

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 5

Presentation of FY2024

Budget

Section 5A

Preliminary FY2024 Budget

COUNTRY GREENS
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2024

Proposed Budget
(Printed 5/17/23, version 2)

Prepared by:



COUNTRY GREENS

Community Development District

Table of Contents

	<u>Page #</u>
 <u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1
Exhibit A - Allocation of Fund Balances	2
Budget Narrative	3 - 5
 <u>DEBT SERVICE BUDGETS</u>	
Series 2016A	
Summary of Revenues, Expenditures and Changes in Fund Balances	6
Amortization Schedule	7 - 8
Budget Narrative	9
 <u>SUPPORTING BUDGET SCHEDULES</u>	
2024-2023 Non-Ad Valorem Assessment Summary	10

COUNTRY GREENS

Community Development District

Operating Budget

Fiscal Year 2024

COUNTRY GREENS

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET FY 2023	THRU APR - 2023	MAY - SEP-2023	PROJECTED FY 2023	BUDGET FY 2024
REVENUES							
Interest - Investments	2,664	\$ 3,432	\$ 2,609	\$ 10,683	7,631	\$ 18,314	\$ 10,000
Special Assmnts- Tax Collector	226,850	226,846	260,871	257,802	3,069	260,871	313,047
Special Assmnts- Discounts	(8,645)	(8,691)	(10,435)	(10,020)	-	(10,020)	(12,522)
TOTAL REVENUES	220,869	221,587	253,045	258,465	10,700	269,165	310,525
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	5,400	5,000	6,000	3,600	2,400	6,000	6,000
FICA Taxes	413	383	459	275	184	459	459
ProfServ-Arbitrage Rebate	1,200	600	600	-	600	600	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	1,380	16,385	5,500	6,207	1,000	7,207	15,000
ProfServ-Legal Services	7,150	10,236	10,000	3,960	6,040	10,000	10,000
ProfServ-Mgmt Consulting Serv	67,362	67,362	67,362	39,295	28,068	67,363	69,383
ProfServ-Trustee Fees	3,717	3,408	3,717	3,717	-	3,717	3,717
Auditing Services	3,500	3,700	3,700	3,900	-	3,900	3,900
Postage and Freight	947	1,076	1,100	30	1,070	1,100	1,100
Insurance - General Liability	8,409	6,975	8,370	7,498	-	7,498	8,248
Printing and Binding	588	457	500	2	498	500	500
Legal Advertising	-	189	450	1,151	300	1,451	650
Miscellaneous Services	50	-	1,000	400	600	1,000	1,000
Misc-Assessmnt Collection Cost	1,626	3,393	5,217	4,956	261	5,217	6,261
Misc-Web Hosting	2,465	3,396	2,613	1,318	1,295	2,613	3,000
Office Supplies	435	-	200	421	200	621	700
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	105,817	123,735	117,963	76,905	43,515	120,420	131,693
<i>Field</i>							
ProfServ-Field Management	20,300	20,300	20,300	11,842	8,458	20,300	20,909
Contracts-Aquatic Control	3,315	3,060	3,060	1,530	1,275	2,805	3,060
Contracts-Landscape	163,151	190,486	175,538	102,397	73,141	175,538	175,538
Utility - General	11,755	10,073	17,000	5,458	5,456	10,914	13,000
R&M-Common Area	24,959	24,369	30,000	4,055	25,945	30,000	30,000
Capital Outlay	-	-	15,000	-	-	-	15,000
Miscellaneous Service	-	1,446	4,000	-	4,000	4,000	4,000
Total Field	223,480	249,734	264,898	125,282	118,275	239,557	261,507
TOTAL EXPENDITURES	329,297	373,469	382,861	202,187	161,790	359,977	393,200
Excess (deficiency) of revenues							
Over (under) expenditures	(108,428)	(151,882)	(129,816)	56,278	(151,091)	(90,813)	(82,675)
Net change in fund balance	(108,428)	(151,882)	(129,816)	56,278	(151,091)	(90,813)	(82,675)
FUND BALANCE, BEGINNING	633,762	525,333	373,449	373,449	-	373,449	282,636
FUND BALANCE, ENDING	\$ 525,334	\$ 373,451	\$ 243,633	\$ 429,727	\$ (151,091)	\$ 282,636	\$ 199,961

COUNTRY GREENS

Community Development District

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 282,636
Net Change in Fund Balance - Fiscal Year 2024	(82,675)
Reserves - Fiscal Year 2024	
Total Funds Available (Estimated) - 9/30/2024	199,961

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - Operating Capital	98,300 ⁽¹⁾
---------------------------------------	-----------------------

Total Allocation of Available Funds	98,300
--	---------------

Total Unassigned (undesignated) Cash	\$ 101,661
---	-------------------

Notes

(1) Represents approximately 3 months of operating expenditures

COUNTRY GREENS

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2024**REVENUES****Interest - Investments**

The District earns interest on their operating account and other investments.

Special Assessment - Tax collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessment - Discounts

Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Expenditures - Administrative**P/R Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services - Arbitrage Rebate

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2016 Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services - Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Prof Service - Engineering

The District's engineer will be providing general engineering services to the District, i.e., attendance and preparation for monthly board meetings, review invoices, etc.

Professional Services - Legal Services

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for meetings, review operating and maintenance contracts.

COUNTRY GREENS

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2024**Expenditures - Administrative (continued)****Professional Services – Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Professional Services Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2016A Special Assessment Bond. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on last year's actuals plus contingency.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance - General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance. Public Risk Insurance specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects

Legal Advertising

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

Miscellaneous Services

Bank charges and any other miscellaneous expenditures that are incurred during the year.

Misc. - Assessment Collection Costs

The District reimburses the Lake County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

COUNTRY GREENS

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2024**Expenditures - Administrative (continued)****Misc – Web Hosting**

Annual contract with Campus Suite and GoDaddy, as well as a quarterly contract with Innersync Studio Ltd. to maintain the District's website and fees for email hosting and archiving.

Office Supplies

Miscellaneous office supplies.

Annual District Filing Fee

The District is required to pay an annual fee to the Department of Community Affairs of \$175.

Expenditures - Field**ProfServ-Field Management**

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Contracts – Aquatic Control

The District has a contract with Sitex Aquatics for cleaning, inspection as well as, weed and algae treatment of three (3) ponds.

Contracts - Landscape

The District has a contract with Yellowstone Landscape to provide landscape maintenance through Valley Crest. These services include mowing, edging, blowing, applying pest and disease control chemicals to sod, mulching once per year, applying fertilizer, and transplanting annuals three times per year. The budgeted amount includes unscheduled maintenance as well as repair and replacement.

Utility - General

The District maintains wells, pumps, and has electrical and water accounts for the common areas.

R&M - Common Areas

The cost of any maintenance expenditures that are incurred during the year such as painting, pressure-washing, fountain repairs, ponds, storm water ponds, storm water system, and the street lighting equipment.

Capital Outlay

This expense line is for the aquatic control system project.

Miscellaneous Services

Work orders for field operations.

COUNTRY GREENS

Community Development District

Debt Service Budgets

Fiscal Year 2024

COUNTRY GREENS

Community Development District

Series 2016A Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	MAY -	PROJECTED	BUDGET
			FY 2023	APR - 2023	SEP-2023	FY 2023	FY 2024
REVENUES							
Interest - Investments	16	\$ 771	25	\$ 6,724	\$ 4,803	\$ 11,527	\$ 500
Special Assmnts- Tax Collector	369,760	369,754	369,754	364,830	4,924	369,754	369,754
Special Assmnts- Discounts	(14,084)	(14,166)	(14,790)	(14,159)	-	(14,159)	(14,790)
TOTAL REVENUES	355,692	356,359	354,989	357,395	9,727	367,122	355,464
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	7,114	5,516	7,395	7,013	382	7,395	7,395
Total Administrative	7,114	5,516	7,395	7,013	382	7,395	7,395
<i>Debt Service</i>							
Principal Prepayments	20,000	10,000	-	-	-	-	-
Principal Debt Retirement A-1	150,000	155,000	155,000	-	155,000	155,000	160,000
Principal Debt Retirement A-2	50,000	55,000	55,000	-	55,000	55,000	60,000
Interest Expense Series A-1	90,836	87,461	83,586	41,793	41,793	83,586	79,324
Interest Expense Series A-2	50,625	47,250	44,500	22,000	22,000	44,000	41,000
Total Debt Service	361,461	354,711	338,086	63,793	273,793	337,586	340,324
TOTAL EXPENDITURES	368,575	360,227	345,481	70,806	274,175	344,981	347,719
Excess (deficiency) of revenues							
Over (under) expenditures	(12,883)	(3,868)	9,508	286,589	(264,448)	22,141	7,745
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	9,508	-	-	-	7,745
TOTAL OTHER SOURCES (USES)	-	-	9,508	-	-	-	7,745
Net change in fund balance	(12,883)	(3,868)	9,508	286,589	(264,448)	22,141	7,745
FUND BALANCE, BEGINNING	264,387	251,505	247,636	247,636	-	247,636	269,777
FUND BALANCE, ENDING	\$ 251,504	\$ 247,637	\$ 257,144	\$ 534,225	\$ (264,448)	\$ 269,777	\$ 277,522

COUNTRY GREENS

Community Development District

Series 2016A-1 Debt Service Fund

Series 2016A-1 Special Assessment Revenue Bonds Amortization Schedule

Period Ending	Principal	Coupon	Interest	Annual Debt Service
11/1/2023	2,135,000		39,662	
5/1/2024	2,135,000	160,000	39,662	239,324
11/1/2024	1,975,000		37,262	
5/1/2025	1,975,000	165,000	37,262	239,524
11/1/2025	1,810,000		34,622	
5/1/2026	1,810,000	170,000	34,622	239,244
11/1/2026	1,640,000		31,859	
5/1/2027	1,640,000	180,000	31,859	243,719
11/1/2027	1,460,000		28,709	
5/1/2028	1,460,000	185,000	28,709	242,419
11/1/2028	1,275,000		25,125	
5/1/2029	1,275,000	190,000	25,125	240,250
11/1/2029	1,085,000		21,444	
5/1/2030	1,085,000	200,000	21,444	242,888
11/1/2030	885,000		17,569	
5/1/2031	885,000	210,000	17,569	245,138
11/1/2031	675,000		13,500	
5/1/2032	675,000	215,000	13,500	242,000
11/1/2032	460,000		9,200	
5/1/2033	460,000	225,000	9,200	243,400
11/1/2033	235,000		4,700	
5/1/2034	235,000	235,000	4,700	244,400
	2,135,000		3,189,608	2,662,304

COUNTRY GREENS

Community Development District

Series 2016A-2 Debt Service Fund

**Series 2016A-2 Special Assessment Revenue Bonds Amortization
Schedule**

Period Ending	Outstanding Balance	Principal	Coupon	Extraordinary Redemption	Interest	Debt Service	Annual Debt Service
11/1/2023	820,000				20,500	22,000	
5/1/2024	820,000	60,000	5.00%		20,500	82,000	101,000
11/1/2024	760,000				19,000	20,500	
5/1/2025	760,000	60,000	5.00%		19,000	85,500	98,000
11/1/2025	700,000				17,500	18,875	
5/1/2026	700,000	65,000	5.00%		17,500	88,875	100,000
11/1/2026	635,000				15,875	17,125	
5/1/2027	635,000	65,000	5.00%		15,875	87,125	96,750
11/1/2027	570,000				14,250	15,375	
5/1/2028	570,000	70,000	5.00%		14,250	90,375	98,500
11/1/2028	500,000				12,500	13,500	
5/1/2029	500,000	75,000	5.00%		12,500	93,500	100,000
11/1/2029	425,000				10,625	11,500	
5/1/2030	425,000	75,000	5.00%		10,625	96,500	96,250
11/1/2030	350,000				8,750	9,375	
5/1/2031	350,000	80,000	5.00%		8,750	99,375	97,500
11/1/2031	270,000				6,750	7,125	
5/1/2032	270,000	85,000	5.00%		6,750	97,125	98,500
11/1/2032	185,000				4,625	4,875	
5/1/2033	185,000	90,000	5.00%		4,625	99,875	99,250
11/1/2033	95,000				2,375	2,500	
5/1/2034	95,000	95,000	5.00%		2,375	102,500	99,750
		820,000		0	265,500	1,165,500	1,085,500

COUNTRY GREENS

Community Development District

Debt Service Fund

Budget Narrative
Fiscal Year 2024

REVENUES

Interest - Investments

The District earns interest income on their trust accounts with US Bank.

Special Assessment - Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures. The District will assess the maximum annual debt service amount.

Special Assessment - Discounts

Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Expenditures - Administrative

Misc. - Assessment Collection Costs

The District reimburses the Lake County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Expenditures - Debt Service

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt service.

Interest Expense

The District pays interest expense on the debt service twice a year.

COUNTRY GREENS

Community Development District

Supporting Budget Schedules

Fiscal Year 2024

COUNTRY GREENS

Community Development District

All Funds

**Assessment Summary
Fiscal Year 2024 vs. Fiscal Year 2023**

Product	General Fund			Debt Service Series 2016A			Total Assessments per Unit			Units
	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	
TH 34'	\$308.30	\$256.91	20%	\$289.25	\$289.25	0%	\$597.54	\$546.16	9%	104
SF 55'	\$440.43	\$367.02	20%	\$424.23	\$424.23	0%	\$864.65	\$791.25	9%	319
SF 65'	\$440.43	\$367.02	20%	\$501.36	\$501.36	0%	\$941.79	\$868.38	8%	97
SF 100'	\$440.43	\$367.02	20%	\$752.04	\$752.04	0%	\$1,192.47	\$1,119.06	6%	158
Golf Course	\$4,403.15	\$3,669.27	20%	\$5,013.61	\$5,013.61	0%	\$9,416.76	\$8,682.88	8%	10
Commercial	\$23,776.67	\$19,813.77	20%	\$34,709.63	\$34,709.63	0%	\$58,486.29	\$54,523.39	7%	54
New Area	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	
										742

Section 5B
Resolution 2023-03,
Approving the Budget and
Setting a Public Hearing
Thereon

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Country Greens Community Development District (the “District”) is a special-purpose local government established by Ordinance No. 702, enacted, ordered, and approved on April 22, 2002, by Lake County and effective December 2, 1992, pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“Board”) for the District prior to June 15, 2023, a proposed budget (“Proposed Budget”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“Fiscal Year 2024”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:

HOUR:

LOCATION: Reach Church, 31431 Payne Road, Sorrento, FL 32757

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

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

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

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED THIS 14 DAY OF June 2023.

ATTEST:

**COUNTRY GREENS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2024

Exhibit A
Proposed Budget for Fiscal Year 2024

[See following pages]

Section 6 Staff Reports

Section 6A

Field Manager

Section 6Ai Field Report

MAY 2023 FIELD INSPECTION

Country Greens CDD

Thursday, May 18, 2023

Prepared For Board Of Supervisors

19 Item Identified

Freddy Blanco Field
Manager
Inframark





Item 1

Assigned To Servello Landscaping
Provide schedule for irrigation leak
repair at Marbella Dr. Next to the
parking lot.



Item 2

Assigned To Inframark
Tower fountain is working normally.



Item 3

Assigned To Servello Landscaping
Provide schedule for next annual
flowers installation at Sorrento
Spring Dr.



Item 4

Assigned To Servello Landscaping
Trimming service to the bushes
along the 44 is ongoing.



Item 5

Assigned To Servello Landscaping
Jazmin installation at the community
entrance at the 44 is completed.



Item 6

Assigned To Servello Landscaping
Mowing and edging service at Tus-
cany Ave. is completed according to
the schedule.



Item 7

Assigned To Servello Landscaping
Bush hogging service is pending at
Fortunado St.



Item 8

Assigned To Servello Landscaping
Mowing service around the storm
drain at Marbella Dr is ongoing



Item 9

Assigned To Servello Landscaping Mowing and Edging service at Terragona Dr. Is completed according to the schedule.



Item 10

Assigned To Servello Landscaping Mowing service around the storm drain at Sorrento Springs Dr. Is completed.



Item 11

Assigned To Servello Landscaping
Mowing service around the storm
drain at Conpanero Dr. Is completed.



Item 12

Assigned To Servello Landscaping
Trimming palm trees service at Com-
panero Dr. is still pending for
schedule.



Item 13

Assigned To Servello Landscaping
Mowing service around the dry
ponds at Companero Dr with Cardi-
nal Ln is ongoing.



Item 14

Assigned To Servello Landscaping
Mowing service along the PVC fence
at Cardinal Ln is not completed at
all.



Item 15

Assigned To Servello Landscaping
Fallen tree Removal service near to
the PVC fence at Companero Dr. Is
pending for schedule.



Item 16

Assigned To Inframark
PVC fence repair at the Corner of
Cardinal Ln. With 44 is completed
according to the schedule.



Item 17

Assigned To Servello Landscaping
Provide schedule for removal of
dead tree branches located at 44 is
pending.



Item 18

Assigned To Servello Landscaping
Removal service of dead tree located
next to the PVC fence at the 437 is
still pending for schedule.



Item 19

Assigned To Servello Landscaping
Trimming service along the 437 is
not completed at all.

COUNTRY GREENS CDD

Update May 2023



❖ The tower fountain pump pipe was repaired.



❖ Performed drain cleaning.



thank you

Section 6Aii Hurricane Authorization Form 2023



AUTHORIZATION TO PROCEED FOR THE 2023 HURRICANE SEASON

The 2023 Hurricane Season is upon us. In preparation for this season, we are sending all our valued *Servello Landscape Solutions* customers the Authorization to Proceed Form.

*Prices advertised are only for those who submit their Authorization to Proceed For the 2023 Hurricane Season. **BONUS:** Properties with submitted Authorizations will also benefit from Priority Attention in the order the Authorization Forms are received. If we do not have authorization, we cannot respond until we receive it.

Thank you very much for your cooperation.

AUTHORIZATION TO PROCEED FOR THE 2023 HURRICANE SEASON FORM

The undersigned, _____ (please print name),
as an authorized agent for _____ (Property Name)

Hereby authorizes work to proceed based on \$65.00* per man hour and \$45.00* per hour for basic equipment costs. The use of the bucket will be \$85.00* per hour and \$95.00* per hour for the large loader. Dump fees will be assessed. A fuel surcharge will be applied if fuel prices exceed \$4.00 per gallon. All invoicing will be directly billed to the property and late fees will be applicable should payment exceed thirty (30) days. Visa and MasterCard are accepted and will receive an additional 3.75% charge with each credit card payment.

The undersigned further releases *Servello Landscape Solutions* from subsequent damage in attempts to remove tree debris from vehicles, buildings, etc. resulting from hurricanes.

Signature

Date

Section 6Aiii Proposals

Section 6Aiiia
We Hang Christmas Lights
#3033 for Lighting



We Hang Christmas Lights

4280 Church St. Ste 1556 | Sanford, FL 32771
 407 501 7999 | wehangchristmaslightsorlando@gmail.com | wehangchristmaslightsfl.com

RECIPIENT:

Sorrento Springs CDD

Marbella Drive
 Florida 32776
 Phone: 407-566-1935

Quote #3033	
Sent on	05/08/2023
Total	\$9,904.50

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Stake Lighting	44 Entrance: C9 LED Bulbs perfectly staked along the center island mulch bed (WARM WHITE/ RED)	350	\$6.00	\$2,100.00*
Roof Line- C9 Bulb	44 Entrance: C9 LED Bulbs perfectly placed along entire roofline of the guard shack (WARM WHITE) -We will attach lights on gutters or drip edge's using clips and special tabs.	150	\$7.00	\$1,050.00*
Wreath 36" LED with 18" Bow	44 Entrance: 36" LED Lit Wreath with 18" Red/ Gold commercial grade 3d vinyl bow 4 wreaths placed on the gates of the guard shack.	4	\$230.00	\$920.00*
Wreath 36" LED with 18" Bow	44 Entrance: 36" LED Lit Wreath with 18" Red/ Gold commercial grade 3d vinyl bow Placed on the monument sign on the right(entrance) side.	2	\$230.00	\$460.00*
Wreath 48" LED with 24" Bow	44 Entrance: 48" LED Lit Wreath with 24" Red/ Gold commercial grade 3d vinyl bow Hung in the top of the water tower on the exit (left) side	1	\$325.00	\$325.00*
RGB Flood Light	44 Entrance: LED RGB Flood Light pointing up at the large tower. - Can be solid color, changing colors, etc -Recommendation: (SOLID GREEN/RED)	2	\$125.00	\$250.00*
C9 Line	437/Marbella entrance: C9 LED Bulb (WARM WHITE) Line of lights perfectly placed on the top of the monument sign in the center island.	30	\$8.00	\$240.00*
Wreath 36" LED with 18" Bow	437/Marbella entrance: 36" LED Lit Wreath with 18" Red/ Gold commercial grade 3d vinyl bow 2 wreaths on each side of the monument sign in the center island.	4	\$230.00	\$920.00*



We Hang Christmas Lights

4280 Church St. Ste 1556 | Sanford, FL 32771
 407 501 7999 | wehangchristmaslightsorlando@gmail.com | wehangchristmaslightsfl.com

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Tree Wrap- Basic	437/Marbella entrance: Wrapping the trunks of the 4 trees in the center island roughly 5' up with LED 5mm Mini Lights (WARM WHITE) -We plan to use 4 strands per tree	4	\$120.00	\$480.00*
Tree Wrap- Basic	437/Marbella entrance: Wrapping the trunks of the 6 trees (3 on each side of the entrance) roughly 10' up with LED 5mm Mini Lights (WARM WHITE) -We plan to use 8 strands per tree	6	\$240.00	\$1,440.00*
Tear Drop Garland	Companero/Cardinal Entrance: LED Lit "Tear Drop" Garland 3 ft x 16 in -Includes 15" Red/ Gold 3D Vinyl Bow 2 on each monument sign at the entrance.	4	\$170.00	\$680.00*
Wreath 36" LED with 18" Bow	Companero/Cardinal Entrance: 36" LED Lit Wreath with 18" Red/ Gold commercial grade 3d vinyl bow Placing a wreath on the columns next to the gate.	2	\$230.00	\$460.00*
Palm Trunk- Small	Companero/Cardinal Entrance: Wrapping the trunks on the 8 palms at the entrance.Palm Trunk wrapped with 5mm LED Minis (WARM WHITE) -6 strands will be used, roughly 8-10 feet up.	8	\$180.00	\$1,440.00*
Tree Wrap- Basic	Companero/Cardinal Entrance: Wrapping the trunk of the oak tree on the left side of the entrance roughly 8-10' up with LED 5mm Mini Lights (WARM WHITE) -We plan to use 8 strands	1	\$240.00	\$240.00*

* Non-taxable

10% discount applied for 3 year contract.

This quote is valid for the next 30 days, after which values may be subject to change.

Terms and Conditions:

We look forward to working with you! The document below outlines our terms and conditions.

Subtotal	\$11,005.00
Discount (10.0%)	- \$1,100.50
Total	\$9,904.50



We Hang Christmas Lights

4280 Church St. Ste 1556 | Sanford, FL 32771

407 501 7999 | wehangchristmaslightsorlando@gmail.com | wehangchristmaslightsfl.com

Notes Continued...

Our service includes Design, Install, Maintenance, Removal and Storage for the products/ decor provided by us. We do not sell product unless it is listed as a permanent install on the quote. We LEASE/ rent out the products/ decor.

A deposit of 50% must be received before work will begin. The balance must be paid in full upon completion of the installation. Credit cards are required to be saved to your profile and this notice gives us authorization to run for the final balance if payment is not received within 30 days after invoiced date. A penalty of 2% per month can be applied to all balances if not paid after 30 days of the invoice date.

We Hang Christmas Lights will be fully insured with the proper General Liability, Workers Comp, and Auto Policies during our term of this contract. We also carry a 2MM Umbrella Policy. Employees of We Hang Christmas Lights, will all be properly trained/ uniformed and in safety compliance with OSHA guidelines while on the property.

Customer acknowledges that We Hang Christmas Lights fills their schedule well in advance, and all cancellations will be charged 50% of the total cost. If a 3 year contract is agreed to, and the customer decides to terminate the contract in year 2 or 3, We Hang Christmas Lights has the right to charge up to a 15% buy out fee.

Customer is responsible for maintaining and providing adequate electrical outlets adjacent to the proposed locations for its lit decorations and building lights. Lights will be tested and left in working condition once installed. For commercial projects we do quality checks every 3 days after Thanksgiving, however if lights are out, we will need to be notified. We will have the issue resolved within 24-48 hours of notice.

We Hang Christmas Lights will cover all first offenses of theft, vandalism, destruction from animals or landscape company's negligence. If issues continually arise, we have the right to charge a service fee accordingly.

GFI outlets are DESIGNED to trip from moisture/rain. We do our best to prevent this, but some outlets/ breakers can be more sensitive than others. Customers are responsible for resetting GFIs. We ask our communities/ homeowners to turn the irrigation to run between 8 AM - 3PM or shut off certain zones during the season. We also ask for all customers to have the landscaping trimmed prior to install. We recommend sending an email to the landscapers to notify you will have holiday lights installed from October-January, so they can notify crews to be cautious.

We Hang Christmas Lights does our very best to attach lights/décor with temporary fasteners, however some areas will need permanent anchors put into place. Wreaths and any garland will need small anchors to be placed. Customer understands we begin installing lights as early as October 1st, they will not be turned on until mid November. Greenery will be installed starting November 1st.

If any of the provisions of this Contract are found or deemed by a court of competent jurisdiction to be invalid or unenforceable, they shall be considered severable from the remainder of this Contract and shall not cause the remainder to be invalid or unenforceable. Neither of us will be liable to the other for indirect, incidental, special, punitive or exemplary damages that result from the performance or the failure to perform any duties under this agreement.

You hereby acknowledge and agree that in any and all events, our liability to you for any damages that you may incur as a result of our acts or omissions or negligence shall not exceed the greater of available insurance or the fee charged for the lease under this Agreement, determined as of the date on which such damages accrue.

Signature: _____ Date: _____







Section 6Aiv Irrigation Report



Horticulture Maintenance Check

Crew: 405

Jesus/Ryan

Job No	Job Name	Task Description	Due Date	Start Time	End Time	Total Time	Done
10333	Country Greens CDD Tuscany Avenue Sorrento, FL 32776	Horticulture - Turf	05/01/23	_____	_____	_____	<input type="checkbox"/>
10333	Country Greens CDD Tuscany Avenue Sorrento, FL 32776	Horticulture - Tree & Shrub	05/01/23	_____	_____	_____	<input type="checkbox"/>

Lawn Check List

___ Granular Fertilizer ___ Micro Nutrients

___ Liquid Fertilizer Iron

Weed Control

Broadleaf

Sedge _____

Grassy _____

Other _____

Insect Control

Chinch bugs _____

Mole Crickets _____

Sod webworms _____

Army worms _____

Fire ants

Other _____

Disease Control

Brown patch _____

Leaf Spot _____

Dollar spot _____

Other _____

Shrub Check List

___ Granular fertilizer

___ Micro Nutrients

Insect Control

Scale _____

Spider Mites _____

Lace bugs _____

Aphids _____

Caterpillars _____

White flies _____

Thrips _____

Other _____

Disease Control

Leaf spot _____

Sooty mold _____

Powdery mildew _____

Root rot _____

Other _____

Products Used	Qty	Date	Reason	Temp
<i>Iron</i>	<i>312g</i>	<i>5-11</i>	<i>Turf color</i>	
<i>Bifen XTS</i>	<i>16oz</i>	<i>5-11</i>	<i>Turf insects</i>	
<i>Fusilade</i>	<i>3oz</i>	<i>5-11</i>	<i>Shrub weeds</i>	
<i>Envoy</i>	<i>2oz</i>	<i>5-11</i>	<i>Shrub weeds</i>	
<i>Summer Manor Mix</i>	<i>64oz</i>	<i>5-11</i>	<i>Turf weeds</i>	

Notes: 3 Shrub Applications
Feb, May, Oct
6 pest/disease control
Tree care - 3 fertilizations and
6 pest/disease control

Treated fire ants band w/ Bifen XTS

Extra Work

Job No	Job Name	Task Description	Date	Start Time	End Time	Total Time	Done
_____	_____	_____	_____	_____	_____	_____	<input type="checkbox"/>
_____	_____	_____	_____	_____	_____	_____	<input type="checkbox"/>

Section 6B

District Counsel

Section 6C


District Engineer

Section 6Ci Engineer Report



PROJECT MEMORANDUM

To: Gabriel Mena
Inframark Services
District Manager

From: David Hamstra, P.E., CFM 
District Engineer

Date: June 6, 2023

Re: **Country Greens Community Development District**

Subject: **District Engineer Report #3**

The purpose of this project memorandum is to provide the CDD Board of Supervisors with a status of current and upcoming assignments and projects.

Tuscany Avenue Bubble-Up Drainage Structure

Pegasus Engineering (Greg Teague) submitted the 90% construction plans and construction cost estimate (\$44,030.85) on October 27, 2022 to the Chairperson and Inframark for review and comments. It was decided during the February 20, 2023 CDD meeting to delay the bid advertisement until the construction plans are complete and can be combined with the Entrance Pond Improvements to possibly lower the bid prices.

Pursuant to discussions during the April 11, 2023 CDD meeting, the District Engineer was directed to obtain a quote for the Tuscany Avenue Bubble-Up Drainage Structure given that the Entrance Pond Improvements have changed significantly and will not involve the type of work that was originally anticipated. Pegasus Engineering received a quote for the Tuscany Avenue Bubble-Up Drainage Structure from Element Environmental on April 26, 2023 in the amount of \$34,475.00 (approximately \$10,000 below the engineer's cost estimate). Refer to Attachment "A" for a copy of the quote from Element Environmental.

That said, the District Engineer respectfully requests the Board's review and approval of the submitted quote and for District Counsel to prepare an Agreement between the CDD and Element Environmental.

Entrance Pond Improvements

Pegasus Engineering (Greg Teague) submitted the 90% construction plans on January 20, 2023 to the Chairperson and Inframark for review and comments. It was decided during the April 11, 2023 CDD meeting not to proceed with the proposed improvements due to the continued complaints and chronic problems about the water features, pumps, debris, etc. The Board of Supervisors chose to abandon the improvement project and directed the District Engineer to coordinate with the Chairperson and Inframark to investigate the possibility of filling-in and converting the three entrance ponds to a landscape amenity.

Pegasus Engineering (David Hamstra) conducted a site inspection with the District Chairperson on Friday, April 21, 2023 to take measurements and discuss the new action plan.

On Friday, May 5, 2023, Pegasus Engineering (David Hamstra) requested quotes from Inframark, Servello, and Element Environmental for filling-in and converting the three entrance ponds to a landscape amenity.

The following is the proposed scope of work associated with decommissioning the existing water features, filling-in and converting the three (3) entrance ponds to a landscape amenity (refer to the attached site plan and photographs):

1. ***Inframark*** - Remove all the construction debris (e.g., left-over HDPE pipe), as well as the exiting pumps and PVC pipes associated with Ponds 2 and 3.
2. ***Inframark*** - Pump the water contained in Ponds 1 and 3 to the existing curb inlet located south of the guard gate. The pumped flows into the curb inlet will discharge to the existing dry bottom pond.
3. ***Element Environmental*** - Dredge/remove the existing organics/sediments between the current pond bottoms and the impervious liners for all three (3) ponds.
4. ***Element Environmental*** - Cut and remove the existing impervious liners from all three (3) ponds. Note that the liners located in the pond side slopes can remain, only cut, and remove the liner at the bottom of each pond.
5. ***Element Environmental*** - Import clean fill sand for all three (3) ponds and fill Ponds 1 and 3 with 12-inches of the fill material.
6. ***Servello*** - Import and place 6-inches of pine bark mulch in the bottom of all three (3) ponds.

For your information, the “approximate” pond bottom surface areas are as follows:

- *Pond 1 = 1,200 square feet*
- *Pond 2 = 225 square feet*
- *Pond 3 = 800 square feet*

That said, please prepare and submit a proposal to my attention for your respective scope of work by Friday, May 26th.

As requested, Pegasus Engineering received quotes from the three vendors as summarized below (refer to **Attachment “B”**):

- *\$2,150.00 – Inframark*
- *\$16,500.00 – Element Environmental*
- *\$4,285.60 – Servello*
- ***\$22,935.60 – Total Project Costs***

That said, the District Engineer respectfully requests the Board’s review and approval of the submitted quotes and for the District Counsel to prepare Agreements between the CDD and the three vendors.

Terragonna Drive Storm Pipe Cleaning

The CDD Board of Supervisors directed the District Engineer to obtain a quote to clean the existing storm sewer pipes in the vicinity of Terragonna Drive and Sardinia Drive. Pegasus Engineering received a quote from Atlantic Pipe Services (APS) on April 17, 2023 in the amount of \$5,760.00 (refer to **Attachment “C”**).

That said, the District Engineer respectfully requests the Board’s review and approval of the submitted quote and for District Counsel to prepare an Agreement between the CDD and Atlantic Pipe Services.

Change Order #2

Based on our most recent invoice dated May 30, 2023, Pegasus Engineering has exceeded our current **\$15,500** budget associated with the Fiscal Year 2022/2023 District Engineer services. More specifically, as of week ending April 22, 2023, Pegasus Engineering has incurred cost of \$1,716.24 in excess of the current budget. With that said, we respectfully request an hourly not-to-exceed amount of **\$5,000** to cover the amount overbudget, as well as to prepare construction plans and/or bid documents for miscellaneous projects and attend the bi-monthly CDD meetings.

SJRWMD Annual Stormwater Inspections

The District Engineer will perform site inspections to observed and document the condition of the various stormwater management ponds and conveyance systems in conjunction with submitting a St. Johns River Water Management District (SJRWMD) Operation and Maintenance Inspection Certification form. This is a requirement of the SJRWMD permit issued on January 8, 2002 for Sorrento Hills PUD (Permit No. 66507-2). Refer to **Attachment "E"** for a copy of the permit conditions, and specifically Condition No. 34.

In closing, we respectfully request the Board's input and direction regarding any additional assignments or tasks that need to be addressed prior to future Community Development District meetings.

END OF MEMO

cc: Freddy Blanco, Inframark Services
Scott Clark, District Counsel
Greg Teague, Pegasus Engineering
Pegasus Project File MSC-22072

Attachment “A”

Tuscany Avenue
Drainage Structure
Repairs

BID SCHEDULE

Sorrento Hills - Phases **1 & 2**
 Pond 20 Grading and Drainage Improvements



Item No.	Pay Item	Item Description	Item Qty.	Qty. Unit	Unit Price	Extended Amount
GENERAL CATEGORY						
1	101-1a	Mobilization	1	LS	\$0	\$0
2	101-1b	Bonds and insurance	1	LS	\$0	\$0
3	102-1	Maintenance of Traffic	1	LS	\$0	\$0
4	110-1-1	Clearing and grubbing	1	LS	\$0	\$0
5	900-1	Construction layout and as-builts	1	LS	\$0	\$0
Subtotal						\$0
CONSTRUCTION CATEGORY						
1	104-1	Dewatering	1	LS	\$0	\$0
2	104-7	Temporary rock check dam	1	LS	\$1,600	\$1,600
3	104-13-1	Staked silt fence	286	LF	\$825	\$825
4	104-15	Soil tracking prevention device for the construction entrances	2	EA	\$6,000	\$6,000
5	104-18	Inlet protection system	4	EA	\$1,000	\$1,000
6	120-6	Embankment and grading	1	LS	\$6,750	\$6,750
7	425-1-541	Type "D" ditch bottom inlet with concrete apron and bar screens	1	EA	\$6,100	\$6,100
8	430-175-118	18" diameter HDPE pipe extension and concrete jacket	1	LS	\$800	\$800
9	430-175-130	30" diameter HDPE pipe extension and concrete jacket	1	LS	\$1,500	\$1,500
10	522-1	Contingency allowance for concrete sidewalk (4" thick)	20	SY	\$3,600	\$3,600
11	530-3-4	Rubble riprap	50	TN	\$1,850	\$1,850
12	530-74	Bedding stone	26	TN	\$800	\$800
13	570-1-2	Sod (Bahia)	1,000	SY	\$3,650	\$3,650
Subtotal						\$34,475

BID SCHEDULE

Sorrento Hills - Phases 1 & 2
Pond 20 Grading and Drainage Improvements



NOTES

1. Pay items obtained from FDOT's Master Pay Item List (MPIL) online version located at <https://fdotewp1.dot.state.fl.us/designquantitiesandestimates/#/boe>.
2. The pay item for mobilization includes any required permits.
3. The pay item for pipe culvert (HDPE pipe extension) includes the cost of a concrete jacket.
4. The pay item for Type "D" ditch bottom inlet includes the cost of a concrete apron and the bar screens.
5. The pay item for rubble riprap includes all materials, geotextile fabric, hauling, excavation, backfill, dressing and shaping the existing fills (or subgrade).
6. The pay item for bedding stone includes all materials, geotextile fabric, hauling, excavation, backfill, dressing and shaping the existing fills (or subgrade).
7. The Contractor will not be paid for contingency allowances if that additional work is not required for any reason.

SUMMARY

Total Amount (in numbers): \$34,475

Total Amount: THIRTY FOUR THOUSAND FOUR HUNDRED SEVENTY FIVE DOLLARS
(in words)

Bidder: Element Environmental LLC

By: James Piney, Managing Partner
Printed Name and Title

Signature: *James Piney*

Date: 4-26-23

Attachment “B”

Quotes from Vendors for
the Entrance Pond
Improvements



Inframark
 313 Campus Street, Celebration, FL 34747
 Phone: 407-566-1935

Date 05/30/2023
Work Order # WOCG05282023
Customer ID Country Greens District

Quotation For
 Country Greens CDD

valid until: 07/31/2023
Prepared by Freddy Blanco

Work Order for:

Quantity	Description	Unit Price	Taxable?	Amount
	Remove all the construction debris (e.g., left-over HDPE pipe), as well as the existing pumps and PVC pipes associated with Ponds 2 and 3.		No	\$ 2,150.00
	Pump the water contained in Ponds 1, 2 and 3 to the existing curb inlet located south of the guard gate. The pumped flows into the curb inlet will discharge to the existing dry bottom pond.			
	Quotes include labor only.			

Full payment due within 30 days of finalizing project.

If you have any questions concerning this quotation, please contact Freddy Blanco
Freddy.Blanco@inframark.com

407-947-2489

Thank you for your business!

Approved By:

Subtotal	\$ 2,150.00
Tax Rate	0.00%
Sales Tax	\$ -
Other	

TOTAL	2,150.00
--------------	-----------------

Element Environmental LLC
 PO Box 1158
 Mulberry, FL 33860 US
 Jpiney@elementenv.com



Estimate

ADDRESS

Inframark - Country Greens CDD
 210 N. University Dr Suite 702
 Coral Springs, FL 33701

ESTIMATE # 1010

DATE 05/16/2023

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/16/2023	<p>Site/Earth work Country Greens CDD _ Entrance Ponds</p> <p>Dredge organics and remove impervious liners in ponds 1-3. Liners will be cut at the top of the edges and remainder removed and disposed of offsite.</p> <p>Install 12" of clean fill in the bottoms of ponds 1-3. Total area is approximately 1,225 SF for all three ponds. Dirt will be spread and graded within the ponds.</p> <p>**Element will not be responsible for landscape or sod replacements from construction.</p> <p>**Element will repair any damaged irrigation and landscape lighting from the construction process.</p>	1	16,500.00	16,500.00

Thank you and have a great day!

TOTAL

\$16,500.00

Accepted By

Accepted Date



General Terms and Conditions

Estimate Approval: The authorizing party automatically enters a contract with Element Environmental when they confirm their estimate, pay a deposit, and/or verbally agree to the description and cost via our scheduling application. The authorizing party cannot request additional work from the crew directly unless it is approved by the project manager, and the additional costs are expressly approved by the authorizing party.

Scheduling: Job scheduling is dependent on weather conditions, workload, and geographic relationship to other scheduled work and other unforeseen issues. Element Environmental will do our best to meet all scheduled work dates but shall not be liable for damages due to delays. If the client requires that they be on site the day of the job, this must be expressed when confirming the estimate. If times are given, they are approximate, and Element Environmental will not be responsible for being late or early.

Cancellation of Work: The customer shall provide at least 24 hours' advance notice of any full or partial work cancellation. If a crew has been mobilized to the job site, the customer will be assessed a mobilization fee of \$250.00 for incurred expenses. If the job site is made inaccessible to the crews of SYTE because of parked vehicles or other obstructions a \$300 fee will be assessed.

Withdrawal of Proposal by Element Environmental: Proposals for work expire within 90 days of estimate unless otherwise noted. Element Environmental reserves the right to withdraw a proposal for any reason. In cases where Element Environmental withdraws a proposal (before work has begun), all deposits and payments will be refunded.

Completion of Contract: Element Environmental agrees to do its best to meet performance dates but shall not be liable in damages or otherwise for delays because of inclement weather, labor, or any other cause beyond its control.

Insurance by Contractor: Element Environmental warrants that it is insured for liability resulting from injury/damage to person(s) or property and that all employees are fully covered by Workers' Compensation as required by law. Current Certificates of Insurance are available upon request.

Safety & Tree Care Standards: All Element Environmental arboricultural operations will follow the latest version of the ANSI Z133.1 industry safety standards. All work is performed in accordance with the Best Management Practices (BMPs) set forth by the International Society of Arboriculture (ISA) as well as current American National Standards Institute (ANSI) Standards for Tree Care Operations. The authorizing party agrees to not enter the work area during arboricultural operations unless authorized by the crew leader on site.

Concealed Contingencies: Element Environmental is not responsible for damage to underground sprinklers, drain lines, invisible fences, or underground cables unless the system(s) are adequately and accurately mapped by the authorizing party. Any additional work or equipment required to complete the work, caused by the authorizing party's failure to make known or caused by previously unknown foreign material in the trunk, the branches, underground, or any other condition not apparent in estimating the work specified, shall be paid for by the customer on a time and materials basis.

Driveways/Sidewalks/Lawns: Element Environmental will reasonably attempt to minimize damage to driveways, sidewalks, lawns, patios or other property. In the event that our equipment causes settling, cracking, or other damage to driveways and/or sidewalks, and/or disturbances to the customer's lawn, or property, Element Environmental is not liable for any repairs or incurred costs.

Tree Risk: When prominent risk conditions in trees are detected by Element Environmental, we will make every effort to proceed with the work promptly. However, Element Environmental does not assume any liability for any accident, damage or injury that may occur on the ground or on any other object or structure prior to the work beginning, nor are we liable for any unforeseen hazards encountered.

Site Preparation: Customer agrees to remove or clearly mark any hazardous debris within the site. Items such as plastic tarps, tires, rebar, large metal objects, etc. can be detrimental to clearing equipment. Element Environmental reserves the right to charge daily rate pricing in the event that such debris are not removed or clearly marked causing equipment to break down and need repairs. If such an event occurs, Element Environmental agrees to communicate with the client and work diligently to repair equipment in a timely manner.

Lakeland Office:
1236 Stratton Ct West
Lakeland, FL 33813
PHONE: 863-797-9970

Proposal

Date	Proposal #
05/23/2023	7828



261 Springview Commerce Drive
 DeBary, FL 32713
 Telephone 386-753-1100
 Fax 386-753-1106

Submitted To
Country Greens CDD Freddy Blanco 210 North University Drive Suite 702 Coral Springs, FL 33071

Project
Country Greens CDD Tuscany Avenue Sorrento, FL 32776

Scope

We propose to furnish the following scope of work to complete Country Greens CDD.

Mulch

Provide mulch at the front entrance ponds at the requested specs provided. The price includes delivery, labor to install and cost of the mulch.

Description	Quantity	Unit	Price
Pine Bark Mulch (Includes labor to install)	44.00	Cu Yd	4,285.60
Subtotal Mulch			4,285.60
Project Total			\$4,285.60

Country Greens CDD

Proposal # 7828

Project Total

\$4,285.60

Terms & Conditions

Plant material is guaranteed for controlable insects and disease only when a horticulture program is in place through Servello & Son, Inc. Plant damage due to drought is only covered when an irrigation agreement is in place through Servello & Son, Inc. and the Client signs off on needed repairs as they are brought to the Clients attention. Servello & Son, Inc. will not be responsible for plant damage due to catastrophic events such as: Hurricanes, Floods, Fire, Lightning, Freeze, and severe drought (no recorded rainfall for 30 days). Irrigation parts will be guaranteed against defect and improper installation for a period of (1) one year.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications will be executed only upon written authorization and billed accordingly. Servello & Son, Inc. is a drug free workplace and carries workers compensation insurance.

Servello & Son will not be responsible for wires, cables, pipes, or anything else that may be either underground, entwined within the root system, hung on or through plants and/or trees being worked on, or otherwise in conflict with the completion of services. The property owner agrees to ensure that all such items are marked or removed prior to the start of the job.

By:

Kevin Hulsman 5/23/2023

Servello & Son, Inc. Date

Accepted:

Country Greens CDD Date

The above prices, specifications and conditions are accepted. **Not valid after 30 days.** Full payment is due upon completion. **All jobs equal to or totaling a price of \$10,000.00 and above: A minimum 40%**



Ownership: The customer warrants that all trees, plant material and property upon which work is to be performed are either owned by him/her or that permission for the work has been obtained by the owner. The customer is solely responsible for obtaining any required permit to complete the work. Element Environmental is to be held harmless from all claims for damages resulting from the customer's failure to obtain such permission and permits.

Billing, Deposits, Terms of Payment: The final invoice for the balance due will be issued via email and/or text message at the completion of work. For extended period projects lasting several weeks, or other proposals requiring upfront purchase of materials, progress payments will be required prior to commencement of the job. Payment responsibility automatically falls to the authorizing party; it is not the responsibility of Element Environmental to wait for or seek payment from a third party (neighbor, insurance company, client, etc.). All invoices are payable upon completion of issuance of invoice. Accounts not paid in full within 15 days will result in a finance charge of 5% per month. Any fees incurred due to insufficient funds or returned checks will be the responsibility of the authorizing party and are subject to the terms of the original invoice. Please note that additional services will be delayed or cancelled due to outstanding balances.

Permitting: Hiring contractor will be responsible for obtaining any required permits prior to the start of any work.

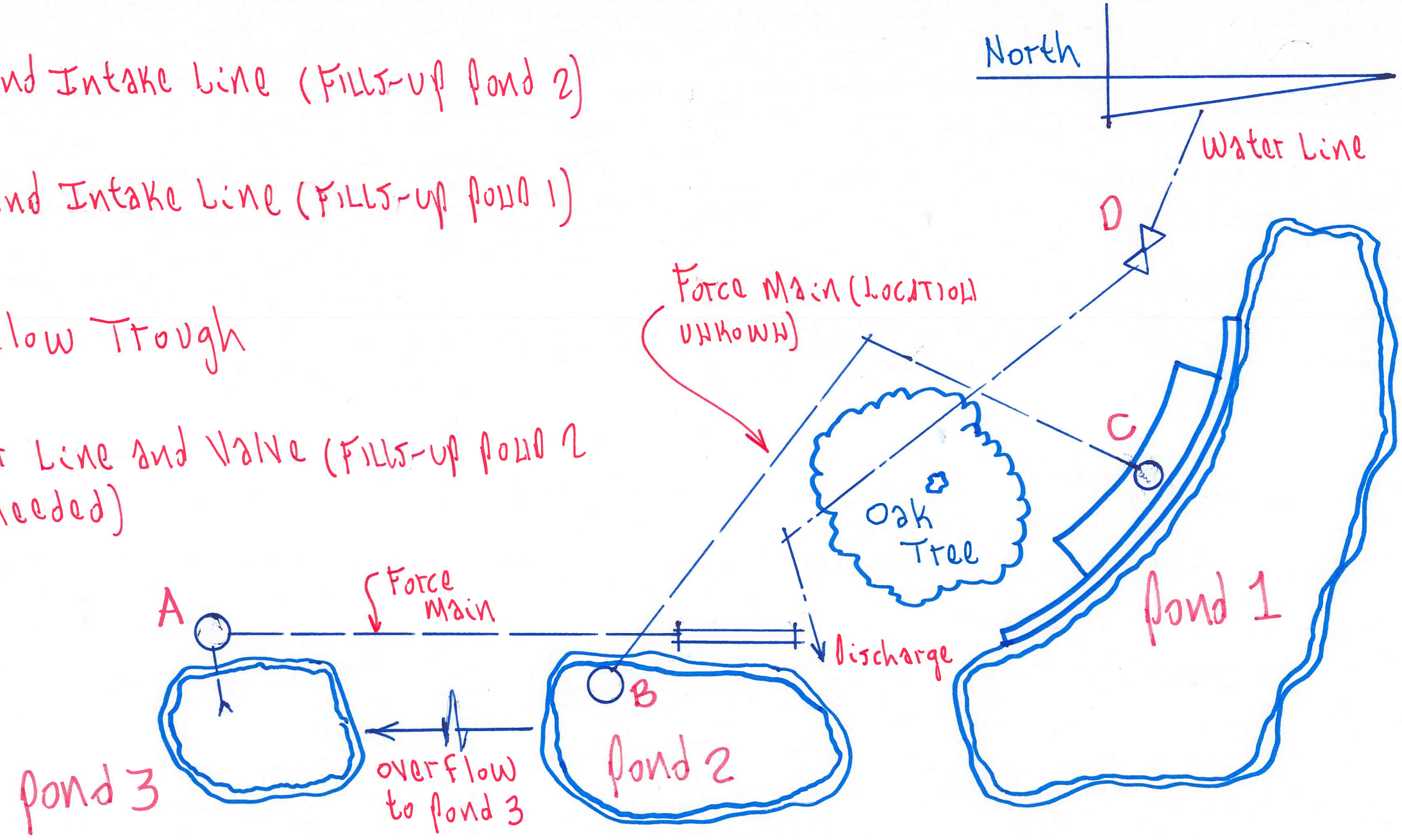
Lakeland Office:
1236 Stratton Ct West
Lakeland, FL 33813
PHONE: 863-797-9970

A - pump and Intake line (Fills-up pond 2)

B - pump and Intake Line (Fills-up pond 1)

C - overflow Trough

D - Water Line and Valve (Fills-up pond 2 as needed)



State Road 44

Sorrento Springs Drive

Country Greens Entrance Ponds

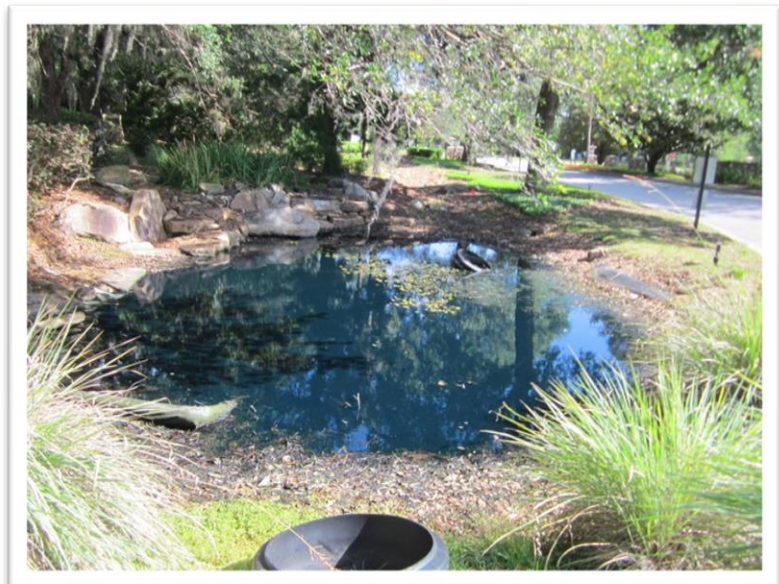
Site Plan

PROJECT INFORMATION	
Project Name:	Country Greens Community Development District
Location:	State Road 44 Entrance Ponds
Inspection Date:	April 21, 2023

Photograph No.
1
Photographer Location:
Pond 3
Direction Photo was taken:
Facing south
Comments:

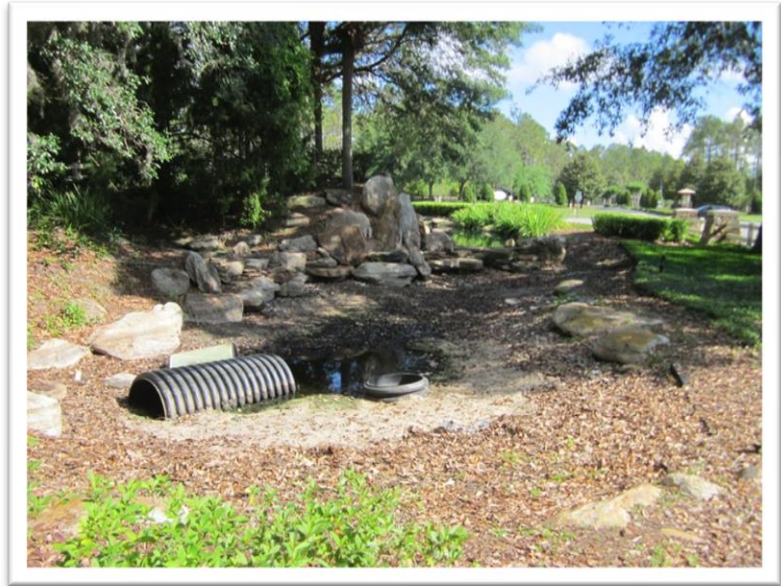


Photograph No.
2
Photographer Location:
Pond 3
Direction Photo was taken:
Facing north
Comments:



PROJECT INFORMATION	
Project Name:	Country Greens Community Development District
Location:	State Road 44 Entrance Ponds
Inspection Date:	April 21, 2023

Photograph No.
3
Photographer Location:
Pond 2
Direction Photo was taken:
Facing north
Comments:



Photograph No.
4
Photographer Location:
Pond 2
Direction Photo was taken:
Facing south
Comments:

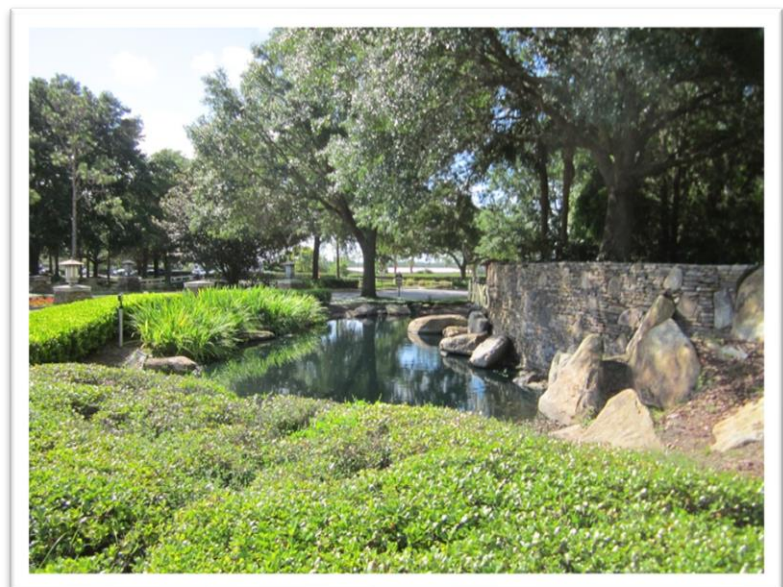


PROJECT INFORMATION	
Project Name:	Country Greens Community Development District
Location:	State Road 44 Entrance Ponds
Inspection Date:	April 21, 2023

Photograph No.
5
Photographer Location:
Pond 1
Direction Photo was taken:
Facing northwest
Comments:

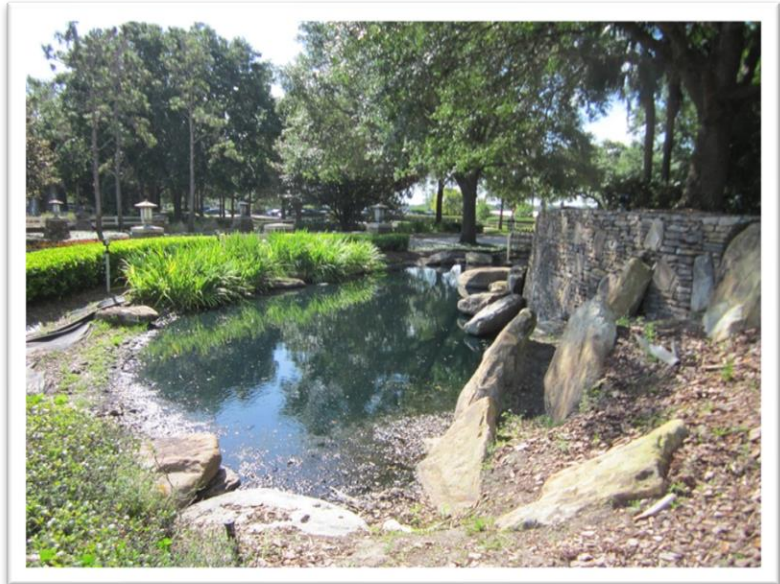


Photograph No.
6
Photographer Location:
Pond 1
Direction Photo was taken:
Facing southeast
Comments:



PROJECT INFORMATION	
Project Name:	Country Greens Community Development District
Location:	State Road 44 Entrance Ponds
Inspection Date:	April 21, 2023

Photograph No.
7
Photographer Location:
Pond 1
Direction Photo was taken:
Facing southeast
Comments:



Attachment “C”

Storm Pipe Cleaning
Quote for
Terragonna Drive



FLORIDA'S COMMERCIAL PIPELINE CLEANING, INSPECTION AND REHAB SPECIALIST

1420 Martin Luther King Jr Blvd
 Sanford, FL 32771
 (407) 792-1360
 info@atlanticpipe.us

PROPOSAL

0423-0804

CUSTOMER: Pegasus Engineering, LLC.	PHONE: 407-920-9834	DATE: 4/17/23
STREET: 301 West State Road 434, Suite 309	JOB NAME: Terragona Pipe Cleaning	
CITY/STATE/ZIP: Winter Springs, FL 32708	JOB LOCATION: 33626 Terragona Dr, Sorrento, FL 32776	
ATTN: Beth Whitehart	E-MAIL: beth@pegasusengineering.net	

QUANTITY	DESCRIPTION	UOM	RATE	TOTAL
2	VAC Truck Daily Rate	HR	\$ 2,080.00	\$ 4,160.00
1	Water meter Acquisition Fee	LS	\$ 350.00	\$ 350.00
1	Offsite Disposal: Storm	EA	\$ 800.00	\$ 800.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
2	VAC Truck - Fuel Recovery Fee (Per Mobilization to Jobsite)	EA	\$ 150.00	\$ 300.00
2	TV Truck - Fuel Recovery Fee (Per Mobilization to Jobsite)	EA	\$ 75.00	\$ 150.00
TOTAL				\$ 5,760.00

ANY UNFORESEEN OR ABNORMAL PIPELINE OR SITE CONDITIONS WILL BE SUBJECT TO RENEOGATIION WITHOUT PENALTY TO APS



1420 Martin Luther King Jr Blvd
 Sanford, FL 32771
 (407) 792-1360
 info@atlanticpipe.us

PROPOSED RATES MAY CHANGE BASED UPON THE FOLLOWING CONDITIONS:

- 1) Calls Outs of less than 1000 LF of readily available pipeline may be billed at the hourly rate, with a 4 hour minimum. Any time on site beyond the minimum will be billed at the hourly rate
- 2) Emergency Call Outs will be subject to increased rates.
- 3) Heavy Cleaning encountered will be performed at an hourly rate, unless otherwise specified
- 4) Travel Time charges are assessed on a job by job basis
- 5) Atlantic Pipe Services provides, free cloud downloads for videos and reports. Hard Copy Reports with DVD or USB may be purchased at \$75.00 per set.
- 6) Safety Training / Orientation required for projects will be charged at the hourly rate per unit on site
- 7) Due to rising costs of fuel and overall expenses, additional fees must be assessed. These pass-through costs are assessed through daily charges, per piece of equipment on site.

Atlantic Pipe Services is committed to providing the same responsiveness, turn around time and quality of work that our valued customers have become accustomed to. APS has invested in technologies that allow us to be more efficient with operations and save on costs, however the extreme volatility within the fuel market is something we cannot control. This additional charge helps APS cover increased costs, as well as maintain the same level of service.

We propose to hereby furnish the following :

Our proposal includes all labor, material, equipment and workmanship to perform storm drainage cleaning at the above referenced project.

Project is quoted at a daily rate and is subject to a 4 Hour minimum per callout.

VAC Truck Hourly Rate: \$260.00

Proposal does not include plugging and dewatering.

Quantities within proposal are for estimating purposes. Billing will reflect actual quantities and/or times performed in the field.



FLORIDA'S COMMERCIAL PIPELINE CLEANING, INSPECTION AND REHAB SPECIALIST

1420 Martin Luther King Jr Blvd
 Sanford, FL 32771
 (407) 792-1360
 info@atlanticpipe.us

Heavy Cleaning Rates	Heavy Cleaning determined by percentage of debris in pipeline			
	12" Diameter	25.00%	3"	Debris
	15" Diameter	25.00%	4"	Debris
	18" Diameter	20.00%	4"	Debris
	24" Diameter	20.00%	5"	Debris
	30" Diameter	20.00%	6"	Debris
	36" Diameter	20.00%	7"	Debris
	42" Diameter	15.00%	6"	Debris
	48" Diameter	15.00%	7"	Debris
	54" Diameter	10.00%	5"	Debris
	60" Diameter	10.00%	6"	Debris
	In the event the required cleaning is beyond normal Heavy Cleaning, the cleaning will be performed under an hourly rate. Subject to prior client notification and approval.			

CUSTOMER RESPONSIBILITIES

- Local Dump-Site for safe disposal of debris / waste material removed from Project Location
- Local Metered Water Source
- Exposure of structures and access to all work areas without delay
- Stablized Access to Work Areas - Two Wheel Drive Accessible
- Access to secure site for equipment storage
- Maintenance of Traffic - If Applicable

QUALIFICATIONS

Delays experienced outside of APS's direct control will be subject to an hourly charge for each unit on site

Weekend and Night Work may be subject to increase rates

Any unforeseen or abnormal pipe / site conditions will be subject to renegotiation without penalty to APS

Payment terms are NET 30 days of invoice date. APS does not agree to "Pay when paid" terms

APS Proposals are valid for 30 days from date of submission.

ATLANTIC PIPE SERVICES, LLC			
PRINT NAME / TITLE	George Ariza/ Account Manager.	DATE	4/17/23
SIGNATURE	George Ariza <div style="font-size: 8px; margin-top: 2px;"> Digitally signed by George Ariza DN: cn=Atlantic Pipe Services, LLC, c=George Ariza, e=gariza@atlanticpipe.us Reason: I am the author of this document Location: your signing location here Date: 2023.04.17 09:29:47 Field: PhantomPDF Version: 9.7.5 </div>		

*Acceptance of Proposal : The above prices, specifications and conditions are satisfactory and are hereby accepted.
 You are authorized to perform the work specified. Payment will be made as outlined.*

CUSTOMER			
PRINT NAME / TITLE		DATE	
SIGNATURE			

ATLANTIC PIPE SERVICES, LLC

STANDARD TERMS & CONDITIONS OF BUSINESS

COMPANY: Atlantic Pipe Services, LLC, a Florida Limited Liability Company, whose address 1420 Martin Luther King Jr. Blvd, Sanford, Florida, 32771 (Hereinafter referred to as "APS")

CUSTOMER: Any corporation, company, organization, agent or individual entering into a written agreement with APS for the provision of services or materials or any other business dealing, for which payment is agreed with or becomes due and payable to APS (hereinafter referred to as "Customer")

PROPOSAL & QUOTATION: All proposals or quotations provided by APS must be in writing and signed by an authorized representative of the company to be valid and any such proposal or quotation is valid for acceptance within 30 days of the respective proposal date, unless agreed otherwise in writing.

PAYMENT TERMS: Payment of all invoices is due within 30 days from the invoice date, unless terms are agreed otherwise, in writing from APS. Any Dispute or query regarding the invoiced amount must be communicated in writing within 10 days (objection period) from the invoice date and customer will be deemed to have accepted the invoice as delivered and all services / work standards relating thereto, unless objected to in writing within the objection period. Customer agrees that no retainage will held for all services performed.

REMEDIES FOR NON-PAYMENT: All sums not paid when due will bear interest at the rate of 1.5% per month from due date until paid or the maximum legal rate permitted by law, whichever is less. In the event of legal action being deemed necessary to enforce payment, APS shall be entitled to all costs of collection, including a reasonable attorney's fee. In addition, if the customer fails to make payment to APS as herein provided, then APS may stop work without prejudice to any other remedy it may have. The parties further agree that in the event of any controversy arising between them, then in such event, the State Courts of Seminole County, Florida, shall be the forum in which the parties agree to try and have heard any matters of litigation arising out of such controversies.

WARRANTIES: All workmanship and materials are guaranteed against defects in workmanship for a period of one year from the date of substantial completion of the project. This warranty is in lieu of all other warranties, expressed or implied, including any warranties of merchantability of fitness for a particular purpose. APS will not be responsible for damage to its work by other parties or normal wear and tear. Any repair work necessitated by caused damage will be considered as an order for extra work.

INDEPENDENT CONTRACTOR: Both APS and the customer agree that APS will act as an independent contractor in the performance of its duties under this contract. Accordingly, APS shall be responsible for payment of all taxes, including Federal, State, and local taxes arising out of APS's activities, including by way of illustration but not limitation, Federal and State income tax, social security tax, Unemployment Insurance taxes, and any other taxes.

UNFORESEEN OCCURRENCE: In the event that any unforeseen occurrences or conditions are encountered after the work has commenced and which APS judge, at their sole discretion, to significantly affect or may affect the services, the risk involved in providing the services or there being a material change to the proposed or quoted scope of services, APS may a) Immediately cease work without liability to the customer, or b) renegotiate with customer to change the scope of work with price adjustment or change order, or c) Apply downtime /hourly or day rates until occurrence or condition is resolved to the satisfaction of APS.

DOWNTIME/STOPPAGES/ADDITIONAL WORK: In the event that APS is unable to work or encounter stoppages due to circumstances beyond their control or unforeseen circumstances or occurrences, particularly any underground structure problems causing delay or stoppage of work or in the event of any work being required beyond the quoted scope of work, then an hourly or daily rate will be charged, subject to prior customer notification in writing from APS.

PROJECT ESTIMATES: APS may from time to time provide written estimates of projected timescale or hours for a particular project at customer request, however, this in no way binds APS to a final timescale for the services to be provided. The actual hours will be determined by specific site requirements and operational demands, which cannot be wholly determined due to the nature of the services provided by APS.

CUSTOMER PURCHASE ORDERS: In the event that the customer chooses to issue a purchase order, whether verbal or in writing, such purchase order shall be governed by APS Standard Terms & Conditions of Business as detailed herein and any such client agreement cannot change the payment terms under any circumstances unless specifically agreed to in writing APS and such agreement being authorized and signed by the owner or director of APS. In the event of any inconsistency between the APS terms and conditions as detailed herein and the terms of a service order, the APS terms and conditions shall prevail. In any event, settlement of all APS correctly submitted invoices must be made within 30 days from invoice date, irrespective of customer having received payment from their respective customer.

CONTRACT ACCEPTANCE: In the event that the client fails to sign acceptance of an APS proposal or quotation, due to oversight by either or both parties or any other reason and the services are commenced or completed on the clients written or verbal instruction due to emergency, urgency or some other reason, then these terms and conditions will be deemed to have been accepted by the client as if such proposal or quotation had been signed.

CUSTOMER RESPONSIBILITIES: The customer will normally provide the following services, at no cost to APS for the duration of the project, unless agreed otherwise in writing by APS, a)Approved dumpsite and disposal for all materials to be removed from site of work, b) Access and exposure of all structures for APS personnel and equipment without delay, c) All temporary site facilities including suitable storage space for equipment, d)Any special permits and/or licenses, without delay, e) Supply and access to all water required for the project with meter if applicable. f)Work areas prepared and accessible, without delay, to enable the services to be provided, g) Authorized representative of the customer at the site of work, at all times services are being performed and with authority to accept the services as completed and / or hours worked and h) Location and exposure of all manholes in the project area.



SCALE: 1" = 100'



**COUNTRY GREENS CDD
PROPERTY OWNERSHIP AND
STORMWATER INFRASTRUCTURE
LAKE COUNTY, FLORIDA**

Country Greens

Pegasus
ENGINEERING
301 WEST STATE ROAD 434, SUITE 309
WINTER SPRINGS, FL 32708
TEL: 407-992-9160 • FAX: 407-358-5155
WEB: WWW.PEGASUSENGINEERING.NET

JOB NO.: MSC-22072
DATE: 4/13/2023

FIGURE

1

SOURCES:
AERIAL: FDOT (2020)

Please provide a proposal for the cleaning and removal of sediment within the structures and pipes located in the red clouded areas. The sediment must be removed and properly disposed.



Attachment “D”

Change Order #2



June 2, 2023

MSC-22072

Mr. Gabriel Mena
District Manager
Inframark Infrastructure Management Services
313 Campus Street
Celebration, Florida 34747

**Re: Country Greens Community Development District
Fiscal Year 2022/2023 District Engineer Services**

Subj: Change Order #2

Dear Gabe:

The purpose of this letter is to respectfully request a change order to our current authorization to continue serving as the District Engineer for the Country Greens Community Development District (CDD). Based on our recently submitted invoice (dated May 30, 2023), we have exceeded our current **\$15,500** budget associated with the Fiscal Year 2022/2023 District Engineer services. More specifically, as of week ending April 22, 2023, we have incurred \$1,716.24 in overbudget engineering fees (refer to **Attachment "A"**).

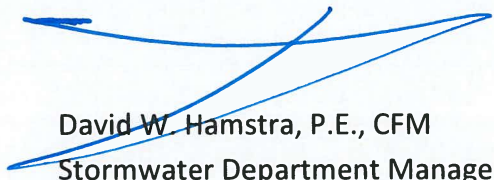
With that said, we respectfully request an hourly not-to-exceed amount of **\$5,000** to cover the overbudgeted amount previously mentioned, as well as to prepare construction plans and/or bid documents for miscellaneous projects and attend the bi-monthly CDD meetings. Pegasus Engineering will continue to invoice the District for these services on a time and expense basis in accordance with the current Schedule of Hourly Rates and Reimbursable Costs.

We appreciate the opportunity to continue assisting the Country Greens CDD and thank you in advance for your consideration of this request. If you have any questions, please contact me directly at 407-992-9160, extension 309, or by email at david@pegasusengineering.net.

Mr. Gabe Mena
June 2, 2023
Page 2

Respectfully,

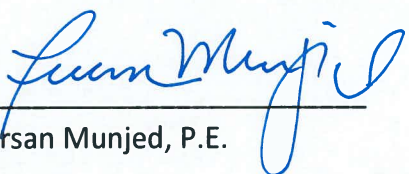
PEGASUS ENGINEERING, LLC



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

**Country Greens Community Development District
Fiscal Year 2022/2023 District Engineer Services
Change Order #2**

Approved for Pegasus Engineering, LLC



Fursan Munjed, P.E. Principal June 2, 2023
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"

Invoice No. 226622



"Practical Engineering Solutions"

INVOICE

Email: inframark@avidbill.com

Pegasus Engineering, LLC
301 West State Road 434, Suite 309
Winter Springs, Florida 32708
Phone 407-992-9160

INVOICE DATE: May 31, 2023

INVOICE NO.: 226622

BILLING NO.: 4

TO:

Gabriel Mena, District Manager
Inframark
313 Campus Street
Celebration, Florida 34747

FOR:

Country Greens Community Development
District Engineer | Fiscal Year 2022/2023
District Engineer Services
Project No.: MSC-22072
Period of Service: 02/26/23 – 04/22/23

-
- Authorization: Letter Proposal dated September 9, 2022 (Hourly Not-to-Exceed \$5,500.00).
Approved by the Community Development District on October 17, 2022.
- Change Order #1 dated January 3, 2023 (Hourly Not-to-Exceed \$10,000.00).
Approved by the Community Development District on February 20, 2023).
- Scope of Work:
- The week of March 26, 2023, Pegasus Engineering (David Hamstra) coordinated with Beth Whikehart to prepare the St. Johns River Water Management District (SJRWMD) Inspection Form pertaining to Pond 20 and submitted a signed and sealed copy to the engineer of record for Dunkin Donuts on 03/31/23.
 - The week of March 26, 2023, Pegasus Engineering (Beth Whikehart) filled-out the SJRWMD Inspection Certification for Pond 20.
 - On Tuesday, April 4, 2023, Pegasus Engineering (David Hamstra) prepared and issued a District Engineer Report to Gabe Mena via email.
 - The week of April 9, 2023, Pegasus Engineering (Greg Teague) Pond 20 Grading and Drainage Improvements => prepared the bid schedule for Element Environmental.
 - The week of April 9, 2023, Pegasus Engineering (Beth Whikehart) coordinated with Element Environmental (P.J. Piney) regarding the Pond 20 project information; and coordinated with Atlantic Pipe Service (APS) regarding a proposal request for the pipe cleaning work along Terragona Drive.
 - On Tuesday, April 11, 2023, Pegasus Engineering (David Hamstra) prepared for and attended the CDD Meeting.
 - The week of April 16, 2023, Pegasus Engineering (David Hamstra) prepared for and conducted a site inspection on 04/21/23 with the Chairperson (Cathie Catusus) regarding the three (3) entrance ponds.

Invoice No. 226622/Billing No. 4
 May 31, 2023
 Page 2
 Project No. MSC-22072

- The week of April 16, 2023, Pegasus Engineering (Beth Whitehart) Terragona Repair/Cleanup => reviewed the APS proposal associated with the drainage structure and storm pipe cleaning along Terragona Drive; and Pond 20 Improvements => submitted the bid schedule to P.J. Piney (Element Environmental) and requested a quote.

LABOR COSTS

Sr. Project Manager, Hamstra, P.E.	12.0 hrs	@	\$195.00/hr	=	\$ 2,340.00
Sr. Project Engineer, Teague, P.E.	1.0 hr	@	\$180.00/hr	=	\$ 180.00
Project Engineer, Whitehart, P.E.	<u>3.0 hrs</u>	@	\$150.00/hr	=	<u>\$ 450.00</u>
	16.0 hrs				

Sub-Total Labor Costs \$ 2,970.00
 (Total Labor Costs to Date \$17,002.50)

OTHER DIRECT COSTS

None this billing period \$ 0.00

Sub-Total Other Direct Costs \$ 0.00
 (Total Other Direct Costs to Date \$213.74)

Amount Due This Invoice \$ 2,970.00

Less Amount Currently Over Budget (\$ 1,716.24)

Adjusted Amount Due This Invoice \$ 1,253.76

Total Authorization	\$ 15,500.00
Total Amount Billed to Date	<u>\$ 15,500.00</u>
Balance Remaining	\$ 0.00

Attachment “E”

St. Johns River Water
Management District
Permit No. 66507-2



St. Johns River Water Management District

Kirby B. Green III, Executive Director • John R. Wehle, Assistant Executive Director

COPY

Post Office Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500

January 8, 2002

Sorrento Hill Properties
1411 Edgewater Drive Suite 101
Orlando, FL 32804

SUBJECT: Permit Number 4-069-66507-2
Sorrento Hills PUD

Dear Sir/Madam:

Enclosed is your permit as authorized by the Governing Board of the St. Johns River Water Management District on January 8, 2002.

This permit is a legal document and should be kept with your other important documents. The attached MSSW/Stormwater As-Built Certification Form should be filled in and returned to the Palatka office within thirty days after the work is completed. By so doing, you will enable us to schedule a prompt inspection of the permitted activity.

In addition to the MSSW/Stormwater As-Built Certification Form, your permit also contains conditions which require submittal of additional information. All information submitted as compliance to permit conditions must be submitted to the Palatka office address.

Permit issuance does not relieve you from the responsibility of obtaining permits from any federal, state and/or local agencies asserting concurrent jurisdiction for this work.

In the event you sell your property, the permit can be transferred to the new owner, if we are notified by you within thirty days of the sale. Please assist us in this matter so as to maintain a valid permit for the new property owner.

Thank you for your cooperation and if this office can be of any further assistance to you, please do not hesitate to contact us.

Sincerely,

Gloria Lewis, Director
Permit Data Services Division

Enclosures: Permit with EN Form(s), if applicable

cc: District Permit File

GOVERNING BOARD

Duane Ottenstroer, CHAIRMAN JACKSONVILLE	Ometrias D. Long, VICE CHAIRMAN APOPKA	R. Clay Albright, SECRETARY EAST LAKE WEIR	David G. Graham, TREASURER JACKSONVILLE
W. Michael Branch FERNANDINA BEACH	Jeff K. Jennings MATLAND	William Kerr MELBOURNE BEACH	Ann T. Moore BUNNELL
			Catherine A. Walker ALTAMONTE SPRINGS

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO. 4-069-66507-2

DATE ISSUED: January 8, 2002

PROJECT Sorrento Hills PUD

A PERMIT AUTHORIZING:

construction and operation of a surface water management system consisting of the initial phase of development for the Sorrento Hills PUD, a 679.5 acre multi-phase development. The construction activities to be authorized include initial golf course construction, mass grading of the entire site, thirty three retention ponds, and one wet detention pond. The permit also authorized wetland impacts and a mitigation plan.

LOCATION:

Section(s):	12, 13	Township(s):	19S	Range(s):	27E
	7, 18		19S		28E

Lake County

ISSUED TO:

Sorrento Hill Properties
 1411 Edgewater Drive Suite 101
 Orlando, FL 32804

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to permittee any property rights nor any rights of privileges other than those specified therein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes:

PERMIT IS CONDITIONED UPON:

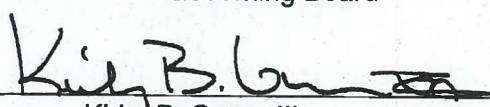
See conditions on attached "Exhibit A", dated January 8, 2002

AUTHORIZED BY: St. Johns River Water Management District

Department of Water Resources

Governing Board

By: 
 Jeff Elledge
 (Director)

By: 
 Kirby B. Green III
 (Assistant Secretary)

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 4-069-66507-2
SORRENTO HILL PROPERTIES
DATED JANUARY 8, 2002

1. All activities shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit.
2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications, shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. Activities approved by this permit shall be conducted in a manner which do not cause violations of state water quality standards.
4. Prior to and during construction, the permittee shall implement and maintain all erosion and sediment control measures (best management practices) required to retain sediment on-site and to prevent violations of state water quality standards. All practices must be in accordance with the guidelines and specifications in chapter 6 of the Florida Land Development Manual: A Guide to Sound Land and Water Management (Florida Department of Environmental Regulation 1988), which are incorporated by reference, unless a project specific erosion and sediment control plan is approved as part of the permit, in which case the practices must be in accordance with the plan. If site specific conditions require additional measures during any phase of construction or operation to prevent erosion or control sediment, beyond those specified in the erosion and sediment control plan, the permittee shall implement additional best management practices as necessary, in accordance with the specifications in chapter 6 of the Florida Land Development Manual: A Guide to Sound Land and Water Management (Florida Department of Environmental 1988). The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
5. Stabilization measures shall be initiated for erosion and sediment control on disturbed areas as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.
6. At least 48 hours prior to commencement of activity authorized by this permit, the

permittee shall submit to the District a Construction Commencement Notice Form No. 40C-4.900(3) indicating the actual start date and the expected completion date.

7. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an Annual Status Report Form No. 50C-4.900(4). These forms shall be submitted during June of each year.
8. For those systems which will be operated or maintained by an entity which will require an easement or deed restriction in order to provide that entity with the authority necessary to operate or maintain the system, such easement or deed restriction, together with any other final operation or maintenance documents as are required by subsections 7.1.1 through 7.1.4 of the Applicant's Handbook: Management and Storage of Surface Waters, must be submitted to the District for approval. Documents meeting the requirements set forth in these subsections of the Applicant's Handbook will be approved. Deed restrictions, easements and other operation and maintenance documents which require recordation either with the Secretary of State or the Clerk of the Circuit Court must be so recorded prior to lot or unit sales within the project served by the system, or upon completion of construction of the system, whichever occurs first. For those systems which are proposed to be maintained by county or municipal entities, final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local governmental entity. Failure to submit the appropriate final documents referenced in this paragraph will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system.
9. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by the portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to local government or other responsible entity.
10. Within 30 days after completion of construction of the permitted system, or independent portion of the system, the permittee shall submit a written statement of completion and certification by a registered professional engineer or other appropriate individual as authorized by law, utilizing As Built Certification Form 40C-1.181(13) or 40C-1.181(14) supplied with this permit. When the completed system differs substantially from the permitted plans, any substantial deviations shall be noted and explained and two copies of as-built drawings submitted to the District. Submittal of the completed from shall

serve to notify the District that the system is ready for inspection. The statement of completion and certification shall be based on on-site observation of construction (conducted by the registered professional engineer, or other appropriate individual as authorized by law, or under his or her direct supervision) or review of as-built drawings for the purpose of determining if the work was completed in compliance with approved plans and specifications. As-built drawings shall be the permitted drawings revised to reflect any changes made during construction. Both the original and any revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawing. All surveyed dimensions and elevations shall be certified by a registered surveyor. The following information, at a minimum, shall be verified on the as-built drawings:

1. Dimensions and elevations of all discharge structures including all weirs, slots, gates, pumps, pipes, and oil and grease skimmers;
 2. Locations, dimensions, and elevations of all filter, exfiltration, or underdrain systems including cleanouts, pipes, connections to control structures, and points of discharge to the receiving waters;
 3. Dimensions, elevations, contours, or cross-sections of all treatment storage areas sufficient to determine state-storage relationships of the storage area and the permanent pool depth and volume below the control elevation for normally wet systems, when appropriate;
 4. Dimensions, elevations, contours, final grades, or cross-sections of the system to determine flow directions and conveyance of runoff to the treatment system;
 5. Dimensions, elevations, contours, final grades, or cross-sections of all conveyance systems utilized to convey off-site runoff around the system;
 6. Existing water elevation(s) and the date determined; and Elevation and location of benchmark(s) for the survey.
11. The operation phase of this permit shall not become effective until the permittee has complied with the requirements of general condition 9 above, the District determines the system to be in compliance with the permitted plans, and the entity approved by the District in accordance with subsections 7.1.1 through 7.1.4 of the Applicant's Handbook: Management and Storage of Surface Waters, accepts responsibility for operation and maintenance of the system. The permit may not be transferred to such an approved

- operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall request transfer of the permit to the responsible approved operation and maintenance entity, if different from the permittee. Until the permit is transferred pursuant to section 7.1 of the Applicant's Handbook: Management and Storage of Surface Waters, the permittee shall be liable for compliance with the terms of the permit.
12. Should any other regulatory agency require changes to the permitted system, the permittee shall provide written notification to the District of the changes prior implementation so that a determination can be made whether a permit modification is required.
 13. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and chapter 40C-4 or chapter 40C-40, F.A.C.
 14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the activities authorized by the permit or any use of the permitted system.
 15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered specifically approved unless a specific condition of this permit or a formal determination under section 373.421(2), F.S., provides otherwise.
 16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of the permitted system or the real property at which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of section 40C-1.612, F.A.C. The permittee transferring the permit shall remain liable for any corrective actions that may be required as a result of any permit violations prior to such sale, conveyance or other transfer.
 17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.

18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the District.
19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.
20. This permit for construction will expire five years from the date of issuance.
21. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.
22. The permittee must submit two copies of an as-built survey of the wetland mitigation areas certified by a registered surveyor or professional engineer showing dimensions, grades, ground elevations, water surface elevations, and species composition, numbers and densities. The as-built must be submitted with the first monitoring report.
23. Within the wetland mitigation areas, non-native vegetation, cattails (*Typha* spp.) and primrose willow (*Ludwigia peruviana*), must be controlled by hand clearing or other methods approved by the District so that they constitute no more than 10% of the areal cover in each stratum.
24. Prior to construction, the permittee must clearly designate the limits of construction on-site. The permittee must advise the contractor that any work outside the limits of construction, including clearing, may be a violation of this permit.
25. The wetland mitigation areas must be planted prior to any of the following events (whichever occurs first): issuance of the first certificate of occupancy; use of the infrastructure for its intended use; or transfer of responsibility for operation and maintenance of the system to a local government or other responsible entity.
26. The Permittee must furnish the District with two copies of an annual monitoring report in the month of August on District form EN-55, for the time period stated in this permit's success criteria condition.
27. Successful establishment of the wetland mitigation area will have occurred when:
 - A. At least 80 percent of the planted individuals in each stratum have survived

throughout the monitoring period and are showing signs of normal growth, based upon standard growth parameters such as height and base diameter, or canopy circumference; and,

B. At least 80 percent cover by appropriate wetland herbaceous species has been obtained; and,

C. Hydrologic conditions generally conform to those specified in the mitigation plan; and,

D. The above criteria has been achieved by the end of a 3 year period following initial planting.

28. If successful establishment has not occurred as stated above, the permittee must apply to the District for a permit modification no later than 30 days following the termination of the monitoring period. The application must include a narrative describing the type and causes of failure and contain a complete set of plans for the redesign and/or replacement planting of the wetland mitigation area so that the success criteria will be achieved. Within 30 days of District approval and issuance of the permit modification, the permittee must implement the redesign and/or replacement planting. Following completion of such work, success criteria as stated above or modified by subsequent permit must again be achieved. In addition, the monitoring required by these conditions must be conducted.
29. Prior to the sale of any lot or parcel, or use of the infrastructure for its intended use, whichever occurs first, the permittee must record a conservation easement on the real property pursuant to section 704.06, F.S., prohibiting all construction including clearing, dredging, or filling, except that which is specifically authorized by this permit within the wetland mitigation areas delineated on the final plans and/or mitigation proposal approved by the District. The Easement must contain provisions as set forth in paragraphs 1(a)-(h) of section 704.06, F.S., as well as provisions indicating that they may be enforced by the District, and may not be amended without the District approval. Prior to lot or parcel sales, all changes in direction of the easement area boundaries must be permanently monumented above ground on the project. Within 30 days of recording, the Permittee must provide the District with the original recorded easement showing the date it was recorded and the official records book and page number, a surveyors sketch of the area included in the legal description, and a surveyors sketch of the easement area plotted on the appropriate USGS topographic map.

30. Within 90 days of permit issuance, the Permittee must obtain District approval of a site specific, integrated Pesticide Management Plan. The Management plan must specify the usage of non-chemical or cultural means as the primary defense against nuisance and/or destructive pests. These non-chemical measures should include practices such as: the planting and maintenance of native vegetation where possible; the use of pest and/or disease tolerant vegetation; the proper selection and application of fertilizer: proper supplemental watering; the use of mulch for weed control, and proper maintenance practices including mowing frequency, mowing height, mechanical dethatching, removal of dying or dead vegetation, etc.

The plan must also include information on the following:

- A. Insecticides, nematicides, fungicides or herbicides to be used;
- B. Method(s) of application;
- C. Time frames for use and application; and
- D. For the pesticide that will be used, specification of:

- Half-lives
- N-Octanol/water partition coefficient (Kow)
- Lethal dose coefficient (LD50)

Solubility

Any pesticides selected must exhibit a short half-life (<10 weeks), a low n-octanol/water coefficient (<5.0), and be suitable for use with local soils and groundwater pH conditions. The use of organochlorides and other pesticides either listed by EPA as canceled or suspended, or otherwise prohibited by state or federal law is not allowed.

31. The permittee must adhere to the fertilizer recommendations set forth in the manual for commercial turf grass management by the University of Florida compiled by the Florida Turf-Grass Association. The nutrient loading attributable to the application of effluent shall be considered a source of fertilizer for the golf course and additional non-effluent fertilizer sources shall be utilized only as a supplement.
32. The proposed surface water management system must be constructed as per the plans received by the District on October 11, 2001.
33. Prior to placement of any impervious area within each basin, the appropriate permit must be obtained from the District.

34. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name, address, and telephone number of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours.

If at any time the system is not functioning as designed and permitted, within 14 days the entity shall submit an Exceptions Report on form number 40C-42.900(6), Exceptions Report for Stormwater Management Systems Out of Compliance.

35. The mitigation and management plan must be implemented as stated in the "Environmental Support Document" submittal by LPG Environmental & Permitting Services, Inc., dated as received by the District on May 25, 2001 and as amended via letter dated as received by the District November 5, 2001.
36. All construction activities (including clearing, grubbing and grading disturbance to vegetation or placement of impervious surface) within 1,500 feet of Eagles' Nest LA-120 (as depicted on Figure 3, "Master Plan" included in the Habitat Management Plan provided by LPG Environmental & Permitting Services, Inc. in September, 2000 and agreed to by the U.S. Fish and Wildlife Service in a letter dated October 18, 2000), must comply with the submitted Habitat Management Plan and the recommendations received by the U.S. Fish and Wildlife Service on October 18, 2000.