

**COUNTRY GREENS
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE
NOVEMBER 21, 2022**

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313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

Country Greens Community Development District

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

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

Meeting Agenda Monday, November 21, 2022 - 5:30 p.m.

- 1. Call to Order and Roll Call**
- 2. Audience Comments**
- 4. Approval of the Minutes of October 17, 2022**
- 5. District Manager's Report**
 - A. Financial Statements and Check Register
 - B. Motion to Assign Fiscal Year 2022 Funds
 - C. Resolution 2023-01, Fiscal Year 2022 Budget Amendment
- 6. Staff Reports**
 - A. Field Manager
 - i. Irrigation Reports
 - ii. Servello #7292, Arbor Services
 - B. District Counsel
 - C. District Engineer
- 7. Supervisor Requests and Audience Comments**
- 8. Adjournment**

Next meeting scheduled for February 20, 2023 at 5:30 p.m.

Section 4

Minutes

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

The regular meeting of the Country Greens Community Development District was held at 5:30 p.m. on Monday, October 17, 2022, at the REACH Church, 31431 Payne Road, Sorrento, Florida 32757.

Present and constituting a quorum were the following:

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

Also present, either in person or via communication media technology, were:

Gabriel Mena	District Manager
Scott Clark	District Counsel
Freddy Blanco	Field Manager

This is not a certified or verbatim transcript, but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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

With no audience present, the next order of business followed.

Mr. Mena stated that the Pastor of REACH Church is asking for payment for using the church for Country Greens CDD meetings. Mr. Mena stated in the past a donation has been made.

On MOTION by Ms. Catusus, seconded by Mr. Warden, with all in favor, unanimous approval was given to make a \$300.00 donation to REACH Church, 31431 Payne Road, Sorrento, Florida 32757, for use of the facility for meetings in fiscal year 2023.

On MOTION by Ms. Catusus, seconded by Mr. Grall, with all in favor, unanimous approval was given to make a \$100.00 donation to REACH Church, 31431 Payne Road, Sorrento, Florida 32757, for use of the facility for meetings in fiscal year 2022.

THIRD ORDER OF BUSINESS

Discussion of Pond Removal Project at Community Entrance

Mr. Mena asked the Board if they would like to continue to discuss this item, as there is no audience. Mr. Grall asked the purpose of this project. Ms. Catusus advised that due to the uncertainty related to the underground plumbing, it will likely be easier to close Pond #3 entirely, rather than guess where plumbing is.

FOURTH ORDER OF BUSINESS

Acceptance of August 8, 2022, Meeting Minutes

Mr. Mena presented the meeting minutes of August 8, 2022.

On MOTION by Ms. Jones, seconded by Mr. Warden, with all in favor, with Mr. Grall in favor, and Ms. Catusus abstaining, approval was given to accept the minutes of June 6, 2022, as presented.

FIFTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements and Check Register

Mr. Mena asked if there were any questions on the financial statements, and there were none.

On MOTION by Ms. Catusus, seconded by Mr. Grall, with all in favor, unanimous acceptance was given to the financial statements and approval of the check register, as presented.

Ms. Catusus asked about the notes on page 22 of the agenda package.

B. Grau & Associates Fiscal Year 2022 Audit Engagement Letter

Mr. Mena explained the Grau & Associates Audit Engagement Letter.

On MOTION by Ms. Catusus, seconded by Ms. Jones, with all in favor, unanimous approval was given to the Grau & Associates fiscal year 2022 audit engagement letter.

Mr. Mena stated a resident inquired about the fund balance, and when was the first time that it went negative. Ms. Catusus stated the Board made a conscious decision to use the fund balance to help the District about five years ago.

Mr. Mena informed the Board there will be a budget amendment for fiscal year 2022 coming up.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Field Manager

i. Field Report

Mr. Blanco reviewed some of the items in the field report within the agenda package.

Ms. Catusus asked what happened to the flowers that were to be installed at the 437 entrance. Mr. Mena provided Servello with the signed estimate for yellow Bulbine installation from the August meeting.

Ms. Catusus stated #13 in the field inspection report is done by the Department of Transportation, not the District Engineer. Mr. Blanco will follow up with the Department of Transportation.

Mr. Grall asked what the issue is with the Cardinal entrance sprinkler. Mr. Westmark stated he feels it is some type of truck running over this sprinkler. It was discussed to move the sprinkler, and Mr. Westmark stated he will check into moving it, and what repercussions it may cause. It is also the question of if this is District property or the right-of-way. Servello will check into this also. Mr. Grall stated it is very wet in this area. Mr. Westmark stated it is a low-lying area. A discussion ensued on this issue.

Mr. Grall asked about item #9 in the field report and why this area is bush-hogged; this area gets bush hogged because drain access is needed.

ii. Irrigation Reports

B. District Counsel

Mr. Clark had no report and there were no questions for him

C. District Engineer

Mr. Hamstra was not present at the meeting, however, Mr. Mena had updates from him. The three updates are: Tuscany repairs have been started, the pond entrance has not been started, they have started work on the bubble up structure. Ms. Catusus asked what the actual issue is with the Tuscany pond; is it the pipe size incompatibility issue.

i. Pegasus Engineering Change Order #1 and Fiscal Year 2022-2023 District Engineering Proposal

<p>On MOTION by Ms. Catusus, seconded by Mr. Warden, with all in favor, unanimous approval was given to the \$5500.00 change order to retain Pegasus Engineering for fiscal year 2022-2023.</p>

Ms. Catusus wanted it on the record that she is very pleased with Mr. Hamstra's work for the District.

SEVENTH ORDER OF BUSINESS Supervisor Requests and Audience Comments

Ms. Catusus asked the Board if they would like to entertain a formal no parking policy; there are issues with cars being parked on CDD property. Mr. Clark added the best way to handle this is to adopt a rule, add proper signage, and engage a towing company to enforce it. Mr. Clark will bring draft rules to the December meeting.

123 Ms. Catusus asked about FEMA money that might be available for fallen trees from Hurricane
 124 Ian. Mr. Westmark will work with Mr. Blanco to get all documentation of work done.

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EIGHTH ORDER OF BUSINESS

Adjournment

128 On MOTION by Mr. Warden, seconded by Ms. Catusus, with all in 129 favor, the meeting was adjourned at 6:22 p.m. 130 131 132

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134 _____
 Gabriel Mena, Secretary

 Catherine Catusus, Chairman

Section 5

District Manager's Report

Subsection 5A

Financials and Check Register

COUNTRY GREENS
Community Development District

Financial Report

September 30, 2022

(unaudited)

Prepared by



COUNTRY GREENS

Community Development District

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COUNTRY GREENS
Community Development District

Financial Statements

(Unaudited)

September 30, 2022

COUNTRY GREENS

Community Development District

Governmental Funds**Balance Sheet**
September 30, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016A DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 81,926	\$ -	\$ 81,926
Accounts Receivable	44	-	44
Investments:			
Money Market Account	301,523	-	301,523
Prepayment Fund (A-2)	-	367	367
Reserve Fund (A-1)	-	120,534	120,534
Reserve Fund (A-2)	-	53,250	53,250
Revenue Fund	-	71,983	71,983
Prepaid Items	1,859	-	1,859
TOTAL ASSETS	\$ 385,352	\$ 246,134	\$ 631,486
<u>LIABILITIES</u>			
Accounts Payable	\$ 10,163	\$ -	\$ 10,163
TOTAL LIABILITIES	10,163	-	10,163
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	1,859	-	1,859
Restricted for:			
Debt Service	-	246,134	246,134
Assigned to:			
Operating Reserves	86,990	-	86,990
Unassigned:	286,340	-	286,340
TOTAL FUND BALANCES	\$ 375,189	\$ 246,134	\$ 621,323
TOTAL LIABILITIES & FUND BALANCES	\$ 385,352	\$ 246,134	\$ 631,486

COUNTRY GREENS

Community Development District

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

For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 2,000	\$ 3,432	171.60%	\$ 668
Special Assmnts- Tax Collector	226,844	226,846	100.00%	-
Special Assmnts- Discounts	(9,074)	(8,691)	95.78%	-
TOTAL REVENUES	219,770	221,587	100.83%	668
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	6,000	5,000	83.33%	-
FICA Taxes	459	383	83.44%	-
ProfServ-Arbitrage Rebate	600	600	100.00%	-
ProfServ-Dissemination Agent	1,000	1,000	100.00%	1,000
ProfServ-Engineering	5,500	14,608	265.60%	-
ProfServ-Legal Services	10,000	10,236	102.36%	-
ProfServ-Mgmt Consulting	67,362	67,362	100.00%	5,614
ProfServ-Trustee Fees	3,717	3,408	91.69%	-
Auditing Services	3,600	3,700	102.78%	-
Postage and Freight	1,100	1,076	97.82%	5
Insurance - General Liability	9,250	6,975	75.41%	-
Printing and Binding	500	457	91.40%	-
Legal Advertising	450	189	42.00%	-
Miscellaneous Services	1,000	-	0.00%	-
Misc-Assessment Collection Cost	4,537	4,313	95.06%	-
Misc-Web Hosting	2,613	3,396	129.97%	909
Office Supplies	200	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	118,063	122,878	104.08%	7,528

COUNTRY GREENS

Community Development District

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

For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 ACTUAL
<u>Field</u>				
ProfServ-Field Management	20,300	20,300	100.00%	1,692
Contracts-Landscape	175,538	190,486	108.52%	14,628
Contracts-Aquatic Control	3,060	3,060	100.00%	510
Utility - General	17,000	9,192	54.07%	951
R&M-Common Area	10,000	24,369	243.69%	(44)
Miscellaneous Services	4,000	1,446	36.15%	-
Total Field	229,898	248,853	108.24%	17,737
TOTAL EXPENDITURES	347,961	371,731	106.83%	25,265
Excess (deficiency) of revenues				
Over (under) expenditures	(128,191)	(150,144)	0.00%	(24,597)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(128,191)	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(128,191)	-	0.00%	-
Net change in fund balance	\$ (128,191)	\$ (150,144)	0.00%	\$ (24,597)
FUND BALANCE, BEGINNING (OCT 1, 2021)	525,333	525,333		
FUND BALANCE, ENDING	\$ 397,142	\$ 375,189		

COUNTRY GREENS

Community Development District

*Series 2016A Debt Service Fund***Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 1,425	\$ 770	54.04%	\$ 348
Special Assmnts- Tax Collector	369,754	369,754	100.00%	-
Special Assmnts- Discounts	(14,790)	(14,166)	95.78%	-
TOTAL REVENUES	356,389	356,358	99.99%	348
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	7,395	7,018	94.90%	-
Total Administration	7,395	7,018	94.90%	-
<u>Debt Service</u>				
Principal Prepayments	-	10,000	0.00%	-
Principal Debt Retirement A-1	155,000	155,000	100.00%	-
Principal Debt Retirement A-2	55,000	55,000	100.00%	-
Interest Expense Series A-1	87,461	87,461	100.00%	-
Interest Expense Series A-2	48,500	47,250	97.42%	-
Total Debt Service	345,961	354,711	102.53%	-
TOTAL EXPENDITURES	353,356	361,729	102.37%	-
Excess (deficiency) of revenues				
Over (under) expenditures	3,033	(5,371)	0.00%	348
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	3,033	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	3,033	-	0.00%	-
Net change in fund balance	\$ 3,033	\$ (5,371)	0.00%	\$ 348
FUND BALANCE, BEGINNING (OCT 1, 2021)	251,505	251,505		
FUND BALANCE, ENDING	\$ 254,538	\$ 246,134		

COUNTRY GREENS

Community Development District

*Balance Sheet - All Funds***Notes to the Financial Statements****September 30, 2022*****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).
- **Account Receivable** - Graybar Electric dup payment
- **Prepaid Items** - Trustee fees 10/1/22 - 2/28/23

▶ **Fund Balance**■ **Assigned to:**

Operating Reserves	\$	86,990
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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*September 30, 2022***Financial Overview / Highlights**

- ▶ The Non-Ad Valorem assessments are 100% collected.
- ▶ Total expenditures through September are approximately 107% 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 - Engineering	\$ 5,500	\$ 14,608	266%	Additional expense for Stormwater Analysis needs.
ProfServ - Legal Services	\$ 10,000	\$ 10,236	102%	Additional service for Yellowstone settlement agreement.
Insurance- General Liability	\$ 9,250	\$ 6,975	75%	Insurance is paid in full.
Misc-Web Hosting	\$ 2,613	\$ 3,396	130%	Domain renewal.
<u>Field</u>				
Contracts - Landscape	\$ 175,538	\$ 190,486	109%	The old contract and new contract overlapped in service incurring an additional month expense.
R&M - Common Area	\$ 10,000	\$ 24,369	244%	34 Flood light installation.
Miscellaneous Services	\$ 4,000	\$ 1,446	36%	Purchase of PVC couplings and dump fees.

COUNTRY GREENS
Community Development District

Supporting Schedules

September 30, 2022

COUNTRY GREENS

Community Development District

All Funds

**Non-Ad Valorem Special Assessments - Lake County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2022**

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discounts / (Penalties) Amounts	(1) Collection Costs	Gross Amount Received	General Fund	Series 2016A Debt Service Fund
Assessments Levied FY 2022				\$ 596,598	\$ 226,844	\$ 369,754
Allocation %				100%	38%	62%
11/16/21	\$ 3,075	\$ 144	\$ 63	\$ 3,281	\$ 3,281	\$ -
11/16/21	5,446	253	111	5,811	-	5,811
11/18/21	3,333	142	68	3,543	3,543	-
11/18/21	5,170	220	106	5,496	-	5,496
12/03/21	124,425	5,291	2,539	132,256	132,256	-
12/03/21	198,796	8,452	4,057	211,305	-	211,305
12/11/21	64,037	2,719	1,307	68,063	68,063	-
12/11/21	109,055	4,627	2,226	115,908	-	115,908
12/23/21	6,342	247	129	6,718	6,718	-
12/23/21	9,382	357	191	9,931	-	9,931
01/13/22	2,695	83	55	2,833	2,833	-
01/13/22	4,487	136	92	4,714	-	4,714
02/28/22	3,806	88	78	3,971	3,971	-
02/28/22	6,052	139	124	6,315	-	6,315
03/01/22	1,143	14	23	1,181	1,181	-
03/01/22	1,737	21	35	1,793	-	1,793
04/15/22	2,529	-	52	2,581	2,581	-
04/15/22	4,709	-	96	4,805	-	4,805
05/25/22	879	(35)	18	862	862	-
05/25/22	1,163	(49)	24	1,138	-	1,138
06/16/22	1,192	(35)	24	1,181	1,181	-
06/16/22	1,908	(57)	39	1,890	-	1,890
06/27/22	386	(17)	8	377	\$ 376.53	\$ -
06/27/22	666	(29)	14	650	\$ -	\$ 650.08
TOTAL	\$ 562,413	\$ 22,709	\$ 11,478	\$ 596,600	\$ 226,846	\$ 369,754
% COLLECTED					100%	100%

COUNTRY GREENS

Community Development District

Balance Sheet - All Funds

Cash and Investment Report*September 30, 2022*

<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	2.00%	\$ 81,926
Money Market Account	Valley National	MMA	n/a	2.00%	\$ 301,523
				Subtotal	<u>\$ 383,449</u>
DEBT SERVICE FUNDS					
Series 2016 A-1 & A-2 Prepayment	US Bank	First American Govt.	n/a	0.005%	\$ 367
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%	\$ 71,983
				Subtotal	<u>\$ 246,134</u>
				Total	<u><u>\$ 629,583</u></u>

Country Greens CDD
Bank Reconciliation

Bank Account No. 9840 Valley National Bank GF Checking
Statement No. 09-22
Statement Date 9/30/2022

G/L Balance (LCY)	81,925.89	Statement Balance	81,925.89
G/L Balance	81,925.89	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	81,925.89
Subtotal	81,925.89	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	81,925.89	Ending Balance	81,925.89
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
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COUNTRY GREENS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 9/1/22 to 9/30/22

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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VALLEY NATIONAL BANK GF CHECKING - (ACCT#XXXXX9840)

CHECK # 3353

09/14/22	Vendor	CLARK & ALBAUGH, LLP	18059	GEN MATTERS THRU AUGUST 2022	ProfServ-Legal Services	001-531023-51401	\$1,139.00
Check Total							<u>\$1,139.00</u>

CHECK # 3354

09/14/22	Vendor	COUNTRY GREENS C/O US BANK NA-CDD	0901220002	Transfer Assessments Series 2016	Due From Other Funds	131000	\$3,736.43
Check Total							<u>\$3,736.43</u>

CHECK # 3355

09/15/22	Vendor	SERVELLO & SONS, INC.	22632	SEPT 2022 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$14,628.17
Check Total							<u>\$14,628.17</u>

CHECK # 3356

09/15/22	Vendor	SITEX AQUATICS, LLC	6588B	SEPT 2022 LAKE MAINT	Contracts-Aquatic Control	001-534067-53901	\$255.00
Check Total							<u>\$255.00</u>

ACH #DD317

09/02/22	Vendor	SECO	081622 ACH	BILL PRD 7/15-8/16/22	Utility - General	001-543001-53901	\$746.84
ACH Total							<u>\$746.84</u>

ACH #DD318

09/29/22	Vendor	SECO	091222 ACH	BILL PRD 8/11-9/12/22	Utility - General	001-543001-53901	\$262.95
ACH Total							<u>\$262.95</u>

Account Total **\$20,768.39**

Subsection 5B

Motion to Assign Fiscal Year 2022 Funds

**COUNTRY GREENS
COMMUNITY DEVELOPMENT DISTRICT**

Motion: Assigning Fund Balance as of 9/30/22

The Board hereby assigns the FY 2022 Reserves as follows:

Operating Reserves	\$ 86,990
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Subsection 5C

Resolution 2023-01

BUDGET AMENDMENT RESOLUTION 2023-01

**A BUDGET AMENDMENT AMENDING COUNTRY GREENS
COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND
BUDGET FOR FISCAL YEAR 2022**

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of Country Greens Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2022, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 21st day of November 2022 and be reflected in the monthly and Fiscal Year End 9/30/2022 Financial Statements and Audit Report of the District.

**Country Greens CDD
Community Development District**

By: _____
Chairperson

Attest:

By: _____
Secretary

COUNTRY GREENS
Community Development District

General Fund

Proposed Budget Amendment
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES					
Interest - Investments	\$ 2,000	\$ -	\$ 2,000	\$ 3,432	\$ 1,432
Special Assmnts- Tax Collector	226,844	-	226,844	226,846	2
Special Assmnts- Discounts	(9,074)	-	(9,074)	(8,691)	383
TOTAL REVENUES	219,770	-	219,770	221,587	1,817
EXPENDITURES					
Administration					
P/R-Board of Supervisors	6,000	-	6,000	5,000	1,000
FICA Taxes	459	-	459	383	76
ProfServ-Arbitrage Rebate	600	-	600	600	-
ProfServ-Dissemination Agent	1,000	-	1,000	1,000	-
ProfServ-Engineering	5,500	20,000	25,500	14,608	10,892
ProfServ-Legal Services	10,000	5,000	15,000	10,236	4,764
ProfServ-Mgmt Consulting	67,362	-	67,362	67,362	-
ProfServ-Trustee Fees	3,717	-	3,717	3,408	309
Auditing Services	3,600	-	3,600	3,700	(100)
Postage and Freight	1,100	-	1,100	1,076	24
Insurance - General Liability	9,250	-	9,250	6,975	2,275
Printing and Binding	500	-	500	457	43
Legal Advertising	450	-	450	189	261
Miscellaneous Services	1,000	-	1,000	-	1,000
Misc-Assessment Collection Cost	4,537	-	4,537	4,313	224
Misc-Web Hosting	2,613	-	2,613	3,396	(783)
Office Supplies	200	-	200	-	200
Annual District Filing Fee	175	-	175	175	-
Total Administration	118,063	25,000	143,063	122,878	20,185
Field					
ProfServ-Field Management	20,300	-	20,300	20,300	-
Contracts-Landscape	175,538	20,000	195,538	190,486	5,052
Contracts-Aquatic Control	3,060	-	3,060	3,060	-
Utility - General	17,000	-	17,000	10,073	6,927
R&M-Common Area	10,000	-	10,000	24,369	(14,369)
Miscellaneous Services	4,000	-	4,000	1,446	2,554
Total Field	229,898	20,000	249,898	249,734	164
TOTAL EXPENDITURES	347,961	45,000	392,961	372,612	20,349
Excess (deficiency) of revenues Over (under) expenditures	(128,191)	(45,000)	(173,191)	(151,025)	22,166
Net change in fund balance	(128,191)	(45,000)	(173,191)	(151,025)	22,166

COUNTRY GREENS

Community Development District

General Fund

Proposed Budget Amendment
For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
FUND BALANCE, BEGINNING (OCT 1, 2021)	525,333	-	525,333	525,333	-
FUND BALANCE, ENDING	<u>\$ 397,142</u>	<u>\$ (45,000)</u>	<u>\$ 352,142</u>	<u>\$ 374,308</u>	<u>\$ 22,166</u>

Section 6

Staff Reports

Subsection 6A

Field Manager Report

OCTOBER 2022 FIELD INSPECTION

Country Greens CDD

Thursday, October 27, 2022

Prepared For For The Board Of Supervisors

22 Item Identified

Freddy Blanco Field
Manager
Inframark



Item 1

Assigned To Servello Landscaping
Provide schedule for the last annual
flowers installation service



Item 2

Assigned To Sitex
The pond show good water
condition



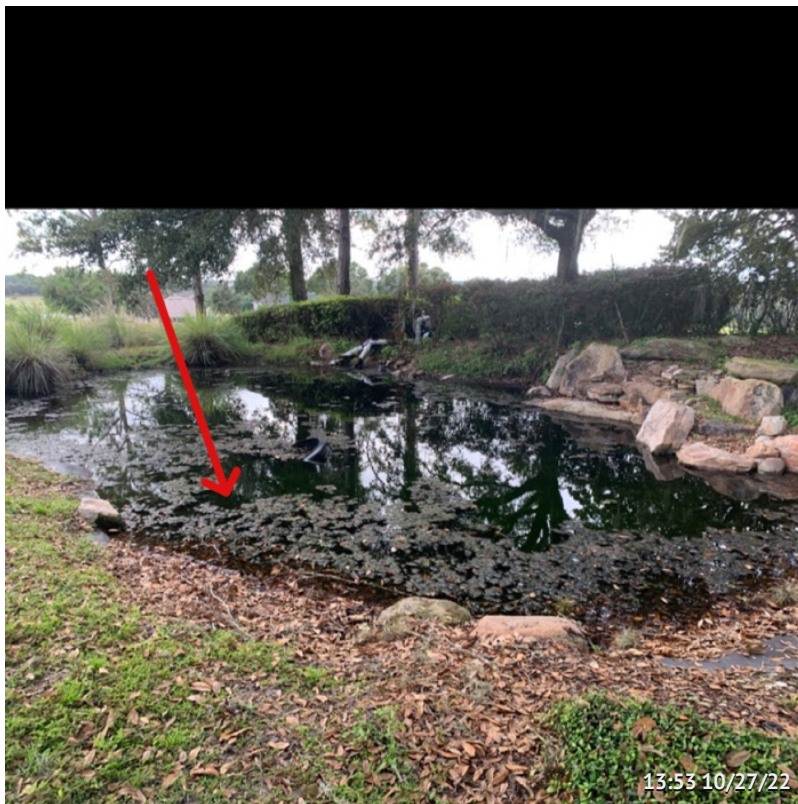
Item 3

Assigned To Servello Landscaping
Jasmine beds in front of the main entrance still show excessive weeds



Item 4

Assigned To Sitex
Pond near to the security guard house show some algae growing in the edge





Item 5

Assigned To Servello Landscaping
Provide Proposal for remove dead
pine tree located at Tuscany Ave



Item 6

Assigned To Servello Landscaping
Provide a schedule for removal
service of broken tree branches at
Tuscany Ave



Item 7

Assigned To Servello Landscaping
Provide a schedule for removal
service of broken tree branches at
Tuscany Ave



Item 8

Assigned To Servello Landscaping
Provide a schedule for removal
service of broken tree branches at
Tuscany Ave

Item 9

Assigned To Servello Landscaping
Mowing and trimming service is not completed at all around the storm drain area at Tuscany Ave



Item 10

Assigned To Servello Landscaping
Bush hogging service is still pending at Venice Ln.



Item 11

Assigned To Servello Landscaping
Provide Proposal for remove broken
tree branches at Marbella Dr



Item 12

Assigned To Inframark
Possible missing grate (storm drain)
at Marbella Dr





Item 13

Assigned To Servello Landscaping
Provide Proposal for remove dead
pine tree at Marbella Dr



Item 14

Assigned To Servello Landscaping
Storm Drain is pending for cleaning
service at Sorrento Spring Dr



Item 15

Assigned To Servello Landscaping
Storm Drain cleaning service
completed at Companero Dr



Item 16

Assigned To Servello Landscaping
Bush hogging service is still pending
at Companero Dr

Item 17

Assigned To Servello Landscaping
Bush hogging service is not
completed between Companero Dr
and Alameda Dr



Item 18

Assigned To Servello Landscaping
Bush hogging service is not
completed between Companero Dr
and Alameda Dr





Item 19

Assigned To Servello Landscaping
Remove dead tree branches of the
PVC fence at Companero Dr



Item 20

Assigned To Servello Landscaping
Provide Proposal for remove fallen
tree at Cardinal Ln



Item 21

Assigned To Inframark

Provide Proposal for repair PVC fence sections at Cardinal Ln

Field Inspection Follow Up

Assigned To Board Of Supervisors

Item 2 Annual flowers installation is still pending.

Item 3 Jasmin beds still showing excessive weeds.

Item 6,7,9 and 11 Bush hogging service is not completed.

Item 8 and 10 Storm drain cleaning service completed.

Item 12 Mowing service at Cardinal Ln is completed.

Item 14 and 15 weeds control in beds located at the 44 is ongoing.

Item 16 Trimming service along the 44 and the 437 is ongoing.

Item 18 The Developer company next to the community already started with the sidewalk repair at the 437 entrance.

Subsection 6Aii

Servello #7292



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

Proposal

Date	Proposal #
10/31/2022	7292

Submitted To

Country Greens CDD

Brett Perez
 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.

Arbor Services

Removal of Oak tree limb from Marbella Dr. Removal of Pine tree from Tuscany Ave. Removal of smaller pine trees that have fallen from Tuscany Ave.

Price has been reduced to reflect dump fees are not included.

Description	Quantity	Unit	Price
Arbor Services	1.00	Ea	2,560.00
Fuel Surcharge	1.00	ea	64.00

Subtotal Arbor Services

2,624.00

Project Total

\$2,624.00

Country Greens CDD

Proposal # 7292**Project Total**

\$2,624.00

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.

By: <u>Corey Westmark</u>	<u>10/31/2022</u>	Accepted: _____	_____
Servello & Son, Inc.	Date	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% draw is required to schedule and start the job.**