

***County Road 33  
Community Development District***

***Agenda***

***May 22, 2024***

# AGENDA

*County Road 33*  
*Community Development District*

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

May 15, 2024

Board of Supervisors  
County Road 33  
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the County Road 33 Community Development District will be held **Wednesday, May 22, 2024, at 9:30 AM the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, FL 34711.** Following is the advance agenda for the regular meeting:

**Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 20, 2024 Board of Supervisors Meeting
4. Ratification of Edits to Minutes of the January 24, 2024 Board of Supervisors Meeting
5. Consideration of Resolution 2024-31 Approving the Fiscal Year 2025 Proposed Budget and Setting Public Hearing to Adopt
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Ratification of Funding Requests No. 5-7
    - iii. Presentation of Registered Voters- 0
7. Other Business
8. Supervisors Requests
9. Adjournment

# MINUTES

**MINUTES OF MEETING  
COUNTY ROAD 33  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the County Road 33 Community Development District was held Wednesday, **March 20, 2024** at 9:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum:

Tony Iorio	Chairman
Doug Beasley	Vice Chairman
Rocky Owen	Assistant Secretary
Tom Franklin	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Sarah Sandy <i>by phone</i>	District Counsel, Kutak Rock
Scott Land <i>by phone</i>	District Engineer, GAI

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Iorio stated there were no members of the public present for the meeting.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the January 24,  
2024 Board of Supervisors Meeting**

Mr. Flint presented the minutes from the January 24, 2024 Board of Supervisors meeting. He asked for any comments or questions to those minutes. Hearing none,

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Minutes from the January 24, 2024 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Boundary Amendment Funding Agreement**

Mr. Flint stated this was an agreement with the developer to fund the cost of amending the boundaries of the District.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, the Boundary Amendment Funding Agreement, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-30 Amending District Boundaries**

Mr. Flint stated this resolution authorizes the staff to prepare a petition to file to amend the boundaries of the District. Ms. Sandy stated this boundary amendment will allow them to move forward with a petition to add two sections to the County Road 33 CDD boundaries. The first is Tierra Vista, which is approximately 135 acres. The second is Banning Ranch Phases 3 and 4, which is approximately 464 acres. She noted the increase in size of the District by a pretty substantial amount. She was happy to answer any questions.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Resolution 2024-30 Amending District Boundaries, was approved.

**SIXTH ORDER OF BUSINESS**

**Ranking of Proposals for District Engineering Services and Authorization to Enter Negotiations with Number One Ranked Firm**

Mr. Flint stated they issued an RFQ for District Engineering Services. As a result, they received one response from GAI Consultants, Inc. He noted that the Board had the option to reject and rebid or they can choose to move forward and authorize entering into an agreement with GAI Consultants, Inc. He asked even though they received one response that they at least provide a consensus ranking of the Board so they have that in their records. The Board chose to move

forward with GAI Consultants, Inc. awarding them all points in all categories except MBE, which would be 95 points ranking GAI Consultants, Inc. #1.

On MOTION by Mr. Franklin, seconded by Mr. Iorio, with all in favor, Ranking of Proposals for District Engineering Services and Authorization to Enter Negotiations with GAI Consultants, Inc. #1, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Sandy stated they would work on putting together the boundary amendment petition. She noted that they were going to continue to hold off starting the financing in validation matters for this District until they have the boundary amendment complete.

**B. Engineer**

Mr. Land had nothing to report to the Board at this time.

**C. District Manager’s Report**

**i. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through the end of January. There is no action required on those. He was happy to answer any questions.

**ii. Consideration of Funding Requests No. 1-4**

Mr. Flint presented Funding Requests No. 1-4 to the Board.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Funding Requests No. 1-4, was approved.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Owen, seconded by Mr. Franklin, with all in favor, the meeting was adjourned.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman



**MINUTES OF MEETING  
COUNTY ROAD 33  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting and Public Hearings of the Board of Supervisors of the County Road 33 Community Development District was held Wednesday, **January 24, 2024** at 9:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum:

Tony Iorio	Chairman
Doug Beasley	Vice Chairman
Rocky Owen	Assistant Secretary
Tom Franklin	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Michelle Rigoni via Zoom	District Counsel, Kutak Rock
Kathy Leo	District Engineer, GAI
Alan Scheerer	Field Manager, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Iorio stated there were no members of the public present for the meeting.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Supervisors**

Mr. Flint administered the oath of office to all four Board members present at the meeting.

**B. Consideration of Resolution 2024-25 Canvassing and Certifying the Results of the Landowners' Election**

Mr. Flint stated the Board sits as the canvassing Board for purposes of certifying the landowners' election results. Mr. Iorio and Mr. Beasley received 442 votes and Mr. Lonas, Mr. Franklin and Dr. Owen received 441 votes. Mr. Iorio and Mr. Beasley will serve four-year terms and the other three will serve two-year terms.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Resolution 2024-25 Canvassing and Certifying the Result of the Landowners' Election, was approved.

**C. Election of Officers**

Mr. Flint stated Chapter 190 requires the Board to elect officers.

**D. Consideration of Resolution 2024-26 Electing Officers**

Mr. Flint stated that currently Mr. Iorio is Chair, Mr. Beasley is Vice Chair, the other three Board members are Assistant Secretaries, Jill Burns is Treasurer, Katie Costa and Darrin Mossing are Assistant Treasures, and Mr. Flint is Secretary. He noted they can keep the same slate of officers or change those. Mr. Iorio made a motion to keep the officers the same.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Resolution 2024-26 Electing Officers as slated above, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the October 25, 2023 Board of Supervisors Organizagional Meeting and Approval of the December 13, 2023 Landowners' Meeting Minutes.**

Mr. Flint presented the minutes from the October 25, 2023 Board of Supervisors organizational meeting and the minutes from the December 13, 2023 Landowners' meeting. He noted these minutes were revised to reflect the proper number of votes. This matches up with the ballots that were cast. He asked for any questions on the Board or Landowners' minutes.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Minutes from the October 25, 2023 Board of Supervisors Meeting and the December 13, 2023 Landowners’ Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearings**

**A. Public Hearing on the District’s Use of the Method of Levying, Collection, and Enforcement of Non-Ad Valorem Assessments**

Mr. Flint stated the 170 hearing allows the District to use the tax bill as the collection method for the debt and O&M assessments. He asked for a motion to open the public hearing.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint noted there were no members of the public present to provide comment or testimony.

- i. Presentation of Affidavit of Publication of Notice**
- ii. Public Comment and Board Discussion**

Mr. Flint noted again there were no members of the public present for comment.

**iii. Consideration of Resolution 2024-27 Expressing the District’s Intent to Utilize the Uniform Method of Collection**

Ms. Rigoni stated this public hearing is to set the Districts intent to use the uniform method of collecting the assessments at a future time. In order to do so we need to first hold to this public hearing so the Resolution to declare the intent to use the uniform method at appropriate time. The District’s Secretary is authorized to provide the Property Appraiser, Tax Collector of Lake County, and the Department of Revenue of the State of Florida with a copy of this resolution.

On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, Resolution 2024-27 Expressing the District’s Intent to Utilize the Uniform Method of Collection, was approved.

Mr. Flint asked for a motion to close the public hearing.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Closing the Public Hearing, was approved.

**B. Public Hearing on the Adoption of District Rules of Procedure**

Mr. Flint stated noted the Board was provided a draft of the proposed rules and authorized the rule hearing for today. He noted no members of the public are present. The affidavit of publication is in the agenda.

On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, Opening the Public Hearing, was approved.

- i. Presentation of Affidavit of Publications of Notice of Rule Development and Rulemaking**
- ii. Public Comment and Board Discussion**

Mr. Flint stated there were no members of the public present for comment.

**iii. Consideration of Resolution 2024-28 Adopting the Rules of Procedure**

Ms. Rigoni noted this Resolution authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business. She noted she neither received any questions or requested revisions from the Board or Members of the public since the presentation of the rules at the Organizational meeting to set this public hearing and that she would be happy to answer any questions on the rules themselves.

On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, Resolution 2024-28 Adopting the Rules of Procedure, was approved.

Mr. Flint asked for a motion to close the rule hearing.

On MOTION by Mr. Beasley, seconded by Mr. Iorio, with all in favor, Closing the Public Hearing, was approved.

**C. Public Hearing on the Adoption of the Fiscal Year 2024 Budget**

Mr. Flint stated at the organizational meeting the Board approved a proposed budget and set the hearing for today. He asked for a motion to open the budget hearing.

On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, Opening the Public Hearing, was approved.

- i. Presentation of Affidavit of Publications of Notice**
- ii. Public Comment and Board Discussion**

Mr. Flint stated there are no members of the public present to provide comment or testimony.

- iv. Consideration of Resolution 2024-29 Adopting the District’s Fiscal Year 2024 Budget and Appropriating Funds**

Mr. Flint stated the budget is attached which is an administrative budget prorated for the number of months in the Fiscal Year that apply. It contemplates the funding would be a developer contribution which was already approved. He asked for any questions on the proposed budget.

On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, Resolution 2024-29 Adopting the District’s Fiscal Year 2024 Budget and Appropriating Funds, was approved.

Mr. Flint stated asked for a motion to close the budget public hearing.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Closing the Public Hearing, was approved.

**SIXTH ORDER OF BUSINESS**

**Ratification of Staff’s Action to Readvertise Engineering RFQ**

Mr. Flint stated at the organizational meeting the Board authorized advertisement of an RFQ for District Engineering Services. He noted they did that and neglected to send a copy of the notice to Kathy in advance do they did not pick up on the deadline so no responses were received. This item is ratifying the action and readvertising the RFQ which has already been advertised and

email sent to Kathy. He noted this will be at the February meeting as far as any responses considered by the Board.

On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, the Staff's Action to Readvertise Engineering RFQ, was ratified.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

She noted the ethics training requirement for all Board members needs to be completed and reported when the 2025 Form 1 is filed. Mr. Flint noted Board members will receive an email with the information Kutak provided. He noted Form 1 starting January 1<sup>st</sup> will be filed electronically.

**i. Ratification of Revised District Counsel Agreement with Kutak Rock**

Ms. Rigoni noted there was an update to the scope of service for the District. The Chair approved this and signed it outside of the meeting. No other changes were in the agreement. She noted she is looking for a motion to get the amended agreement ratified.

On MOTION by Mr. Iorio seconded by Mr. Beasley, with all in favor, the Revised District Counsel Agreement with Kutak Rock, was ratified.

**B. Engineer**

Ms. Leo noted nothing to report other than being aware of the RFQ and intent to submit.

**C. District Manager's Report**

Mr. Flint stated nothing to report other than financials have not been produced yet as it is a new District and there is a delay with new Districts.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Audience  
Comments**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, the meeting was adjourned.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION V



**RESOLUTION 2024-31**

**[FY 2025 BUDGET APPROVAL RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2025; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the County Road 33 Community Development District (“**District**”) prior to June 15, 2024, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

**WHEREAS**, the Board now desires to set the required public hearing on the Proposed Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 28, 2024  
TIME: 9:30 A.M.  
LOCATION: Cooper Memorial Library  
2525 Oakley Seaver Drive  
Clermont, FL 34711

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.**

ATTEST:

**COUNTY ROAD 33 COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_

\_\_\_\_\_

***County Road 33***  
***Community Development District***

***Proposed Budget***  
***FY2025***



# Table of Contents

**1** General Fund

**2-4** General Fund Narrative

# County Road 33

## Community Development District

### General Fund

Description	Proposed Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Developer Contributions	\$ 123,928	\$ 39,166	\$ 16,135	\$ 55,301	\$ 144,228
Boundary Amendment Contributions	\$ -	\$ -	\$ 2,981	\$ 2,981	\$ -
<b>Total Revenues</b>	<b>\$ 123,928</b>	<b>\$ 39,166</b>	<b>\$ 19,116</b>	<b>\$ 58,282</b>	<b>\$ 144,228</b>
<b>Expenditures</b>					
<i>General &amp; Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 400	\$ 1,600	\$ 2,000	\$ 12,000
Fica Expense	\$ 918	\$ 31	\$ 122	\$ 153	\$ 918
Engineering	\$ 15,000	\$ -	\$ 1,000	\$ 1,000	\$ 15,000
Attorney	\$ 25,000	\$ 6,061	\$ 8,940	\$ 15,000	\$ 25,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 4,100
Management Fees	\$ 40,000	\$ 8,333	\$ 10,000	\$ 18,333	\$ 42,500
Information Technology	\$ 1,800	\$ 750	\$ 900	\$ 1,650	\$ 1,800
Website Maintenance	\$ 2,950	\$ 2,050	\$ 600	\$ 2,650	\$ 1,200
Telephone	\$ 300	\$ -	\$ 100	\$ 100	\$ 300
Postage & Delivery	\$ 1,000	\$ 30	\$ 270	\$ 300	\$ 1,000
Insurance	\$ 5,000	\$ 3,740	\$ -	\$ 3,740	\$ 5,000
Printing & Binding	\$ 1,000	\$ 14	\$ 86	\$ 100	\$ 1,000
Legal Advertising	\$ 15,000	\$ 2,249	\$ 5,251	\$ 7,500	\$ 15,000
Contingency	\$ 2,500	\$ 253	\$ 2,247	\$ 2,500	\$ 2,500
Boundary Amendment Expenses	\$ -	\$ 2,981	\$ -	\$ 2,981	\$ -
Office Supplies	\$ 625	\$ 0	\$ 25	\$ 25	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 100	\$ 100	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 150	\$ -	\$ 150	\$ 175
<b>Total Expenditures</b>	<b>\$ 123,928</b>	<b>\$ 27,043</b>	<b>\$ 31,240</b>	<b>\$ 58,282</b>	<b>\$ 144,228</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 12,123</b>	<b>\$ (12,123)</b>	<b>\$ -</b>	<b>\$ -</b>

# County Road 33 Community Development District General Fund Narrative

## **Revenues:**

### Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

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## **Expenditures:**

### **General & Administrative:**

#### Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

#### FICA Expenditures

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

#### Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

#### Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

#### Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

#### Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

#### Arbitrage Fees

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its bonds and any other anticipated bond issuance.

# County Road 33

## Community Development District

### General Fund Narrative

#### Dissemination Fees

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

#### Trustee Fees

The District will pay annual trustee fees for the proposed bonds.

#### Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

#### Information Technology

Represents costs with Governmental Management Services – Central Florida, LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

#### Website Maintenance

Represents the costs with Governmental Management Services – Central Florida, LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

#### Telephone

Telephone and fax machine.

#### Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

#### Insurance

The District's general liability and public official's liability insurance coverages.

#### Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

#### Legal Advertising

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

**County Road 33**  
**Community Development District**  
**General Fund Narrative**

Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to Florida Department of Commerce for \$175. This is the only expense under this category for the District.

# SECTION VI



# SECTION C

# SECTION 1

***County Road 33***  
***Community Development District***

***Unaudited Financial Reporting***  
***March 31, 2024***



# Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Month to Month</u>

# County Road 33

## Community Development District

### Combined Balance Sheet

March 31, 2024

		<i>General Fund</i>
<b>Assets:</b>		
Operating Account	\$	14,294
Due from Developer	\$	4,893
<b>Total Assets</b>	<b>\$</b>	<b>19,187</b>
<b>Liabilities:</b>		
Accounts Payable	\$	7,063
<b>Total Liabilites</b>	<b>\$</b>	<b>7,063</b>
<b>Fund Balance:</b>		
Unassigned	\$	12,123
<b>Total Fund Balances</b>	<b>\$</b>	<b>12,123</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>19,187</b>

**County Road 33**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2024**

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<b>Revenues:</b>				
Developer Contributions	\$ 123,928	\$ 39,166	\$ 39,166	\$ -
<b>Total Revenues</b>	<b>\$ 123,928</b>	<b>\$ 39,166</b>	<b>\$ 39,166</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisors Fees	\$ 12,000	\$ 6,000	\$ 400	\$ 5,600
FICA Expense	\$ 918	\$ 459	\$ 31	\$ 428
Engineering	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Attorney	\$ 25,000	\$ 12,500	\$ 6,061	\$ 6,440
Management Fees	\$ 40,000	\$ 20,000	\$ 8,333	\$ 11,667
Information Technology	\$ 1,800	\$ 900	\$ 750	\$ 150
Website Maintenance	\$ 2,950	\$ 1,475	\$ 2,050	\$ (575)
Telephone	\$ 300	\$ 150	\$ -	\$ 150
Postage & Delivery	\$ 1,000	\$ 500	\$ 30	\$ 470
Insurance	\$ 5,000	\$ 5,000	\$ 3,740	\$ 1,260
Printing & Binding	\$ 1,000	\$ 500	\$ 14	\$ 486
Legal Advertising	\$ 15,000	\$ 7,500	\$ 2,249	\$ 5,251
Other Current Charges	\$ 2,500	\$ 1,250	\$ 253	\$ 997
Boundary Amendment Expense	\$ -	\$ -	\$ 2,981	\$ -
Office Supplies	\$ 625	\$ 313	\$ 0	\$ 312
Travel Per Diem	\$ 660	\$ 330	\$ -	\$ 330
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 150	\$ 25
<b>Total Expenditures</b>	<b>\$ 123,928</b>	<b>\$ 64,552</b>	<b>\$ 27,043</b>	<b>\$ 40,490</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 12,123</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 12,123</b>	

**County Road 33**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Developer Contributions	\$ 16,750	\$ -	\$ -	\$ 11,057	\$ 6,466	\$ 4,893	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,166
<b>Total Revenues</b>	<b>\$ 16,750</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,057</b>	<b>\$ 6,466</b>	<b>\$ 4,893</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 39,166</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 3,159	\$ 356	\$ 490	\$ 1,000	\$ 325	\$ 732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,061
Management Fees	\$ -	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,333
Information Technology	\$ -	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ -	\$ -	\$ -	\$ 1,850	\$ 100	\$ 100	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ 2,050
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ -	\$ -	\$ -	\$ 27	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30
Insurance	\$ -	\$ -	\$ -	\$ 3,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,740
Printing & Binding	\$ -	\$ -	\$ -	\$ 1	\$ 14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14
Legal Advertising	\$ 261	\$ 424	\$ 513	\$ 1,051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,249
Other Current Charges	\$ -	\$ -	\$ -	\$ 167	\$ 8	\$ 78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 253
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,981	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,981
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
<b>Total Expenditures</b>	<b>\$ 3,569</b>	<b>\$ 2,597</b>	<b>\$ 2,820</b>	<b>\$ 9,625</b>	<b>\$ 2,290</b>	<b>\$ 6,142</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 27,043</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 13,181</b>	<b>\$ (2,597)</b>	<b>\$ (2,820)</b>	<b>\$ 1,432</b>	<b>\$ 4,177</b>	<b>\$ (1,249)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,123</b>

# SECTION 2



# County Road 33

Community Development District

Funding Request #5  
March 14, 2024

Bill to:

	Payee		General Fund FY2024
1	<b>Gannett Media Corp - Gannett Florida LocalIQ</b> Invoice # 0006199949 - Legal Advertising	\$	1,050.68
2	<b>Governmental Management Services</b> Invoice # 5 - Management Fees - March 2024	\$	1,920.04
3	<b>Kutak Rock LLP</b> Invoice # 3354310 - General Counsel - January 2024	\$	1,000.00
4	<b>Lake Sumter State College</b> Invoice # A0197820 - Rental BOS meeting - January 2024	\$	167.00
<b>Total:</b>			<b>\$ 4,137.72</b>

Please make check payable to:

**County Road 33 Community Development District**  
219 E Livingston Street  
Orlando, FL 32801



<b>ACCOUNT NAME</b>		<b>ACCOUNT #</b>	<b>PAGE #</b>
County Road 33 Cdd		1195027	1 of 1
<b>INVOICE #</b>	<b>BILLING PERIOD</b>	<b>PAYMENT DUE DATE</b>	
0006199949	Jan 1- Jan 31, 2024	February 20, 2024	
<b>PREPAY (Memo Info)</b>	<b>UNAPPLIED (included in amt due)</b>	<b>TOTAL CASH AMT DUE*</b>	
\$0.00	\$0.00	\$1,050.68	

<b>BILLING ACCOUNT NAME AND ADDRESS</b>
County Road 33 Cdd 219 E Livingston ST Orlando, FL 32801-1508

**Legal Entity:** Gannett Media Corp.  
**Terms and Conditions:** Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.  
**All funds payable in US dollars.**

**BILLING INQUIRIES/ADDRESS CHANGES** 1-877-736-7612 or [smb@ccc.gannett.com](mailto:smb@ccc.gannett.com) **FEDERAL ID** 47-2390983

**To sign-up for E-mailed invoices and online payments please contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com).**

Date	Description	Amount
1/1/24	Balance Forward	\$937.96
1/29/24	PAYMENT - THANK YOU	-\$937.96

<b>Package Advertising:</b>					
Start-End Date	Order Number	Product	Description	PO Number	Package Cost
12/22/23-1/12/24	9630337	LEE Daily Commercial	COLLECTION OF NON-AD VALOREM SPECIAL		\$585.12
1/3/24-1/10/24	9628943	LEE Daily Commercial	CR33 Notice of LO Meeting		\$234.36
1/22/24	9752475	LEE Daily Commercial	CR33 Engineering RFQ		\$231.20

**RECEIVED 3/6/24**

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$1,050.68
Service Fee 3.99%	\$41.92
*Cash/Check/ACH Discount	-\$41.92
*Payment Amount by Cash/Check/ACH	\$1,050.68
Payment Amount by Credit Card	\$1,092.60

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

<b>ACCOUNT NAME</b>		<b>ACCOUNT NUMBER</b>		<b>INVOICE NUMBER</b>		<b>AMOUNT PAID</b>
County Road 33 Cdd		1195027		0006199949		
<b>CURRENT DUE</b>	<b>30 DAYS PAST DUE</b>	<b>60 DAYS PAST DUE</b>	<b>90 DAYS PAST DUE</b>	<b>120+ DAYS PAST DUE</b>	<b>UNAPPLIED PAYMENTS</b>	<b>TOTAL CASH AMT DUE*</b>
\$1,050.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,050.68
<b>REMITTANCE ADDRESS (Include Account# &amp; Invoice# on check)</b>				<b>TO PAY WITH CREDIT CARD PLEASE CALL:</b>		<b>TOTAL CREDIT CARD AMT DUE</b>
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$1,092.60
				To sign up for E-mailed invoices and online payments please contact <a href="mailto:abgspecial@gannett.com">abgspecial@gannett.com</a>		

0001195027000000000000061999490010506867171

# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Brittany Brookes  
County Road 33 Cdd  
219 E Livingston ST  
Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

12/22/2023, 12/29/2023, 01/05/2024, 01/12/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/12/2024

Legal Clerk Kegan Moran

Notary, State of WI, County of Brown 3177127

My commission expires

Publication Cost: \$585.12

Order No: 9630337

# of Copies:

Customer No: 1195027

1

PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

KAITLYN FELTY  
Notary Public  
State of Wisconsin

### COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the County Road 33 Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on January 24, 2024, at 9:30 a.m. at the Cooper Memorial Public Library, 2525 Oakley Seaver Drive, Clermont, FL 34711.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of, among other things, roadway improvements, utility improvements, stormwater management facilities, undergrounding of electrical utilities, conservation/mitigation, landscape and irrigation improvement, and/or any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 219 East Livingston Street, Orlando, Florida 32801, 407-841-5524, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George Filini  
District Manager  
#9630337 12/22, 12/29/2023, 1/5, 1/12/2024

# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Brittany Brookes  
County Road 33 Cdd  
219 E Livingston ST  
Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

01/03/2024, 01/10/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/10/2024

Legal Clerk

Notary, State of WI, County of Brown

3/7/27

My commission expires

Publication Cost: \$234.36

Order No: 9628943

# of Copies:

Customer No: 1195027

1

PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the County Road 33 Community Development District ("District") will hold a public hearing on January 24, 2024, at 9:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont FL 34711, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budgets") of the District for the remainder of the fiscal year ending September 30, 2024 ("Fiscal Year 2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 219 East Livingston Street, Orlando, Florida 32801, (407) 841-5524 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George Flint  
District Manager  
#9628943 12/22, 12/29/2023, 1/5, 1/12/2024

KAITLYN FELTY  
Notary Public  
State of Wisconsin



# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Brittany Brookes  
County Road 33 Cdd  
219 E Livingston ST  
Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

01/22/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/22/2024

Kegan Moran  
Legal Clerk

[Signature]  
Notary, State of WI, County of Brown

317727

My commission expires

Publication Cost: \$231.20

Order No: 9752475

# of Copies:

Customer No: 1195027

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PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

KAITLYN FELTY  
Notary Public  
State of Wisconsin

REQUEST FOR  
QUALIFICATIONS FOR  
ENGINEERING SERVICES  
FOR THE COUNTY ROAD 33  
COMMUNITY DEVELOPMENT  
DISTRICT

RFQ for Engineering Services  
The County Road Community Development District ("District"), located in the City of Leesburg, Florida announces that professional engineering services will be required on a continuing basis for the District's capital improvements which may include work related to stormwater management system, stormwater retention ponds, stormwater collection infrastructure, lift stations, public roadways and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Osceola County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and, g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit one (1) original and one (1) electronic version of Standard Form No. 330 and Qualification Statement by 12:00 PM on Tuesday, February 20, 2024, to the attention of Mr. George S. Flint, c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

George S. Flint  
District Manager  
Governmental Management  
Services - Central Florida, LLC  
#9752475 1/22/2024

**GMS-Central Florida, LLC**1001 Bradford Way  
Kingston, TN 37763**Invoice****Invoice #:** 5**Invoice Date:** 3/1/24**Due Date:** 3/1/24**Case:****P.O. Number:****Bill To:**County Road 33 CDD  
219 E. Livingston St.  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - March 2024		1,666.67	1,666.67
Website Administration - March 2024		100.00	100.00
Information Technology - March 2024		150.00	150.00
Office Supplies		0.15	0.15
Postage		3.22	3.22

**Total** \$1,920.04**Payments/Credits** \$0.00**Balance Due** \$1,920.04

RECEIVED 3/8/24

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 23, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3354310

Client Matter No. 45523-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Mr. George Flint

County Road 33 CDD

c/o Governmental Management Services-Central Florida, LLC

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3354310

45523-1

Re: General Counsel

For Professional Legal Services Rendered

01/14/24	G. Lovett	0.70	175.00	Monitor legislative process relating to matters impacting special districts
01/16/24	M. Rigoni	0.60	165.00	Review draft agenda; prepare agenda items and confer with Brooks
01/17/24	M. Rigoni	0.40	110.00	Confer with Brookes and Flint regarding agenda items and prepare same
01/18/24	S. Sandy	0.30	99.00	Confer with Snyder regarding boundary amendment; conduct follow-up regarding same
01/22/24	M. Rigoni	0.30	82.50	Confer with Snyder regarding possible boundary amendment
01/24/24	M. Rigoni	0.80	220.00	Attend board meeting and perform meeting follow-up
01/29/24	M. Rigoni	0.20	55.00	Update development status chart; confer with Leo and Flint regarding potential boundary amendment
01/31/24	M. Rigoni	0.10	27.50	Attend development status call



**KUTAK ROCK LLP**

County Road 33 CDD  
February 23, 2024  
Client Matter No. 45523-1  
Invoice No. 3354310  
Page 2

01/31/24	S. Sandy	0.20	66.00	Attend project status call; conduct follow-up regarding same
----------	----------	------	-------	--

TOTAL HOURS 3.60

TOTAL FOR SERVICES RENDERED \$1,000.00

**TOTAL CURRENT AMOUNT DUE \$1,000.00**

UNPAID INVOICES:

November 22, 2023	Invoice No. 3312004	3,158.50	paid 2/22
December 13, 2023	Invoice No. 3326136	356.00	paid 1/25
January 30, 2024	Invoice No. 3342228	489.50	paid 2/22

TOTAL DUE \$5,004.00



Lake Sumter  
State College

Country Rd 33  
C/O Community Development District  
6200 Lee Vista Blvd, Ste 300  
Orlando, FL 32822-5149

Attn: Contact Person: Brittany Brooks  
Contact Email Address: BBrookes@gmscfl.com  
407-841-5524 X140

**Invoice Date: February 24, 2024**

**Invoice #: A0197820**

**ID#: X00145056**  
**Purpose: Monthly District Board Meeting**

**Due Date: Upon Receipt**

**Invoice Amt: \$ 167.00**

**Contract: To use the Cooper Memorial Library Meeting Space**

**Dates of Usage: JANUARY 24, 2024**

If you have any questions regarding this invoice, please call Michelle Heister via email - HeisterM@lssc.edu.

Please remit payment in full by due date to:

Lake-Sumter State College  
Attn: Financial Services  
9501 US Hwy 441  
Leesburg, FL 34788

RECEIVED 2/29/24

LEESBURG ♦ SUMTER ♦ SOUTH LAKE

9501 U.S. HIGHWAY 441 ♦ LEESBURG, FL ♦ 34788-8751 ♦ 352.787.3747



# Lake-Sumter State College

9501 U.S. Highway 441  
Leesburg, FL 34788

## Event Estimate

Date | 1/24/2024

## Company

Name | **Community Development District**  
Contact | Brittany Brookes  
Phone | 407-841-5524 ext. 140  
Email | [Bbrookes@gmscfl.com](mailto:Bbrookes@gmscfl.com)

**Payment is due no later than 5 days before the event.**

## Event Details

Name | Monthly District Board Meeting  
Dates | January 24, 2024

Days	Description	Hours	Price	Per Unit	Line Total
1	Cooper Memorial Library Meeting Space	1.17	\$ 100.00	per hour	\$ 117.00
1	Janitorial Fee	1	\$ 50.00		\$ 50.00
	**County Rd 33				\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
<b>Subtotal</b>					\$ 167.00
<b>Sales tax</b>					
<b>TOTAL COST</b>					\$ 167.00

If you have any questions concerning this invoice, use the following contact information:

Name Michelle Heister  
Email [HeisterM@LSSC.EDU](mailto:HeisterM@LSSC.EDU)

**By signing below I understand that the final invoice is subject to change based on final needs. If any damages to the property incur as a result of this event, I will be contacted by campus personnel and may be charged for said damages.**

LSSC Representative 

Date 1/24/2024

Client Signature \_\_\_\_\_

Date \_\_\_\_\_

**County Road 33**  
Community Development District

Funding Request #6  
March 28, 2024

Bill to: TLC Whitemarsh, LLC

	<b>Payee</b>		<b>General Fund FY2024</b>
<b>1</b>	<b>Kutak Rock LLP</b> Invoice # 3368057 - General Counsel - February 2024	\$	324.50
<b>2</b>	<b>Supervisor Fees - 03/20/24 meeting</b> Duane "Rocky" Owen Thomas Franklin	\$ \$	215.30 215.30
<b>Total:</b>			<b>\$ 755.10</b>

Please make check payable to:

**County Road 33 Community Development District**  
219 E Livingston Street  
Orlando, FL 32801

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 26, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3368057

Client Matter No. 45523-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Mr. George Flint

County Road 33 CDD

c/o Governmental Management Services-Central Florida, LLC

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3368057

45523-1

Re: General Counsel

For Professional Legal Services Rendered

02/03/24	L. Whelan	0.70	269.50	Monitor legislative process relating to matters impacting special districts
02/20/24	M. Rigoni	0.20	55.00	Research outstanding district business; confer with Brookes
TOTAL HOURS		0.90		
TOTAL FOR SERVICES RENDERED				\$324.50
TOTAL CURRENT AMOUNT DUE				<u>\$324.50</u>

RECEIVED 3/26/24

**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

---

**District Name:**

County Road 33 CDD

**Board Meeting Date:**

March 20, 2024

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Jason Lonas <i>needs oath</i>		No
2	Anthony Iorio	✓	No
3	Doug Beasley	✓	No
4	Rocky Owen	✓	Yes (\$200)
5	Tom Franklin	✓	Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

**Approved for Payment:**

  
\_\_\_\_\_  
District Manager Signature

3/20/24  
Date

**\*\*RETURN SIGNED DOCUMENT TO DISTRICT ACCOUNTANT\*\***

RECEIVED 3/22/24

# County Road 33

Community Development District

Funding Request #7  
April 11, 2024

Bill to: TLC Whitemarsh, LLC

Payee	General Fund FY2024
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<b>1</b>	<b>Governmental Management Services</b>		
	Invoice # 6 - Management Fees - April 2024	\$	1,974.87



<b>Total:</b>	<b>\$</b>	<b>1,974.87</b>
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Please make check payable to:

**County Road 33 Community Development District**  
219 E Livingston Street  
Orlando, FL 32801

**GMS-Central Florida, LLC**

1001 Bradford Way  
 Kingston, TN 37763

**Invoice**

**Invoice #:** 6  
**Invoice Date:** 4/1/24  
**Due Date:** 4/1/24  
**Case:**  
**P.O. Number:**

**Bill To:**

County Road 33 CDD  
 219 E. Livingston St.  
 Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - April 2024		1,666.67	1,666.67
Website Administration - April 2024		100.00	100.00
Information Technology - April 2024		150.00	150.00
Office Supplies		0.15	0.15
Postage		3.22	3.22
Copies		1.95	1.95
American Express Statement Closing 3/2/24 - Simply Stamps		52.88	52.88

**Total** \$1,974.87

**Payments/Credits** \$0.00

**Balance Due** \$1,974.87

RECEIVED 4/10/24



# SECTION 3



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

April 22, 2024

Brittany Brookes, Recording Secretary  
219 E. Livingston St.  
Orlando FL 32801

Re: District Counts

The number of registered voters within the County Road 33 Community Development District as of April 15, 2024 is 0.

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