

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

***Agenda***

***August 28, 2024***

# AGENDA

# *County Road 33*

## *Community Development District*

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

August 21, 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, August 28, 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 May 22, 2024 Board of Supervisors Meeting
4. Public Hearing
  - A. Consideration of Resolution 2024-32 Adopting the Fiscal Year 2025 Proposed Budget and Appropriating Funds
  - B. Consideration of Developer Funding Agreement with TLC Whitemarsh, LLC
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Ratification of Funding Agreement No. 8- 13
    - iii. Adoption of District Goals and Objectives
    - iv. Approval of Fiscal Year 2025 Meeting Schedule
6. Other Business
7. Supervisors Requests
8. 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, **May 22, 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 <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Sarah Sandy <i>by phone</i>	District Counsel, Kutak Rock
Kathy Leo <i>by phone</i>	District Engineer, GAI
Alan Scheerer	Field Manager, GMS
Rob Szozda	Field Manager, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Iorio called the meeting to order and called the roll. Three Board members were present in person constituting a quorum. Mr. Franklin joined by phone.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint stated only Board members and staff are present.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the March 20,  
2024 Board of Supervisors Meeting**

Mr. Flint presented the minutes from the March 20, 2024 Board of Supervisors meeting and asked for any comments, correction, or changes to those minutes. The Board had no changes to the minutes.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Minutes of the March 20, 2024 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Ratification of Edits to Minutes of the January 24, 2024 Board of Supervisors Meeting**

Mr. Flint stated there were some edits to the January 24<sup>th</sup> minutes after approved. He asked for ratification of those edits.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, the Edits to Minutes of the January 24, 2024 Board of Supervisors Meeting, were ratified.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-31 Approving the Fiscal Year 2025 Proposed Budget and Setting Public Hearing to Adopt**

Mr. Flint stated Resolution 2024-31 approves a proposed budget and sets the date, place, and time of the public hearing. The August 28<sup>th</sup> meeting is recommended for the public hearing. Attached as Exhibit ‘A’ is the budget. It is an admin only with developer contributions as the funding source. It is the typical administrative budget seen previously. The developer will be responsible for the actual cost and not the budget. The final approval will be at the August public hearing.

On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, Resolution 2024-31 Approving the Fiscal Year 2025 Proposed Budget and Setting the Public Hearing to Adopt on August 28, 2024, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Sandy stated she is sorting out the boundary amendment. Things will probably not move forward with that until fall. Mr. Iorio noted two large additional tracts are being brought in with this boundary amendment and another one right after that. If acquisition is finished of one

large tract, is it worthwhile to bring that in at that time as the ownership comes under their umbrella? Ms. Sandy noted it depends on the timing of building and financing. Each boundary amendment would be an additional cost. It can be done that way but they try to combine them. Mr. Iorio will put together a preliminary timeline.

**B. Engineer**

Ms. Leo had nothing to report.

**C. District Manager’s Report**

**i. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through March 31<sup>st</sup>. There is no action required on those. He asked for any questions on the financials. Hearing no questions, the next item followed.

**ii. Ratification of Funding Requests No. 5-7**

Mr. Flint presented Funding Requests No. 5-7 to the Board.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Funding Requests No. 5-7, were ratified.

**iii. Presentation of Registered Voters – 0**

Mr. Flint stated there are zero registered voters currently within the District.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

May 22, 2024

County Road 33 CDD

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



# SECTION IV

# SECTION A

**RESOLUTION 2024-32**  
**[FY 2025 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN 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, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

**SECTION 1. BUDGET**

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
  
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the County Road 33 Community Development District for the Fiscal Year Ending September 30, 2025.”

- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District’s website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

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

**PASSED AND ADOPTED THIS 28TH DAY OF AUGUST 2024.**

ATTEST:

**COUNTY ROAD 33 COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** FY 2025 Budget

***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 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Developer Contributions	\$ 123,928	\$ 49,924	\$ -	\$ 49,924	\$ 144,228
Boundary Amendment Contributions	\$ -	\$ 2,981	\$ 4,513	\$ 7,494	\$ -
<b>Total Revenues</b>	<b>\$ 123,928</b>	<b>\$ 52,905</b>	<b>\$ 4,513</b>	<b>\$ 57,418</b>	<b>\$ 144,228</b>
<b>Expenditures</b>					
<i>General &amp; Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,600	\$ 2,000	\$ 3,600	\$ 12,000
Fica Expense	\$ 918	\$ 122	\$ 153	\$ 275	\$ 918
Engineering	\$ 15,000	\$ 540	\$ 4,460	\$ 5,000	\$ 15,000
Attorney	\$ 25,000	\$ 6,889	\$ 3,444	\$ 10,333	\$ 25,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 4,100
Management Fees	\$ 40,000	\$ 15,000	\$ 3,333	\$ 18,333	\$ 42,500
Information Technology	\$ 1,800	\$ 1,350	\$ 300	\$ 1,650	\$ 1,800
Website Maintenance	\$ 2,950	\$ 2,450	\$ 200	\$ 2,650	\$ 1,200
Telephone	\$ 300	\$ -	\$ 50	\$ 50	\$ 300
Postage & Delivery	\$ 1,000	\$ 156	\$ 94	\$ 250	\$ 1,000
Insurance	\$ 5,000	\$ 3,740	\$ -	\$ 3,740	\$ 5,000
Printing & Binding	\$ 1,000	\$ 25	\$ 75	\$ 100	\$ 1,000
Legal Advertising	\$ 15,000	\$ 2,340	\$ 4,500	\$ 6,840	\$ 15,000
Contingency	\$ 2,500	\$ 755	\$ 540	\$ 1,295	\$ 2,500
Boundary Amendment Expenses	\$ -	\$ 2,981	\$ -	\$ 2,981	\$ -
Office Supplies	\$ 625	\$ 1	\$ 20	\$ 21	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 100	\$ 100	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 200	\$ -	\$ 200	\$ 175
<b>Total Expenditures</b>	<b>\$ 123,928</b>	<b>\$ 38,149</b>	<b>\$ 19,269</b>	<b>\$ 57,418</b>	<b>\$ 144,228</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 14,756</b>	<b>\$ (14,756)</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 B

**BUDGET FUNDING AGREEMENT**  
**FISCAL YEAR 2025**

This Agreement (“**Agreement**”) is made and entered into effective as of October 1, 2024, by and between:

**County Road 33 Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, (“**District**”), and is located in Lake County, Florida (“**County**”), and

**TLC Whitemarsh, LLC**, a Florida limited liability company, and the owner and/or developer of property located within the boundaries of the District (“**Developer**,” and together with the District, the “**Parties**”). For purposes of this Agreement, the term “**Property**” shall refer to that certain property within the CDD owned by the Developer on the Effective Date of this Agreement .

**RECITALS**

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, and is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, Developer presently owns and/or is developing the Property within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities, and services and from the continued operations of the District; and

**WHEREAS**, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the Board of Supervisors (“**Board**”) of the District adopted its general fund budget (“**Budget**”) attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, the Parties recognize the Budget may be amended from time to time in the sole discretion of the District; and

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all lands within the District benefitting from the activities, operations and services set forth in the Budget, including the Property, or utilizing such other revenue sources as may be available to it; and

**WHEREAS**, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in the Budget; and

**WHEREAS**, the Developer agrees that the activities, operations and services provide a special and peculiar benefit to the Property equal to or in excess of the costs reflected in the Budget; and

**WHEREAS**, the Developer agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the lands within the District, including the Property, for the activities, operations, and services set forth in the Budget; and

**WHEREAS**, Developer and District agree such Budget funding obligation by the Developer may be secured and collection enforced pursuant to the methods provided herein.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies (“**Funding Obligation**”) necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit A** within thirty (30) days of written request by the District. **Exhibit A** attached hereto may be amended from time to time pursuant to Florida law, subject to the Developer’s consent to such amendments to incorporate them herein; provided however, that amendments adopted by the Board at a duly noticed meeting shall have the effect of amending this Agreement without further action of the Parties. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund Budget in the event that actual expenses are less than the projected total general fund Budget, as may be amended as provided herein. The funds shall be placed in the District’s general checking account. In the event the Developer sells any of the Property during the term of this Agreement, the Developer’s rights and obligations under this Agreement shall remain the same.

2. **ACKNOWLEDGEMENT.** The District hereby finds, and the Developer acknowledges and agrees, that the activities, operations and services set forth in the Budget provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District’s right to levy assessments, including on the Property, in the event of a funding deficit.

3. **COLLECTION METHODS.** The District may enforce the collection of funds due under this Agreement using one or more of the following collection methods:

- a. *Contractual Lien.* The District shall have the right to file a continuing lien (“**Lien**”) upon all or a portion of the Property, which Lien shall be effective as of the date and time of the recording of a “Notice of Lien” in the public records of the County.
- b. *Enforcement Action.* The District shall have the right to file an action against the Developer in the appropriate judicial forum in and for the County.
- c. *Uniform Method; Direct.* The District may certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law.

The enforcement of the collection of funds in any of the above manners, including which method(s) to utilize, shall be in the sole discretion of the District Manager on behalf of the District, without the need of further Board action authorizing or directing such

4. **ENTIRE AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement among the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each Party has complied with all of the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

7. **DEFAULT.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

8. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including interest accrued on an unsatisfied Funding Obligation, reasonable fees and costs incurred by the District incident to the collection of the Funding Obligation or for enforcement of the Lien, or reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

10. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. **ARM'S LENGTH.** This Agreement has been negotiated fully among the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

[SIGNATURES ON NEXT PAGE]

**IN WITNESS WHEREOF**, the Parties execute this Agreement the day and year first written above.

Attest:

**County Road 33 Community  
Development District**

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

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**TLC Whitemarsh, LLC,**  
a Florida limited liability company

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**EXHIBIT A:**     FY 2025 Budget

# SECTION V



# SECTION C

# SECTION 1

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

***Unaudited Financial Reporting***  
***July 31, 2024***



# Table of Contents

1	<hr/>	<u>Balance Sheet</u>
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3	<hr/>	<u>Month to Month</u>

# County Road 33

## Community Development District

### Combined Balance Sheet

July 31, 2024

		<i>General Fund</i>
<b>Assets:</b>		
Operating Account	\$	16,724
Due from Developer	\$	-
<b>Total Assets</b>	<b>\$</b>	<b>16,724</b>
<b>Liabilities:</b>		
Accounts Payable	\$	1,967
<b>Total Liabilites</b>	<b>\$</b>	<b>1,967</b>
<b>Fund Balance:</b>		
Unassigned	\$	14,756
<b>Total Fund Balances</b>	<b>\$</b>	<b>14,756</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>16,724</b>

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

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

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<b>Revenues:</b>				
Developer Contributions	\$ 123,928	\$ 49,924	\$ 49,924	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 2,981	\$ 2,981
<b>Total Revenues</b>	<b>\$ 123,928</b>	<b>\$ 49,924</b>	<b>\$ 52,905</b>	<b>\$ 2,981</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisors Fees	\$ 12,000	\$ 10,000	\$ 1,600	\$ 8,400
FICA Expense	\$ 918	\$ 765	\$ 122	\$ 643
Engineering	\$ 15,000	\$ 12,500	\$ 540	\$ 11,960
Attorney	\$ 25,000	\$ 20,833	\$ 6,889	\$ 13,945
Management Fees	\$ 40,000	\$ 33,333	\$ 15,000	\$ 18,333
Information Technology	\$ 1,800	\$ 1,500	\$ 1,350	\$ 150
Website Maintenance	\$ 2,950	\$ 2,458	\$ 2,450	\$ 8
Telephone	\$ 300	\$ 250	\$ -	\$ 250
Postage & Delivery	\$ 1,000	\$ 833	\$ 156	\$ 677
Insurance	\$ 5,000	\$ 5,000	\$ 3,740	\$ 1,260
Printing & Binding	\$ 1,000	\$ 833	\$ 25	\$ 808
Legal Advertising	\$ 15,000	\$ 12,500	\$ 2,340	\$ 10,160
Other Current Charges	\$ 2,500	\$ 2,083	\$ 755	\$ 1,328
Boundary Amendment Expense	\$ -	\$ -	\$ 2,981	\$ -
Office Supplies	\$ 625	\$ 521	\$ 1	\$ 520
Travel Per Diem	\$ 660	\$ 550	\$ -	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 200	\$ (25)
<b>Total Expenditures</b>	<b>\$ 123,928</b>	<b>\$ 104,136</b>	<b>\$ 38,149</b>	<b>\$ 68,968</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 14,756</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 14,756</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	\$ 1,975	\$ 2,741	\$ 2,757	\$ 3,285	\$ -	\$ -	\$ 49,924
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,981	\$ -	\$ -	\$ -	\$ -	\$ 2,981
<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>\$ 1,975</b>	<b>\$ 5,722</b>	<b>\$ 2,757</b>	<b>\$ 3,285</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 52,905</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ 400	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 1,600
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31	\$ 31	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ 122
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 540	\$ -	\$ -	\$ -	\$ 540
Attorney	\$ 3,159	\$ 356	\$ 490	\$ 1,000	\$ 325	\$ 732	\$ 274	\$ 554	\$ -	\$ -	\$ -	\$ -	\$ 6,889
Management Fees	\$ -	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ -	\$ -	\$ 15,000
Information Technology	\$ -	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,350
Website Maintenance	\$ -	\$ -	\$ -	\$ 1,850	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 2,450
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ -	\$ -	\$ -	\$ 27	\$ 3	\$ 56	\$ 1	\$ 68	\$ 1	\$ -	\$ -	\$ 156
Insurance	\$ -	\$ -	\$ -	\$ 3,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,740
Printing & Binding	\$ -	\$ -	\$ -	\$ 1	\$ 14	\$ -	\$ 2	\$ -	\$ 9	\$ -	\$ -	\$ -	\$ 25
Legal Advertising	\$ 261	\$ 424	\$ 513	\$ 1,051	\$ -	\$ 91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,340
Other Current Charges	\$ -	\$ -	\$ -	\$ 167	\$ 8	\$ 328	\$ 51	\$ 124	\$ 38	\$ 38	\$ -	\$ -	\$ 755
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,981	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,981
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ 1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50	\$ -	\$ -	\$ 200
<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>\$ 6,483</b>	<b>\$ 2,731</b>	<b>\$ 3,458</b>	<b>\$ 2,571</b>	<b>\$ 2,006</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 38,149</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>\$ (1,590)</b>	<b>\$ (756)</b>	<b>\$ 2,264</b>	<b>\$ 186</b>	<b>\$ 1,280</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,756</b>

# SECTION 2



# County Road 33

Community Development District

Funding Request #8  
May 2, 2024

Bill to: TLC Whitemarsh, LLC

Payee	General Fund FY2024
-------	------------------------

1	<b>Kutak Rock LLP</b> Invoice # 3382848 - Boundary Amendment - February/March 2024	\$	2,981.00
---	---	----	----------



<b>Total:</b>	\$	<b>2,981.00</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

April 30, 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. 3382848

Client Matter No. 45523-5

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. 3382848

45523-5

Re: Boundary Amendment

For Professional Legal Services Rendered

02/09/24	M. Rigoni	0.20	55.00	Confer with Tran regarding upcoming boundary amendment
02/12/24	D. Wilbourn	1.70	297.50	Prepare boundary amendment approving documents and checklist
02/21/24	M. Rigoni	1.20	330.00	Prepare boundary amendment petition exhibit checklist; confer with Tran, Leo and Reddeck regarding same; finalize boundary amendment authorizing resolution and funding agreement
03/04/24	S. Sandy	0.40	132.00	Confer regarding boundary amendment
03/07/24	S. Sandy	0.20	66.00	Facilitate preparation of boundary amendment petition
03/08/24	S. Sandy	1.10	363.00	Confer with Snyder regarding boundary amendment; follow-up regarding same
03/10/24	M. Rigoni	0.40	110.00	Correspondence regarding potential boundary amendments
03/11/24	S. Sandy	0.50	165.00	Confer regarding status

RECEIVED 5/1/24

**KUTAK ROCK LLP**

County Road 33 CDD  
April 30, 2024  
Client Matter No. 45523-5  
Invoice No. 3382848  
Page 2

03/12/24	S. Sandy	0.20	66.00	Follow-up regarding status of legal descriptions
03/13/24	S. Sandy	2.10	693.00	Prepare boundary amendment funding agreement and resolution; confer with Iorio and Snyder regarding same
03/20/24	S. Sandy	1.20	396.00	Prepare boundary amendment checklist; confer with Tran regarding legal descriptions; confer with Leo regarding exhibit checklist
03/20/24	D. Wilbourn	1.60	280.00	Boundary amendment research and petition preparation
03/27/24	M. Rigoni	0.10	27.50	Confer with Iorio regarding anticipated timeline for land closings and petition process
TOTAL HOURS		10.90		
TOTAL FOR SERVICES RENDERED				\$2,981.00
TOTAL CURRENT AMOUNT DUE				<u>\$2,981.00</u>

**County Road 33**  
Community Development District

Funding Request #9  
May 22, 2024

Bill to: TLC Whitmarsh, LLC

	Payee		General Fund FY2024
1	<b>Kutak Rock LLP</b> Invoice # 3382847 - General Counsel - March 2024	\$	732.00
2	<b>Gannett Media Corp - Gannett Florida LocalIQ</b> Invoice # 0006332548 - Legal Advertising March 2024	\$	90.58
3	<b>Governmental Management Services</b> Invoice # 7 - Management Fees - May2024	\$	1,918.24
		<b>Total:</b>	<b>\$ 2,740.82</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

April 30, 2024

#1  
1.310.513.315  
General Counsel Mar24

**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. 3382847

Client Matter No. 45523-1

Notification Email: 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. 3382847  
45523-1

Re: General Counsel

For Professional Legal Services Rendered

03/08/24	S. Sandy	0.20	66.00	Review draft agenda
03/12/24	M. Rigoni	0.20	55.00	Correspondence with District staff regarding agenda items
03/13/24	S. Sandy	0.20	66.00	Prepare for board meeting
03/16/24	G. Lovett	0.70	175.00	Monitor legislative process relating to matters impacting special districts
03/20/24	S. Sandy	0.50	165.00	Prepare for and attend board meeting; conduct follow-up regarding same
03/20/24	D. Wilbourn	0.70	122.50	Prepare engineering services agreement
03/22/24	M. Rigoni	0.30	82.50	Perform meeting follow-up
TOTAL HOURS		2.80		
TOTAL FOR SERVICES RENDERED				\$732.00
TOTAL CURRENT AMOUNT DUE				<u>\$732.00</u>

PRIVILEGED AND CONFIDENTIAL  
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

RECEIVED 5/1/24 - 0455  
on hold since 5/1



<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>	
0006332548	Mar 1- Mar 31, 2024	April 20, 2024	
<b>PREPAY (Memo Info)</b>	<b>UNAPPLIED (included in amt due)</b>	<b>TOTAL CASH AMT DUE*</b>	
\$0.00	\$0.00	<b>\$90.58</b>	

**BILLING ACCOUNT NAME AND ADDRESS**

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.**

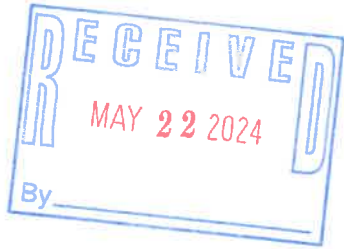
**BILLING INQUIRIES/ADDRESS CHANGES** 1-877-736-7612 or [smb@ccc.gannett.com](mailto:smb@ccc.gannett.com) **FEDERAL ID** 47-2390983

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

Date	Description	Amount
3/1/24	Balance Forward	\$1,050.68
3/13/24	PAYMENT - THANK YOU	-\$1,050.68

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
3/13/24	9948814	LEE Daily Commercial	3/20 Meeting Notice		\$90.58



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	\$90.58
Service Fee 3.99%	\$3.61
*Cash/Check/ACH Discount	-\$3.61
*Payment Amount by Cash/Check/ACH	\$90.58
Payment Amount by Credit Card	\$94.19

**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		0006332548		
<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>
\$90.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	<b>\$90.58</b>
<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		<b>\$94.19</b>
				To sign up for E-mailed invoices and online payments please contact <a href="mailto:abgspecial@gannett.com">abgspecial@gannett.com</a>		

0001195027000000000000063325480000905867179

# LOCALiQ

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

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

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 Govt Public Notices, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

03/13/2024

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 03/13/2024

Legal Clerk

*Keegan Moran*

Notary, State of WI, County of Brown

2-11-28

My commission expires

Publication Cost: \$90.58

Order No: 9948814

Customer No: 1195027

PO #:

# of Copies:  
0

## NOTICE OF MEETING COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the County Road 33 Community Development District will be held on Wednesday, March 20, 2024, at 9:30 AM, at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, FL 34711. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 219 East Livingston Street, Orlando, FL 32801. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors, Staff or other individuals will participate by telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (407) 841-5524. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings 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.

District Manager  
Governmental Management  
Services - Central Florida  
9948814 3/13/2024

**THIS IS NOT AN INVOICE!**

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

KEEGAN MORAN  
Notary Public  
State of Wisconsin

RECEIVED  
MAY 20 2024  
By \_\_\_\_\_

**GMS-Central Florida, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

**Invoice #:** 7  
**Invoice Date:** 5/1/24  
**Due Date:** 5/1/24  
**Case:**  
**P.O. Number:**

**Bill To:**

County Road 33 CDD #2  
219 E. Livingston St.  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - May 2024 340		1,666.67	1,666.67
Website Administration - May 2024 352		100.00	100.00
Information Technology - May 2024 351		150.00	150.00
Office Supplies - 510		0.09	0.09
Postage - 420		1.48	1.48

**Total** \$1,918.24

**Payments/Credits** \$0.00

**Balance Due** \$1,918.24

RECEIVED 5/10/24 by JSS



**County Road 33**  
Community Development District

**Funding Request #10**  
**June 14, 2024**

Bill to: TLC Whitmarsh, LLC

	<b>Payee</b>		<b>General Fund FY2024</b>
<b>1</b>	<b>Lake Sumter State College</b>		
	Invoice # A0202824/CRNT-Rental BOS meeting March 2024	\$	250.00
	Invoice # A0203069/CRNT- Rental BOS meeting May 2024	\$	83.31
<b>2</b>	<b>Board of Supervisor Fees - 05/22/24 meeting</b>		
	Rocky Owen	\$	215.30
	Tom Franklin	\$	215.30
<b>3</b>	<b>Governmental Management Services</b>		
	Invoice # 8 - Management Fees - Jun 2024	\$	1,993.22
		<b>Total:</b>	<b>\$ 2,757.13</b>

Please make check payable to:

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



Lake Sumter<sup>148</sup>  
State College

County Rd. 33  
C/O Community Development District  
6200 Lee Vista Blvd, Ste 300  
Orlando, FL 32822-5149  
310-513-490  
Attn: Brittney Brooks  
Email: Bbrookes@gmscfl.com



Invoice Date: May 20, 2024

Invoice #: A0202824/CRNT

ID#: X00145056

Purpose: Monthly District Board Meetings

Due Date: Upon Receipt



Invoice Amt: \$ 250.00

Contract: To use the Cooper Memorial Library Meeting Space  
Dates of Usage: March 20<sup>th</sup> - County Rd 38

If you have any questions regarding this invoice, please contact Michelle Heister via email - heisterm@lssc.edutsc.

Please remit payment in full by due date to:

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



LEESBURG ♦ SUMTER ♦ SOUTH LAKE

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



Lake Sumter #8  
State College

C/O Community Development District  
6200 Lee Vista Blvd, Ste 300  
Orlando, FL 32822-5149  
310-513-490  
Attn: Brittney Brooks  
Email: [Bbrookes@gmscfl.com](mailto:Bbrookes@gmscfl.com) and [svanderbilt@gmscfl.com](mailto:svanderbilt@gmscfl.com)

Invoice Date: June 4, 2024

Invoice #: A0203069/CRNT

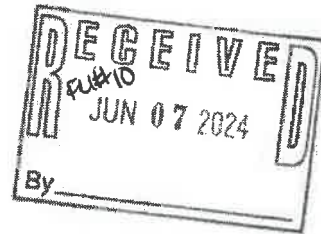
ID#: X00145056  
Purpose: Monthly District Board Meetings

Due Date: Upon Receipt

Invoice Amt: \$ 500.00

Contract: To use the Cooper Memorial Library Meeting Space  
Dates of Usage: May 22, 2024

Split 6 ways:  
Windsor Cay: \$83.33  
Wellness Ridge: \$83.33  
Lake Harris: \$83.33  
Dewey Robbins: \$83.33  
County Rd 33: \$83.34  
Hicks Ditch: \$83.34



If you have any questions regarding this invoice, please contact Michelle Heister via email - [heistern@lssc.edutsc](mailto:heistern@lssc.edutsc).

Please remit payment in full by due date to:

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

LEESBURG ♦ SUMTER ♦ SOUTH LAKE

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

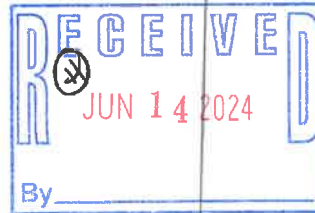
**GMS-Central Florida, LLC #2**  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

**Invoice #:** 8  
**Invoice Date:** 6/1/24  
**Due Date:** 6/1/24  
**Case:**  
**P.O. Number:**

**Bill To:**  
County Road 33 CDD  
219 E. Livingston St.  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - June 2024 340		1,666.67	1,666.67
Website Administration - June 2024 352		100.00	100.00
Information Technology - June 2024 351		150.00	150.00
Office Supplies 610		0.03	0.03
Postage 420		67.82	67.82
Copies 425		8.70	8.70
<b>Total</b>			<b>\$1,993.22</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$1,993.22</b>



**County Road 33**  
Community Development District

**Funding Request #11**  
**July 02, 2024**

Bill to: TLC Whitemarsh, LLC

	<b>Payee</b>		<b>General Fund FY2024</b>
<b>1</b>	<b>Kutak Rock LLP</b> Invoice # 3411391- Legal Services-Apr/May	\$	828.00
<b>2</b>	<b>GAI Consultants</b> Invoice # 2204991- Engineering Services- Jun	\$	540.00
		<b>Total:</b>	<b>\$ 1,368.00</b>

Please make check payable to:

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

**KUTAK ROCK LLP # 1**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

315

Federal ID 47-0597598

June 27, 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. 3411391

Client Matter No. 45523-1

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

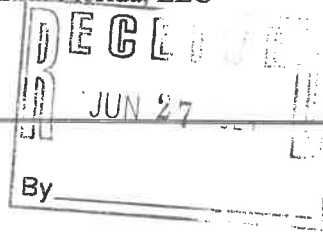
Mr. George Flint

County Road 33 CDD

c/o Governmental Management Services-Central Florida, LLC

219 East Livingston Street

Orlando, FL 32801



Invoice No. 3411391

45523-1

Re: General Counsel

For Professional Legal Services Rendered

04/01/24	M. Rigoni	0.70	192.50	Review January 24, 2024 board meeting minutes; confer with Brookes regarding same
04/04/24	M. Rigoni	0.20	55.00	Update development status chart and attend status call
04/06/24	R. Dugan	0.10	26.50	Prepare Fiscal Year 2025 budget documents
05/01/24	S. Sandy	0.20	66.00	Conduct research and follow-up from 2024 legislative session
05/13/24	S. Sandy	0.30	99.00	Review draft agenda; prepare documents for same; prepare memorandum regarding conflict of interest
05/16/24	M. Rigoni	0.20	55.00	Update development status chart and distribute same; attend development status call
05/16/24	S. Sandy	0.20	66.00	Confer regarding project status
05/21/24	S. Sandy	0.30	99.00	Prepare for board meeting
05/22/24	S. Sandy	0.30	99.00	Prepare for and attend board meeting; conduct follow-up regarding same
05/29/24	D. Wilbourn	0.40	70.00	Prepare fiscal year budget documents

**KUTAK ROCK LLP**

County Road 33 CDD

June 27, 2024

Client Matter No. 45523-1

Invoice No. 3411391

Page 2

TOTAL HOURS	2.90	
TOTAL FOR SERVICES RENDERED		\$828.00
TOTAL CURRENT AMOUNT DUE		<u>\$828.00</u>





#9

30-513-311

# INVOICE

Orlando  
618 E. South Street, Suite 700  
Orlando, FL 32801

T 407.423.8398  
F 407.843.1070

George Flint  
County Road 33 Community Development District  
c/o Governmental Management Services  
219 E Livingston St  
Orlando, FL 32801

July 01, 2024  
Project No: R231201.00  
Invoice No: 2204991

Project R231201.00 County Road 33 CDD

**Professional Services from May 19, 2024 to June 22, 2024**

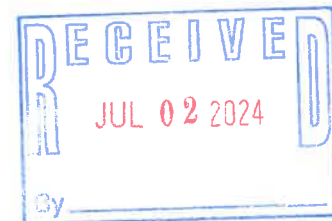
Task 001 Interim General Services

**Professional Personnel**

	Hours	Amount
<b>Totals</b>	1.50	540.00
<b>Total Labor</b>		<b>540.00</b>
<b>Billing Limits</b>	<b>Current</b>	<b>Prior</b>
Total Billings	540.00	0.00
Limit		25,000.00
Remaining		24,460.00
<b>Total this Task</b>		<b>\$540.00</b>

Task 002 FY 2025 General Services

<b>Billing Limits</b>	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings	0.00	0.00	0.00
Limit			15,000.00
Remaining			15,000.00
<b>Total this Task</b>			<b>0.00</b>
<b>Total this Invoice</b>			<b>\$540.00</b>





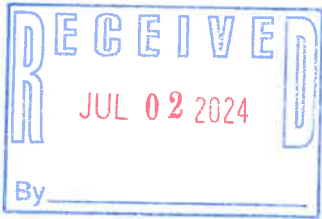
# GAI Consultants, Inc.

## Timesheet Detail for Invoice 2204991 Dated 7/1/2024 12:00:00 AM

Project: R231201.00 - County Road 33 CDD

Professional Personal

Employee	Date	Hours	Rate	Amount
Total		.00		\$.00



**County Road 33**  
Community Development District

**Funding Request #12**  
**July 16,2024**

Bill to: TLC Whitemarsh, LLC

<b>Payee</b>		<b>General Fund</b>
		<b>FY2024</b>
<b>1</b>	<b>Governmental Management Services</b> Invoice # 9 - Management Fees - Jul 2024	\$ 1,917.34
		<hr/>
		<b>Total: \$ 1,917.34</b>

Please make check payable to:

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

**GMS-Central Florida, LLC** #2

1001 Bradford Way  
Kingston, TN 37763

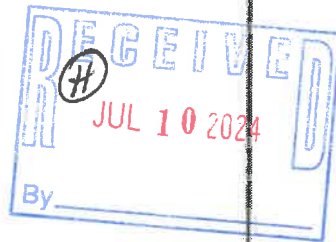
# Invoice

**Invoice #:** 9  
**Invoice Date:** 7/1/24  
**Due Date:** 7/1/24  
**Case:**  
**P.O. Number:**

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - July 2024 - 340		1,666.67	1,666.67
Website Administration - July 2024 352		100.00	100.00
Information Technology - July 2024 351		150.00	150.00
Office Supplies - 510		0.03	0.03
Postage - 420		0.64	0.64



<b>Total</b>	<b>\$1,917.34</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$1,917.34</b>

**County Road 33**  
Community Development District

**Funding Request #13**  
**August 14, 2024**

Bill to: TLC Whitemarsh, LLC

<b>Payee</b>		<b>General Fund FY2024</b>	
<b>1</b>	<b>Governmental Management Services</b> Invoice # 10 - Management Fees - Aug 2024	\$	1,917.34
<b>2</b>	<b>Lake Sumter State College</b> Invoice # 2024NonAd022	\$	50.00
		<b>Total:</b>	<b>\$ 1,967.34</b>

Please make check payable to:

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

**GMS-Central Florida, LLC#2**

1001 Bradford Way  
Kingston, TN 37763

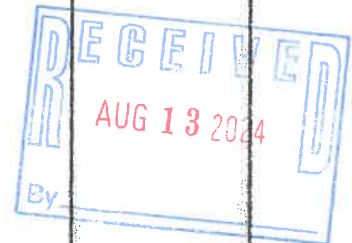
**Invoice**

Invoice #: 10  
Invoice Date: 8/1/24  
Due Date: 8/1/24  
Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2024 340		1,666.67	1,666.67
Website Administration - August 2024- 352		100.00	100.00
Information Technology - August 2024 - 351		150.00	150.00
Office Supplies - 610		0.03	0.03
Postage - 420		0.64	0.64



**Total** \$1,917.34

**Payments/Credits** \$0.00

**Balance Due** \$1,917.34



# #10 Lake County Property Appraiser's Office

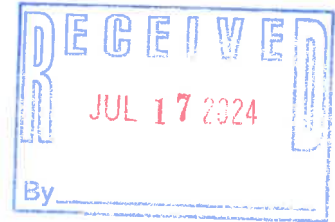
Carey Baker, Property Appraiser

## INVOICE

July 11, 2024

Invoice #2024NonAd022

County Road 33 CDD  
219 East Livingston Street  
Orlando, FL 32801



Description of Product or Services:

June 1, 2024, NAL data file (Name, Address, Legal) of all parcels in the jurisdiction boundary for the County Road 33 Community Development District pursuant to the Uniform Collection Agreement for non-ad valorem assessments dated 05/02/2024 between the District and the Lake County Property Appraiser. File delivered June 1, 2024, via email by Mrs. Daena Woods.

Please contact Eric Bjorn, Chief Deputy, should you have any questions. 352-253-2153

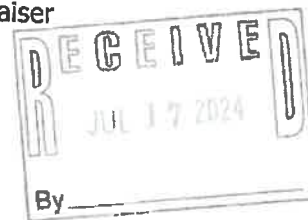
Cost Breakdown:

NAL file for non-ad valorem assessment \$50.00.

**TOTAL: \$50.00**

Please make check payable to: Lake County Property Appraiser  
Please reference the invoice number

Return to:  
Lake County Property Appraiser  
Attn: Ashlee Stokes  
320 W. Main St. Suite A  
Tavares, FL 32778



# SECTION 3



## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** August 28, 2024

**RE:** HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.



**Exhibit A:**  
Goals, Objectives and Annual Reporting Form

# County Road 33 Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

## **1. Community Communication and Engagement**

### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes  No

### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  No

### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  No

## **2. Financial Transparency and Accountability**

### **Goal 2.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  No

### **Goal 2.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

### **Goal 2.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes  No

Chair/Vice Chair:\_\_\_\_\_

Date:\_\_\_\_\_

Print Name:\_\_\_\_\_

County Road 33 Community Development District

District Manager:\_\_\_\_\_

Date:\_\_\_\_\_

Print Name:\_\_\_\_\_

County Road 33 Community Development District

# SECTION 4

**BOARD OF SUPERVISORS MEETING DATES  
COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025**

The Board of Supervisors of the County Road 33 Community Development District will hold their regular meetings for Fiscal Year 2025 on the 4<sup>th</sup> Wednesday of each month, at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida 34711, at 9:30 a.m., unless otherwise indicated as follows:

**October 23, 2024**  
**November 27, 2024**  
**December 25, 2024 \*Christmas Day**  
**January 22, 2025**  
**February 26, 2025**  
**March 26, 2025**  
**April 23, 2025**  
**May 28, 2025**  
**June 25, 2025**  
**July 23, 2025**  
**August 27, 2025**  
**September 24, 2025**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 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 Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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.

District Manager