County Road 33
Community Development District

Agenda

March 26, 2025

AGENDA

County Road 33
Community Development District

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

March 19, 2025

Board of Supervisors
County Road 33
Community Development District

Dear Board Members:

The special meeting of the Board of Supervisors of the County Road 33 Community Development District will be held **Wednesday, March 26, 2025, 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 August 28, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2025-01 Approving the Fiscal Year 2026 Proposed Budget and Setting a Public Hearing to Adopt
5. Staff Reports
   - A. Attorney
     - i. Stormwater Ratification Bill and O&M Requirements Memo
   - B. Engineer
     - i. Consideration of 2025 CDD Rate Schedule
   - C. District Manager's Report
     - i. Balance Sheet and Income Statement
     - ii. Ratification of Funding Requests No. 14-17
     - iii. Approval of Funding Request No. 18
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, **August 28, 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
Rocky Owen	Assistant Secretary
Tom Franklin	Assistant Secretary
Jason Lonas *by phone*	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Sarah Sandy *by phone*	District Counsel, Kutak Rock
Scott Land *by phone*	District Engineer, GAI Engineering
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. Lonas 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 May 22, 2024 Board of Supervisors Meeting**

Mr. Flint presented the minutes from the May 22, 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. Iorio, seconded by Mr. Owen, with all in favor, the Minutes of the May 22, 2024, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS Public Hearing

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

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

A. Consideration of Resolution 2024-32 Adopting the Fiscal Year 2025 Proposed Budget and Appropriating Funds

Mr. Flint stated the budget was attached as Exhibit 'A' in the agenda package. He added it contemplates the developer funding agreement as the revenue source and it is only revenue expenses.

> On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2024-32 Adopting the Fiscal Year 2025 Proposed Budget and Appropriating Funds, was approved.

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

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

B. Consideration of Developer Funding Agreement with TLC Whitemarsh, LLC

Mr. Flint asked for any questions. Hearing none, he asked for a motion to approve.

> On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Developer Funding Agreement with TLC Whitemarsh, LLC, was approved.

FIFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Sandy stated they are working on financing.

B. Engineer

Mr. Land had nothing to report.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials. He offered to answer any questions on the financials, and hearing none, asked for a motion to approve them.

> On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Balance Sheet and Income Statement, was approved.

ii. Ratification of Funding Requests No. 8-13

Mr. Flint presented Funding Requests No. 8-13 to the Board.

> On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Funding Requests No. 8-13, were ratified.

iii. Adoption of District Goals and Objectives

Mr. Flint asked for any questions or comments on the proposed District Goals and Objectives.

> On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Adoption of District Goals and Objectives, was approved.

iv. Approval of Fiscal Year 2025 Meeting Schedule

Mr. Flint presented the Fiscal Year 2025 meeting schedule and stated they will omit the November and December meeting as they are on Thanksgiving and Christmas.

> On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, the Fiscal Year 2025 Meeting Schedule Amended to Remove November and December meetings, was approved.

SIXTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS **Supervisors Requests**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS **Adjournment**

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATON; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**"FY 2026"**), 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, 2025, 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:	June 25, 2025
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 _____, 2025.

ATTEST:

COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT

_____

_____

County Road 33

Community Development District

Proposed Budget

FY2026

Table of Contents

County Road 33

Community Development District

General Fund

Description	Adopted Budget FY2025	Actuals Thru 1/31/25	Projected Next 8 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Developer Contributions	$ 144,228	$ 4,042	$ 76,850	$ 80,892	$ 144,228
Total Revenues	**$ 144,228**	**$ 4,042**	**$ 76,850**	**$ 80,892**	**$ 144,228**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ -	$ 8,000	$ 8,000	$ 12,000
Fica Expense	$ 918	$ -	$ 612	$ 612	$ 918
Engineering	$ 15,000	$ -	$ 10,000	$ 10,000	$ 15,000
Attorney	$ 25,000	$ 370	$ 18,000	$ 18,370	$ 25,000
Annual Audit	$ 5,000	$ -	$ -	$ -	$ 5,000
Assessment Administration	$ 5,000	$ -	$ -	$ -	$ 5,000
Arbitrage	$ 450	$ -	$ -	$ -	$ 450
Dissemination	$ 5,000	$ -	$ -	$ -	$ 5,000
Trustee Fees	$ 4,100	$ -	$ -	$ -	$ 4,200
Management Fees	$ 42,500	$ 7,083	$ 14,167	$ 21,250	$ 42,500
Information Technology	$ 1,800	$ 600	$ 1,200	$ 1,800	$ 1,800
Website Maintenance	$ 1,200	$ 400	$ 800	$ 1,200	$ 1,200
Telephone	$ 300	$ -	$ 150	$ 150	$ 300
Postage & Delivery	$ 1,000	$ 2	$ 500	$ 502	$ 575
Insurance	$ 5,000	$ 5,000	$ -	$ 5,000	$ 5,750
Printing & Binding	$ 1,000	$ -	$ 600	$ 600	$ 575
Legal Advertising	$ 15,000	$ -	$ 12,000	$ 12,000	$ 15,000
Contingency	$ 2,500	$ 153	$ 400	$ 553	$ 2,500
Office Supplies	$ 625	$ 0	$ 350	$ 350	$ 625
Travel Per Diem	$ 660	$ -	$ 330	$ 330	$ 660
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Expenditures	**$ 144,228**	**$ 13,783**	**$ 67,109**	**$ 80,892**	**$ 144,228**
Excess Revenues/(Expenditures)	$ -	$ (9,741)	$ 9,741	$ -	$ -

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.

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.

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.

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 V

SECTION A

KUTAKROCK

MEMORANDUM

To: District Managers

From: Kutak Rock, LLP

Date: December 20, 2024

Subject: SB 7040 Stormwater Ratification Bill O&M Requirements

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Effective, June 28, 2024, Senate Bill 7040, also known as the Florida Stormwater Ratification Bill, codified into law several significant changes to the Environment Resource Permit Handbook (the "**Handbook**") promulgated by the Florida Department of Environmental Protection ("**FDEP**"). Among other things, these changes imposed several specific inspection and reporting requirements applicable to permanent operations and maintenance ("**O&M**") entities, including special districts. To ensure compliance with these requirements, CDD Managers should forward this memorandum to their respective Boards of Supervisors and District Engineers, and otherwise take the necessary steps to budget for, plan, and implement the requirements.

Changes to Application Process Relevant to New Reporting Requirements

Pursuant to Section 12.3.5(a)(4) of the Handbook, an applicant must submit written cost estimates with supporting documentation to FDEP along with the financial capability certification required under 12.3.5(b). Section 12.3.5(b) states that, at the time of permit application, applicants for the O&M phase must submit Form 62-330.301(26), "Certification of Financial Capability for Perpetual Operations and Maintenance Entities."

In addition to the cost estimates, an applicant must submit a written O&M plan as part of the permitting process. Section 12.4.1(a) of the Handbook requires that this plan include the following items:

- A list and details of all stormwater system components, including their location, type, and other pertinent information, such as normal pool elevation, volume, recovery time, and how the systems connect;
- A list and description of each of the identified maintenance and inspection tasks for each of the system's components and for the overall system (refer to Appendix O for procedures for BMPs);
- All regular inspection and maintenance schedules;
- Inspection checklists;
- Copies of or references to the pertinent sections of all covenants, conditions, restrictions, and other association documents, permits, approvals, and agreements that govern the operation and maintenance of the stormwater management system; and
- Permitted or as-built plans of the stormwater water management system.

Once the stormwater system is ready to be transferred to the District, the Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity must be submitted to FDEP along with the written cost estimates and O&M plan. After the transfer, the District must keep the cost estimates and O&M plan on file for purposes of maintaining compliance with Section 12.6(b).

Changes to Inspection and Reporting Requirements

Pursuant to Section 12.5(h) of the Handbook, an applicant may propose a project-specific minimum inspection frequency for a stormwater management system, with a maximum frequency of five years. If FDEP determines that an applicant's proposed inspection frequency does not provide assurances that the stormwater management system in question will continue to function perpetually as designed and permitted, FDEP shall require frequencies as listed in table depicted below.

TYPE OF SYSTEM	INSPECTION FREQUENCY
Dry Retention basins	Once every 3 years
Exfiltration trenches	Once every 2 Years
Underground retention	Once every Year
Sand or Media Filters	Once every Year
Underdrain System	Once every 2 Years
Underground vault/chambers	Once every Year
Pump Systems	Twice every Year
Swales (treatment)	Once every 3 years
Wet Detention systems	Once every 3 years
Wet Detention systems with littoral zones	Once every 2 years
Vegetated Natural Buffers	Once every 5 years
Manufactured Devices	As manufacturer recommends in specifications, minimum once every year
Dam Systems	Once every Year
All other	Once every Year

Pursuant to Section 12.6(b) of the Handbook, special districts responsible for stormwater management systems must submit an inspection report to FDEP within 30 days of the inspection's completion. The inspection report must use Form 62-330.311(1) "Operation and Maintenance Inspection Certification," and must be certified by a "qualified inspector." As defined in Section 12.5(c), a qualified inspector is either a (1) registered professional, (2) a person whose inspection was overseen by a registered professional, or (3) a person who has completed training regarding certain relevant topics within the 5 years prior to the inspection.

The inspection report submitted by the qualified inspector to FDEP must include the following:

- Form 62-330.311(3) "Inspection Checklists;"
- Updates to the operation and maintenance cost estimates submitted to FDEP, if any, as described in Section 12.3.5 of the Handbook;
- Updates to the written O&M plan submitted to FDEP, if any, as described in Section 12.4.1 of the Handbook; and
- Any monitoring reports requirement that may be required as a condition to a specific permit.

Pursuant to Section 12.6(e), O&M entities shall continue to follow the inspection and reporting requirements contained in a permit issued under Part IV of Chapter 373, F.S. prior to June 28, 2024, unless the permittee obtains a modification using the procedures in Rule 62-330.315, F.A.C., to comply with the inspection and reporting requirements of Rule 62- 330.311, F.A.C., and Section 12.6.

All forms referenced in the foregoing are provided at the following link: https://floridadep.gov/water/engineering-hydrology-geology/content/erp-stormwater-resource-center

SECTION B

2025 Community Development Rate Schedule

Professionals include educated and/or trained Engineers, Economists, Planners, Designers, Landscape Architects, Surveyors, Environmental Specialists, Archaologists, Scientists, and others.

Changes in hourly rates to reflect increases in cost of living, taxes, benefits, etc. will take effect on January 1, 2026. Rates in the below table are "loaded" hourly rates and include all overhead, costs, and benefits per hourly unit rate.

Labor Classification	Labor Rate
Expert Witness	$375.00
CSG Director 3	$360.00
CSG Senior Director 2	$325.00
CSG Senior Director 1	$305.00
CSG Director 2	$275.00
CSG Director 1	$240.00
CSG Senior Manager 2	$215.00
CSG Senior Manager 1	$195.00
CSG Manager	$180.00
CSG Assistant Manager	$170.00
CSG Senior Professional 2	$160.00
CSG Senior Professional 1	$150.00
CSG Professional 1	$130.00
CSG Senior Project Technician	$120.00
CSG Project Technician 2	$115.00
CSG Project Technician 1	$105.00
CSG Technician 1	$85.00
Principal	$375.00
Technical/Professional 31	$365.00
Technical/Professional 30	$350.00
Technical/Professional 29	$345.00
Technical/Professional 28	$335.00
Technical/Professional 27	$320.00
Technical/Professional 26	$300.00
Technical/Professional 25	$290.00
Technical/Professional 24	$275.00
Technical/Professional 23	$265.00
Technical/Professional 22	$255.00
Technical/Professional 21	$245.00
Technical/Professional 20	$235.00
Technical/Professional 19	$225.00
Technical/Professional 18	$215.00
Technical/Professional 17	$210.00
Technical/Professional 16	$200.00
Technical/Professional 15	$190.00
Technical/Professional 14	$180.00
Technical/Professional 13	$170.00
Technical/Professional 12	$160.00
Technical/Professional 11	$150.00
Technical/Professional 10	$145.00
Technical/Professional 09	$135.00
Technical/Professional 08	$130.00
Technical/Professional 07	$120.00
Technical/Professional 06	$115.00
Technical/Professional 05	$110.00
Technical/Professional 04	$105.00
Technical/Professional 03	$100.00
Technical/Professional 02	$95.00
Technical/Professional 01	$90.00
Technical/Support 2	$85.00
Technical/Support 1	$80.00

gai consultants
transforming ideas into reality

SECTION C

SECTION 1

County Road 33

Community Development District

Unaudited Financial Reporting

January 31, 2025

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County Road 33

Community Development District

Combined Balance Sheet

January 31, 2025

		General Fund
Assets:		
Operating Account	$	6,727
Due from Developer	$	2,196
Total Assets	**$**	**8,923**
Liabilities:		
Accounts Payable	$	2,565
Total Liabilites	**$**	**2,565**
Fund Balance:		
Unassigned	$	6,357
Total Fund Balances	**$**	**6,357**
Total Liabilities & Fund Balance	$	8,923

County Road 33

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Developer Contributions	$ 144,228	$ 4,042	$ 4,042	$ -
Total Revenues	**$ 144,228**	**$ 4,042**	**$ 4,042**	**$ -**
Expenditures:				
General & Administrative:				
Supervisors Fees	$ 12,000	$ 4,000	$ -	$ 4,000
FICA Expense	$ 918	$ 306	$ -	$ 306
Engineering	$ 15,000	$ 5,000	$ -	$ 5,000
Attorney	$ 25,000	$ 8,333	$ 370	$ 7,964
Annual Audit	$ 5,000	$ -	$ -	$ -
Assessment Administration	$ 5,000	$ -	$ -	$ -
Arbitrage	$ 450	$ -	$ -	$ -
Dissemination	$ 5,000	$ -	$ -	$ -
Trustee Fees	$ 4,100	$ -	$ -	$ -
Management Fees	$ 42,500	$ 14,167	$ 7,083	$ 7,083
Information Technology	$ 1,800	$ 600	$ 600	$ -
Website Maintenance	$ 1,200	$ 400	$ 400	$ -
Telephone	$ 300	$ 100	$ -	$ 100
Postage & Delivery	$ 1,000	$ 333	$ 2	$ 331
Insurance	$ 5,000	$ 5,000	$ 5,000	$ -
Printing & Binding	$ 1,000	$ 333	$ -	$ 333
Legal Advertising	$ 15,000	$ 5,000	$ -	$ 5,000
Contingency	$ 2,500	$ 833	$ 153	$ 681
Office Supplies	$ 625	$ 208	$ 0	$ 208
Travel Per Diem	$ 660	$ 220	$ -	$ 220
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total Expenditures	**$ 144,228**	**$ 45,009**	**$ 13,783**	**$ 31,226**
Excess Revenues (Expenditures)	$ -		$ (9,741)	
Fund Balance - Beginning	$ -		$ 16,099	
Fund Balance - Ending	$ -		$ 6,357	

County Road 33

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	$ -	$ -	$ 2,021	$ 2,021	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,042
Total Revenues	**$ -**	**$ -**	**$ 2,021**	**$ 2,021**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,042**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ 33	$ -	$ 33	$ 304	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 370
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Management Fees	$ 1,771	$ 1,771	$ 1,771	$ 1,771	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,083
Information Technology	$ 150	$ 150	$ 150	$ 150	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 600
Website Maintenance	$ 100	$ 100	$ 100	$ 100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 400
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ 1	$ 1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2
Insurance	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000
Printing & Binding	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ 38	$ 38	$ 38	$ 38	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 153
Office Supplies	$ 0	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 0
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total Expenditures	**$ 7,269**	**$ 2,060**	**$ 2,092**	**$ 2,362**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 13,783**
Excess Revenues (Expenditures)	$ (7,269)	$ (2,060)	$ (71)	$ (342)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (9,741)

SECTION 2

County Road 33
Community Development District

Funding Request #14
August 27,2024

Bill to: TLC Whitemarsh, LLC

	Payee		General Fund FY2025
1	**Egis - Insurance & Risk Advisors** Invoice # 24416 - Policy 10/01/2 4 - 10/01/25	$	5,000.00
	Total:	**$**	**5,000.00**

Please make check payable to:

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

INVOICE

egis Insurance & Risk Advisors

Customer	County Road 33 Community Development District
Acct #	1477
Date	08/16/2024
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	$ 5,000.00
Payment Amount	
Payment for:	Invoice#24416
1001241115	

County Road 33 Community Development District
c/o GMS - Central
219 E Livingston St.
Orlando, FL 32801

Thank You

Please detach and return with payment

Customer: County Road 33 Community Development District

Invoice	Effective	Transaction	Description	Amount
24416	10/01/2024	Renew policy	Policy #1001241115 10/01/2024-10/01/2025 Florida Insurance Alliance General Liability - Renew policy Due Date: 8/17/2024	5,000.00

RECEIVED
AUG 22 2024

Total
$ 5,000.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939
sclimer@egisadvisors.com

Date
08/16/2024

County Road 33
Community Development District

Funding Request #15
December 19,2024

Bill to: TLC Whitemarsh, LLC

	Payee		General Fund FY2025
1	**Governmental Management Services** Invoice # 14 - Management Fees - December 2024	$	2,020.83
	Total:	**$**	**2,020.83**

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 #: 14
Invoice Date: 12/1/24
Due Date: 12/1/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - December 2024 - 340		1,770.83	1,770.83
Website Administration - December 2024 352		100.00	100.00
Information Technology - December 2024 - 351		150.00	150.00

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DEC 12 2024
By

Total	$2,020.83
Payments/Credits	$0.00
Balance Due	$2,020.83

County Road 33
Community Development District

Funding Request #16
January 15,2025

Bill to: TLC Whitemarsh, LLC

	Payee		General Fund FY2025
1	**Governmental Management Services** Invoice # 15 - Management Fees - January 2025	$	2,020.83
	Total:	**$**	**2,020.83**

Please make check payable to:

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

GMS-Central Florida, LLC A2
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 15
Invoice Date: 1/1/25
Due Date: 1/1/25
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - January 2025 340		1,770.83	1,770.83
Website Administration - January 2025 352		100.00	100.00
Information Technology - January 2025 351		150.00	150.00

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JAN 09 2025
By

Total	$2,020.83
Payments/Credits	$0.00
Balance Due	$2,020.83

County Road 33
Community Development District

Funding Request #17
February 11,2025

Bill to: TLC Whitemarsh, LLC

	Payee	General Fund FY2024	General Fund FY2025
1	**Governmental Management Services**		
	Invoice # 16 - Management Fees - February 2025		$ 2,022.44
2	**Kutak Rock LLP**		
	Invoice # 3514011-A- Legal Services- September 24	$ 175.00	
	Invoice # 3514011-B- Legal Services- October 24		$ 33.00
	Invoice # 3514011-C- Legal Services- December 24		$ 33.00
		$ 175.00	**$ 2,088.44**
	Total:		**$ 2,263.44**

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 #: 16
Invoice Date: 2/1/25
Due Date: 2/1/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - February 2025 - 340		1,770.83	1,770.83
Website Administration - February 2025 - 352		100.00	100.00
Information Technology - February 2025 - 361		150.00	150.00
Office Supplies - 510		0.06	0.06
Postage - 420		1.55	1.55

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FEB 10 2025
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Total	$2,022.44
Payments/Credits	$0.00
Balance Due	$2,022.44

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654
315
Federal ID 47-0597598

January 28, 2025

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. 3514011
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. 3514011 - A
45523-1

Re: General Counsel

For Professional Legal Services Rendered

$175

09/05/24	M. Rigoni	0.20	55.00	Update development status chart and attend conference call
09/07/24	B. Davenport	0.10	26.50	Review and analyze statewide stormwater bill and research related statutes, regulations, and legislative analysis
09/19/24	M. Rigoni	0.10	27.50	Attend development status call
09/19/24	S. Sandy	0.20	66.00	Prepare and attend development status call
10/03/24	S. Sandy	0.10	33.00	Confer regarding current status
12/12/24	S. Sandy	0.10	33.00	Attend project status call

TOTAL HOURS 0.80

TOTAL FOR SERVICES RENDERED $241.00

TOTAL CURRENT AMOUNT DUE $241.00

RECEIVED
JAN 28 2025
By

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

KUTAK ROCK LLP
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

January 28, 2025

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. 3514011
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. 3514011 -B
45523-1

Re: General Counsel

For Professional Legal Services Rendered

09/05/24	M. Rigoni	0.20	55.00	Update development status chart and attend conference call
09/07/24	B. Davenport	0.10	26.50	Review and analyze statewide stormwater bill and research related statutes, regulations, and legislative analysis
09/19/24	M. Rigoni	0.10	27.50	Attend development status call
09/19/24	S. Sandy	0.20	66.00	Prepare and attend development status call
$33 — 10/03/24	S. Sandy	0.10	33.00	Confer regarding current status
12/12/24	S. Sandy	0.10	33.00	Attend project status call

TOTAL HOURS 0.80

TOTAL FOR SERVICES RENDERED $241.00

TOTAL CURRENT AMOUNT DUE $241.00

RECEIVED
JAN 28 2025
By

KUTAK ROCK LLP
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

January 28, 2025

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. 3514011
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. 3514011 -C
45523-1

Re: General Counsel

For Professional Legal Services Rendered

09/05/24	M. Rigoni	0.20	55.00	Update development status chart and attend conference call
09/07/24	B. Davenport	0.10	26.50	Review and analyze statewide stormwater bill and research related statutes, regulations, and legislative analysis
09/19/24	M. Rigoni	0.10	27.50	Attend development status call
09/19/24	S. Sandy	0.20	66.00	Prepare and attend development status call
10/03/24	S. Sandy	0.10	33.00	Confer regarding current status
$33 – 12/12/24	S. Sandy	0.10	33.00	Attend project status call
TOTAL HOURS		0.80		

TOTAL FOR SERVICES RENDERED $241.00

TOTAL CURRENT AMOUNT DUE $241.00

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JAN 28 2025
By

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ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

SECTION 3

County Road 33
Community Development District

Funding Request #18
March 10,2025

Bill to: TLC Whitemarsh, LLC

	Payee		General Fund FY2025
1	**Kutak Rock LLP** Invoice # 2527984- Legal Services- January	$	303.50
2	**GAI Consultants** Invoice # 2215497- Engineering Services- February	$	180.00
3	**Governmental Management Services** Invoice # 17 - Management Fees - March 2025	$	2,020.83
		$	**2,504.33**
	Total:	**$**	**2,504.33**

Please make check payable to:

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

KUTAK ROCK LLP #1
TALLAHASSEE, FLORIDA 315
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

February 28, 2025

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. 3527984
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. 3527984
45523-1

Re: General Counsel

For Professional Legal Services Rendered

01/04/25	J. Johnson	0.70	269.50	Monitor legislative process relating to matters impacting special districts
01/09/25	S. Sandy	0.10	34.00	Attend project status call; confer with Flint regarding accounting contact

TOTAL HOURS 0.80

TOTAL FOR SERVICES RENDERED $303.50

TOTAL CURRENT AMOUNT DUE **$303.50**

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MAR 03 2025
By

gai consultants 9

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

February 25, 2025
Project No: R231201.00
Invoice No: 2215497

Project R231201.00 County Road 33 CDD

Professional Services from January 19, 2025 to February 15, 2025

Task 001 Interim General Services – Lisa process via Construction

Professional Personnel

	Hours	Rate	Amount	
Principal	.50	360.00	180.00	
Totals	.50		180.00	
Total Labor				**180.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	180.00	540.00	720.00
Limit			25,000.00
Remaining			24,280.00

Total this Task **$180.00**

Task 002 FY 2025 General Services

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	0.00	0.00	0.00
Limit			15,000.00
Remaining			15,000.00

Total this Task **0.00**

Total this Invoice **$180.00**

RECEIVED
FEB 26 2025
By

GMS-Central Florida, LLC HR
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 17
Invoice Date: 3/1/25
Due Date: 3/1/25
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 2025 - 350		1,770.83	1,770.83
Website Administration - March 2025 - 352		100.00	100.00
Information Technology - March 2025 - 351		150.00	150.00

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MAR 10 2025
By

Total	$2,020.83
Payments/Credits	$0.00
Balance Due	$2,020.83