

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

***Agenda***

***May 28, 2025***

# AGENDA

# *County Road 33*

## *Community Development District*

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

May 21, 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, May 28, 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 March 26, 2025, Board of Supervisors Meeting
4. Consideration of Resolution 2025-02 Resetting the Date, Time and Location of the Fiscal Year 2026 Budget Adoption Public Hearing
5. Consideration of Resolution 2025-03 Designating the Date, Time and Location of the Landowner Meeting
6. Appointment of Audit Committee
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Ratification of Funding Requests No. 19 & 20
    - iii. Presentation of Registered Voters- 0
    - iv. Reminder of Form1 Filing Deadline- July 1st
8. Other Business
9. Supervisors Requests
10. Adjournment

### **Audit Committee Meeting**

1. Roll Call
2. Public Comment Period
3. Audit Services
  - A. Approval of Request for Proposals and Selection Criteria
  - B. Approval of Notice of Request for Proposals for Audit Services
  - C. Public Announcement of Opportunity to Provide Audit Services
4. Adjournment

# MINUTES

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

The regular meeting of the Board of Supervisors of the County Road 33 Community Development District was held Wednesday, **March 26, 2025** 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
Doug Beasley	Vice Chairman
Jason Lonas <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Sarah Sandy	District Counsel, Kutak Rock
Kathy Leo <i>by phone</i>	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. Four 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 August 28, 2024  
Board of Supervisors Meeting**

Mr. Flint presented the minutes from the August 28, 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. Franklin, seconded by Mr. Owen, with all in favor, the Minutes of the August 28, 2024, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-01  
Approving the Fiscal Year 2026 Proposed  
Budget and Setting a Public Hearing to  
Adopt**

Mr. Flint stated the next item was Resolution 2025-01 approving the Fiscal Year 2026 proposed budget and setting a public hearing to adopt the budget. He noted each year it is required that the Board adopt a budget and have a public hearing to adopt it. Mr. Flint recommended the June 25<sup>th</sup> meeting for the public hearing at 9:30 a.m. in the same location. Mr. Flint reviewed the proposed budget and noted it is contemplated to have developer contributions and is an administration budget. Mr. Iorio stated they expect to start construction on Phases 1 & 2 in August or September. Mr. Flint noted this budget not final and they can make changes at any time until it is adopted.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Resolution 2025-01 Approving the Fiscal Year 2026 Proposed Budget and Setting a Public Hearing for June 25, 2025 at 9:30 a.m. at the Same Location, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**i. Stormwater Ratification Bill and O&M Requirements Memo**

Ms. Sandy stated the stormwater ratification bill was included in the agenda package for Board review. She noted that Board members should be receiving emails regarding any updates on the legislature sessions.

**B. Engineer**

**i. Consideration of 2025 CDD Rate Schedule**

Ms. Leo stated there is a request to approve the new 2025 rate schedule.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the 2025 CDD Rate Schedule, was approved.

**C. District Manager's Report**

**i. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through the end of January. He offered to answer any questions on the financials.

**ii. Ratification of Funding Requests No. 14-17**

Mr. Flint presented Funding Requests No. 14-17 to the Board.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Funding Requests No. 14-17, were ratified.
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**iii. Approval of Funding Request No. 18**

Mr. Flint presented Funding Request No. 18 to the Board. He noted this was for District Counsel, District Engineer, and District Manager.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Funding Request No. 18, was approved.
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**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. Beasley, seconded by Mr. Franklin, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV



## **RESOLUTION 2025-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2025-01 TO RESET THE DATE, TIME, AND LOCATION OF THE PUBLIC HEARING REGARDING PROPOSED BUDGET FOR FISCAL YEAR 2025/2026, RATIFYING THE ACTIONS OF THE DISTRICT MANAGER AND CHAIRMAN IN RESETTING SUCH PUBLIC HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the County Road 33 Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and

**WHEREAS**, the Board of Supervisors of the District (“Board”) previously adopted Resolution 2025-01, approving the Proposed Budget (as defined in Resolution 2025-01) for Fiscal Year 2025/2026 and setting public hearing on said Proposed Budget, pursuant to Chapter 190, *Florida Statutes*, for June 25, 2025, at 9:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida 34711; and

**WHEREAS**, the Board desires to reset the public hearing on the Proposed Budget to be held on August 27, 2025, at 9:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida 34711..

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

**SECTION 1. RESETTING OF PUBLIC HEARING.** The Board hereby resets the public hearing on the Proposed Budget for August 27, 2025, at 9:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida 34711. Resolution 2025-01 is hereby amended to reflect that the public hearing is reset as provided in this Resolution.

**SECTION 2. RESOLUTION 2025-01 OTHERWISE REMAINS IN FULL FORCE AND EFFECT.** Except as otherwise provided herein, all of the provisions of Resolution 2025-01 continue in full force and effect, including but not limited to directing District staff to cause published notices to be provided with the new public hearing information, consistent with the requirements of Chapter 190, *Florida Statutes*.

**SECTION 3. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and adoption by the Board.

**PASSED AND ADOPTED** this 28th day of May 2025.

ATTEST:

**COUNTY ROAD 33 COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary

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Chair/Vice Chair, Board of Supervisors

## SECTION V

## RESOLUTION 2025-03

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

**WHEREAS**, County Road 33 Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Leesburg, Florida; and

**WHEREAS**, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Anthony Iorio	November 2027
2	Doug Beasley	November 2027
3	Jason Lonas	November 2025
4	Tom Franklin	November 2025
5	Rocky Owen	November 2025

This year, Seat 3, currently held by Jason Lonas, Seat 4, currently held by Tom Franklin, and Seat 5, currently held by Rocky Owen, are subject to election by landowners in November 2025. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 3rd day of November 2025, at 9:30 a.m., and located at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida 34711.

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners’ meeting and election have been announced by the Board at its May 28, 2025, meeting. A sample notice of

landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, located at 219 East Livingston Street, Orlando, Florida 32801.

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

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 28th DAY OF MAY 2025.**

**COUNTY ROAD 33 COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

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

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

## EXHIBIT A

### NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within County Road 33 Community Development District (“**District**”) the location of which is generally described as comprising a parcel or parcels of land containing approximately 441.153 acres, located north of Thomas Cove Drive and Bridges Road, south and west of the Florida Turnpike, east of County Road 48, and bisected by County Road 33, in the City of Leesburg, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District’s Board of Supervisors (“**Board**”, and individually, “**Supervisor**”). Immediately following the landowners’ meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2025  
TIME: 9:30 a.m  
PLACE: Cooper Memorial Library  
2525 Oakley Seaver Drive  
Clermont, Florida 34711

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, Ph: (407) 841-5524 (“**District Manager’s Office**”). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager’s Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager’s Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

District Manager

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 3, 2025**

TIME: **9:30 A.M.**

LOCATION: **Cooper Memorial Library  
2525 Oakley Seaver Drive  
Clermont, Florida 34711**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

## LANDOWNER PROXY

### COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT CITY OF LEESBURG, LAKE COUNTY, FLORIDA LANDOWNERS' MEETING – NOVEMBER 3, 2025

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (**"Proxy Holder"**) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the County Road 33 Community Development District to be held at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida 34711, on November 3, 2025, at 9:30 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

#### Parcel Description

#### Acreage

#### Authorized Votes

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).



**OFFICIAL BALLOT**  
**COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT**  
**CITY OF LEESBURG, LAKE COUNTY, FLORIDA**  
**LANDOWNERS' MEETING - NOVEMBER 3, 2025**

**For Election (3 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the County Road 33 Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

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

Signed: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

## SECTION VII

# SECTION C

# SECTION 1

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

***Unaudited Financial Reporting***  
***March 31, 2025***



# Table of Contents

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# County Road 33

## Community Development District

### Combined Balance Sheet

#### March 31, 2025

	<i>General Fund</i>	
<b>Assets:</b>		
Operating Account	\$	6,708
<b>Total Assets</b>	<b>\$</b>	<b>6,645</b>
<b>Liabilities:</b>		
Accounts Payable	\$	453
<b>Total Liabilites</b>	<b>\$</b>	<b>453</b>
<b>Fund Balance:</b>		
Unassigned	\$	6,319
<b>Total Fund Balances</b>	<b>\$</b>	<b>6,255</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>6,708</b>

# County Road 33

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b><u>Revenues:</u></b>				
Developer Contributions	\$ 144,228	\$ 8,634	\$ 8,634	\$ -
Miscellaneous Income	\$ -	\$ -	\$ 64	\$ 64
<b>Total Revenues</b>	<b>\$ 144,228</b>	<b>\$ 8,634</b>	<b>\$ 8,698</b>	<b>\$ 64</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisors Fees	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
FICA Expense	\$ 918	\$ 459	\$ -	\$ 459
Engineering	\$ 15,000	\$ 7,500	\$ 180	\$ 7,320
Attorney	\$ 25,000	\$ 12,500	\$ 657	\$ 11,843
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,100	\$ -	\$ -	\$ -
Management Fees	\$ 42,500	\$ 21,250	\$ 10,625	\$ 10,625
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 300	\$ 150	\$ -	\$ 150
Postage & Delivery	\$ 1,000	\$ 500	\$ 4	\$ 496
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Printing & Binding	\$ 1,000	\$ 500	\$ -	\$ 500
Legal Advertising	\$ 15,000	\$ 7,500	\$ 90	\$ 7,410
Contingency	\$ 2,500	\$ 1,250	\$ 310	\$ 940
Office Supplies	\$ 625	\$ 313	\$ 0	\$ 312
Travel Per Diem	\$ 660	\$ 330	\$ -	\$ 330
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Expenditures</b>	<b>\$ 144,228</b>	<b>\$ 64,927</b>	<b>\$ 18,541</b>	<b>\$ 46,385</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ (9,843)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 16,099</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 6,255</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	\$ -	\$ -	\$ 2,021	\$ 2,021	\$ 2,088	\$ 2,504	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,634
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ 64	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,021</b>	<b>\$ 2,021</b>	<b>\$ 2,152</b>	<b>\$ 2,504</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,698</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ 180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180
Attorney	\$ 33	\$ -	\$ 33	\$ 304	\$ 288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 657
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 1,771	\$ 1,771	\$ 1,771	\$ 1,771	\$ 1,771	\$ 1,771	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,625
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 1	\$ 1	\$ -	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90
Contingency	\$ 38	\$ 38	\$ 38	\$ 38	\$ 41	\$ 116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 310
Office Supplies	\$ 0	\$ 0	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total Expenditures</b>	<b>\$ 7,269</b>	<b>\$ 2,060</b>	<b>\$ 2,092</b>	<b>\$ 2,362</b>	<b>\$ 2,531</b>	<b>\$ 2,227</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18,541</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (7,269)</b>	<b>\$ (2,060)</b>	<b>\$ (71)</b>	<b>\$ (342)</b>	<b>\$ (379)</b>	<b>\$ 277</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (9,843)</b>

## SECTION 2

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

**Funding Request #19**  
**April 10, 2025**

Bill to: TLC Whitmarsh, LLC

	<b>Payee</b>		<b>General Fund FY2025</b>
<b>1</b>	<b>Kutak Rock LLP</b> Invoice # 3540044- Legal Services- February	\$	287.50
<b>2</b>	<b>Lake Sumter State College</b> Invoice # A0225403	\$	75.00
<b>3</b>	<b>Gannett Media Corp - Gannett Florida LocalQ</b> Invoice # 0007039613 - Legal Advertising March 2025	\$	90.48
<b>4</b>	<b>Supervisor Fees - 03/26/2025 meeting</b> Duane "Rocky" Owen Thomas Franklin	\$ \$	215.30 215.30
		\$	<b>883.58</b>

**Total: \$ 883.58**

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

March 24, 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. 3540044  
Client Matter No. 45523-1  
Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Mr. George Flint  
County Road 33 CDD  
c/o Governmental Management Services-Central Florida, LLC  
219 East Livingston Street  
Orlando, FL 32801

Invoice No. 3540044  
45523-1

Re: General Counsel

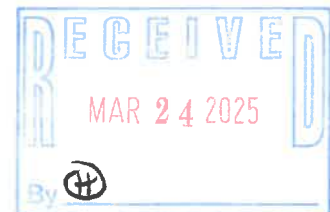
For Professional Legal Services Rendered

02/01/25	G. Lovett	0.70	185.50	Monitor legislative process relating to matters impacting special districts
02/18/25	S. Sandy	0.30	102.00	Review draft agenda; confer with staff regarding same

TOTAL HOURS 1.00

TOTAL FOR SERVICES RENDERED \$287.50

TOTAL CURRENT AMOUNT DUE \$287.50



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



Lake Sumter  
State College

County Road 33 Community Development District ~~8~~

Attn: Contact Person: Brittany Brooks 490  
Email Address: bbrookes@gmscfl.com

**Invoice Date: April 9, 2025**

**Invoice #: A0225403**

**ID#: X00145056 / CRNT**  
**Purpose: District Board Meetings**

**Due Date: Upon Receipt**

**Invoice Amt: \$ 75.00**

**Contract: Facility Rental - Please see contract**

**Dates of Usage: March 26, 2025**

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

Please remit payment in full by due date to:

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



LEESBURG ♦ SUMTER ♦ SOUTH LAKE

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

# LocaliQ #3

Florida

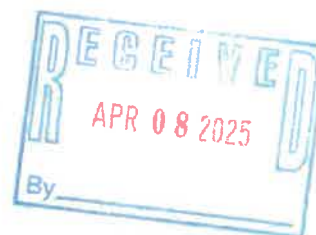
## GANNETT 480

ACCOUNT NAME		ACCOUNT #	INV DATE
County Road 33 Cdd		1195027	04/01/2025
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007039613	Mar 1- Mar 31, 2025	\$90.48	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$90.48	

<b>BILLING ACCOUNT NAME AND ADDRESS</b>		<b>PAYMENT DUE DATE: APRIL 30, 2025</b>	
County Road 33 Cdd 219 E Livingston ST Orlando, FL 32801-1508		<b>Legal Entity:</b> Gannett Media Corp. <b>Terms and Conditions:</b> 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. <b>All funds payable in US dollars.</b>	
<b>BILLING INQUIRIES/ADDRESS CHANGES</b> 1-877-736-7612 or <a href="mailto:smb@ccc.gannett.com">smb@ccc.gannett.com</a>			<b>FEDERAL ID</b> 47-230983
Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.			

Date	Description	Amount
3/1/25	Balance Forward	\$0.00

Package Advertising:				
Start-End Date	Order Number	Product	Description	Package Cost
3/5/25	11079299	LEE Daily Commercial	CR33_031325_BOS	\$90.48



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	\$90.48
Service Fee 3.99%	\$3.61
*Cash/Check/AC Discount	-\$3.61
*Payment Amount by Cash/Check/AC	\$90.48
Payment Amount by Credit Card	\$94.09

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAY ENT						
ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
County Road 33 Cdd		1195027		0007039613		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$90.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$90.48
<b>REMITTANCE ADDRESS</b> (Include Account # & Invoice # on check)  Gannett Florida Locali PO Box 631244 Cincinnati, O 45263-1244				<b>TO PAY BY PHONE PLEASE CALL:</b> 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$94.09
To sign up for E-mailed invoices and online payments please contact <a href="mailto:abgspecial@gannett.com">abgspecial@gannett.com</a>						

0001195027000000000000070396130000904 67172

# LOCALiQ

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

PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

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

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a 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:

03/05/2025

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 03/05/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$90.48

Tax Amount: \$0.00

Payment Cost: \$90.48

Order No: 11079299

Customer No: 1195027

PO #:

# of Copies:

1

**THIS IS NOT AN INVOICE!**

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

## **COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING**

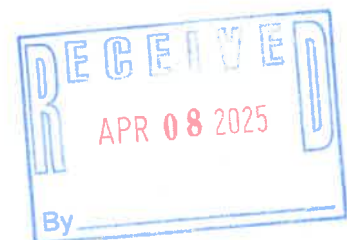
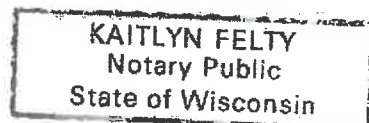
A special meeting of the County Road 33 Community Development District Board of Supervisors ("Board") will be held on *Thursday, March 13, 2025 at 12:00 PM at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, FL 34711*. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law related to Special Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agendas may be obtained at the offices of the District Manager, 219 E. Livingston Street, Orlando, FL 32801, during normal business hours.

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

Governmental Management  
Services - Central Florida, LLC  
District Manager  
11079299 3/5/2025



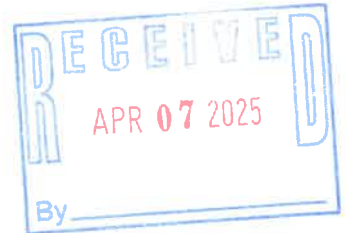
**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

**District Name:**

County Road 33 CDD

**Board Meeting Date:**

March 26, 2025



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

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

**Approved for Payment:**

  
District Manager Signature

3/26/25  
Date

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





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

**Funding Request #20**  
**April 16, 2025**

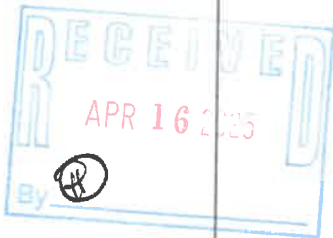
Bill to: TLC Whitemarsh, LLC

<b>Payee</b>		<b>General Fund FY2025</b>	
<b>1</b>	<b>Governmental Management Services</b>		
	Invoice # 18 - Management Fees - April 2025	\$	2,046.95
		\$	2,046.95
		<b>Total:</b>	<b>\$ 2,046.95</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 #:** 18**Invoice Date:** 4/1/25**Due Date:** 4/1/25**Case:****P.O. Number:****Bill To:**County Road 33 CDD  
219 E. Livingston St.  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - April 2025 - 340		1,770.83	1,770.83
Website Administration - April 2025 352		100.00	100.00
Information Technology - April 2025 351		150.00	150.00
Office Supplies - 510		0.15	0.15
Postage - 420		3.47	3.47
Copies - 425		22.50	22.50
			
<b>Total</b>			<b>\$2,046.95</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$2,046.95</b>

## SECTION 4



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

April 24, 2025

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

Re: District Counts

The number of registered voters within the County Road 33 Community Development District as of April 15, 2025 is 0.

If we may be of further assistance, please contact this office.

Sincerely,

D. Alan Hays  
Lake County Supervisor of Elections

OUR COMMITMENT

✓ Voter Confidence ✓ Excellent Service ✓ Accurate & Efficient Elections ✓ Responsible Financial Stewardship

# AUDIT COMMITTEE MEETING

# SECTION A

# **COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2025, 2026, 2027, 2028 and 2029**  
City of Leesburg, Florida

## **INSTRUCTIONS TO PROPOSERS**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than **Friday, August 1, 2025**, at 5:00 p.m., to the District Recording Secretary, Brittany Brookes by e-mail at [bbrookes@gmscfl.com](mailto:bbrookes@gmscfl.com). Proposer is responsible for confirming its proposal is received by the District Recording Secretary.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit one (1) electronic copy (PDF only) of the Proposal Documents, and other requested attachments, if any, by the date, time, and method indicated herein. Proposer is responsible for confirming its proposal is received by District Recording Secretary. The District Recording Secretary is available at [bbrookes@gmscfl.com](mailto:bbrookes@gmscfl.com) or (407) 841-5524.

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet, and a proposal with all required documentation pursuant to Section 12 of these instructions ("Proposal Documents").



**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District in the form satisfactory to the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of the District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the Proposal Documents.

- A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.

**SECTION 13. PROTESTS.** In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

### 3 COMMUNITY DEVELOPMENT DISTRICT AUDITOR SELECTION EVALUATION CRITERIA

### ***1. Ability of Personnel.***

**(20 Points)**

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

## 2. *Proposer's Experience.*

**(20 Points)**

(E.g., past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)

### 3. *Understanding of Scope of Work.*

**(20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

**4. *Ability to Furnish the Required Services.***

**(20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

**5. Price.**

**(20 Points)\*\*\***

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

***Total***

**(100 Points)**

\*\*\*Alternatively, the Board may choose to evaluate firms without considering price, in which case the remaining categories would be assigned 25 points each.

## SECTION B

**COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The County Road 33 Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Leesburg, Florida, and has an annual operating budget of approximately \$144,228. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than April 15, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 219 East Livingston Street, Orlando, Florida 32801 or via e-mail at [bbrookes@gmscfl.com](mailto:bbrookes@gmscfl.com).

Proposers must provide one (1) electronic copy (PDF only) of their proposal to the District Recording Secretary, Brittany Brookes, by e-mail at [bbrookes@gmscfl.com](mailto:bbrookes@gmscfl.com). Proposals must be received by 5:00 p.m. on Friday, August 1, 2025. Please direct all questions regarding this Notice to the District Recording Secretary at [bbrookes@gmscfl.com](mailto:bbrookes@gmscfl.com) or (407) 841-5524.

George Flint  
District Manager