

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

Agenda

January 28, 2026

AGENDA

County Road 33

Community Development District

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

January 21, 2026

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, January 28, 2026, at 10:00 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. Organizational Matters
 - A. Administration of Oaths of Office to Newly Elected Supervisors
 - B. Consideration of Resolution 2026-01 Canvassing and Certifying Results of Landowners Election
 - C. Election of Officers
 - D. Consideration of Resolution 2026-02 Electing Officers
4. Approval of Minutes of the August 27, 2025, Audit Committee & Board of Supervisor's Meeting
5. Approval of Minutes of the November 4, 2025, Landowners Meeting
6. Consideration of Amended and Restated Boundary Amendment Funding Agreement
7. Consideration of Resolution 2026-03 Authorizing Amended and Restated Boundary Amendment
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Requests No. 24-29
 - iii. Approval of Funding Request No. 30
9. Other Business
10. Supervisors Requests
11. Adjournment

SECTION III

SECTION B

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), *FLORIDA STATUTES*, AND PROVIDING FOR 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*, being situated entirely within the City of Leesburg, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 4, 2025, the Minutes of which are attached hereto as **Exhibit A**, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

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

Section 1. The following person is found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

<u>Jason Lonas</u>	Seat 3	Votes 200
<u>Tom Franklin</u>	Seat 4	Votes 200
<u>Rocky Owen</u>	Seat 5	Votes 198

Section 2. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

<u>Jason Lonas</u>	4 Year Term
<u>Tom Franklin</u>	4 Year Term
<u>Rocky Owen</u>	2 Year Term

[CONTINUED ON FOLLOWING PAGE]

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 28th DAY OF JANUARY 2026.

**COUNTY ROAD 33 COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary/Assistant Secretary

Chair/Vice Chair

EXHIBIT A

Minutes of Landowners Meeting of November 4, 2025

SECTION D

RESOLUTION 2026-02

A RESOLUTION ELECTING THE OFFICERS OF THE COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT, LAKE COUNTY, FLORIDA.

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

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

- Chairperson _____
- Vice Chairperson _____
- Secretary _____
- Assistant Secretary _____
- Assistant Secretary _____
- Assistant Secretary _____
- Assistant Secretary _____
- Treasurer _____
- Assistant Treasurer _____
- Assistant Treasurer _____

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

MINUTES

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

The Audit Committee meeting of the Board of Supervisors of the County Road 33 Community Development District was held Wednesday, **August 27, 2025** at 9:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present for the Audit Committee:

Tony Iorio
Doug Beasley
Rocky Owen
Tom Franklin
Jason Lonas *by phone*

Also present were:

George Flint
Sarah Sandy *by phone*
Kathy Leo *by phone*
Rob Szozda

District Manager, GMS
District Counsel, Kutak Rock
District Engineer, GAI Engineering
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Review of Proposals and Tally of Audit
Committee Members Rankings**

A. Grau & Associates

B. DiBartolomeo, McBee, Hartley & Barnes, P.A.

Mr. Flint stated the Board appointed themselves as the audit committee and sent out the RFPs for audit services. The Board received responses from Grau & Associates and DiBartolomeo,

McBee, Hartley & Barnes, P.A. He presented the ranking sheet to the Board. He asked the Board to rank the proposals.

Mr. Franklin stated they will give Grau & Associates a 100 and DiBartolomeo, McBee, Hartley & Barnes, P.A. a 90, due to Grau & Associates being the less expensive proposer.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Ranking Grau & Associates #1, was approved.

FOURTH 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

**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 27, 2025** at 9:35 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum:

Tony Iorio	Chairman
Doug Beasley	Vice Chairman
Rocky Owen	Assistant Secretary
Tom Franklin	Assistant Secretary
Jason Lonas <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 Engineering
Rob Szozda	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint 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 May 28, 2025
Board of Supervisors and Audit
Committee Meetings**

Mr. Flint presented the minutes from the May 28, 2025, Board of Supervisors and Audit Committee meeting and asked for any comments, correction, or changes to those minutes. The Board had no changes to the minutes and there was a motion of approval.

On MOTION by Mr. Franklin, seconded by Mr. Franklin, with all in favor, the Minutes of the May 28, 2025, Board of Supervisors and Audit Committee meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

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

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

A. Consideration of Resolution 2025-04 Adopting Fiscal Year 2026 Approved Budget and Appropriating Funds

Mr. Flint presented Resolution 2025-04 and stated they have previously approved the proposed budget and set this meeting as the public hearing to adopt. He noted the current year actuals were updated through June 30, 2025.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2025-04 Adopting Fiscal Year 2026 Approved Budget and Appropriating Funds, was approved.

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

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

FIFTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Budget Funding Agreement

Mr. Flint presented the FY 26 Budget Funding Agreement and noted this will be the legal description of the boundaries of the district for the budget.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, the Fiscal Year 2026 Budget Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS

Acceptance and Ranking of the Audit Committee and Authorizing Staff to Send a Notice of Intent to Award

Mr. Flint stated the Board met as the Audit Committee before this meeting and ranked the proposals they received. He added they ranked Grau & Associates as #1 and DiBartolomeo, McBee, Hartley & Barnes as #2. He asked for a motion to accept the rankings.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Accepting the Ranking of the Audit Committee and Authorizing Staff to Send a Notice of Intent to Award, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy had nothing to report.

B. Engineer

Ms. Leo stated they will be setting up a calendar system to inspect the stormwater ponds annually.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through the end of June. He offered to answer any questions on the financials. There were none and no action was required on this item.

ii. Ratification of Funding Requests No. 22 & 23

Mr. Flint presented Funding Requests No. 22 & 23 to the Board. There were no questions, and a motion of approval was given for ratification.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Funding Requests No. 22 & 23, were ratified.

iii. Approval of Fiscal Year 2026 Meeting Schedule

Mr. Flint stated they are proposing they have the same meeting schedule in 2026 as they did previously. He added the meetings will be held on the fourth Wednesday of the month at 9:30 a.m. He noted the meeting in November will most likely be cancelled, due to it being the day before Thanksgiving.

Ms. Sandy noted County Road 33 is scheduled to have a Landowner's Election on November 4, 2025 and asked if they will be having a Board meeting on the same day. Mr. Iorio stated instead of having the November meeting before Thanksgiving, it will be easier to have it on the same day as the Landowner's election.

Mr. Flint asked if the meetings could be moved to 10:00 a.m. to help the Board members who cannot make it at 9:30 a.m.. The Board stated they are fine with this change.

On MOTION by Mr. Owen, seconded by Mr. Franklin, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved as amended.

iv. District Goals and Objectives

a. Adoption of Fiscal Year 2026 Goals & Objectives

Mr. Flint stated they are required to approve a set of goals and objectives each year, and these have not changed since the previous year. He asked for a motion to approve the goals and objectives.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Fiscal Year 2026 Goals and Objectives, were approved.

Mr. Flint stated there was a typo in the meeting schedule for the Landowner’s Election. The meeting was approved to be on November 3rd; however, the correct date should be November 4, 2025. He asked a motion to approve this correction.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Changing the Landowner’s Election to November 4, 2025, was approved.

b. Presentation of Fiscal Year 2025 Goals & Objectives Authorizing Chair to Execute

Mr. Flint stated in the event there is no Board meeting in September, they are asking for a motion to execute the Chair to authorize the Fiscal Year 2025 Goals and Objectives.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Fiscal Year 2025 Goals and Objectives Authorizing the Chair to Execute, was approved.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

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

The Landowners' meeting of the County Road 33 Community Development District was held on Tuesday, **November 4, 2025**, at 10:00 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present were:

Anthony Iorio
George Flint
Sarah Sandy *by phone*

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Mr. Flint noted that he had been provided a landowner proxy from TLC Banning Ranch, LLC naming Anthony Iorio as the proxy holder representing 162.4 acres and 163 authorized votes. Mr. Flint received another landowner proxy from TLC Whitmarsh representing naming Anthony Iorio as the proxy holder representing 280.97 acres and 223 authorized votes. Mr. Flint noted that there were 441.21 total voting units represented.

SECOND ORDER OF BUSINESS

Call to Order

Mr. Flint called the meeting to order.

THIRD ORDER OF BUSINESS

**Election of Chairman for the Purpose of
Conducting the Landowners' Meeting**

Mr. Flint was elected as the Chairman to conduct the Landowners' meeting.

FOURTH ORDER OF BUSINESS

Nominations for the Position of Supervisor

Mr. Iorio nominated Jason Lonas, Tom Franklin, and Rocky Owen for the position of Supervisors.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Mr. Iorio cast 100 votes for Jason Lonas, 100 votes for Tom Franklin, and 99 votes for Rocky Owen on behalf of TLC Banning Ranch. Mr. Iorio cast 100 votes for Jason Lonas, 100 votes for Tom Franklin, and 99 votes for Rocky Owen on behalf of TLC Whitemarsh.

Jason Lonas received 200 votes total, Tom Franklin received 200 votes total, and Rocky Owen received 198 votes total.

SIXTH ORDER OF BUSINESS

Ballot Tabulation

Mr. Flint noted that Jason Lonas and Tom Franklin will serve four-year terms and Rocky Owen will serve a two-year term.

SEVENTH ORDER OF BUSINESS

Landowners' Questions and Comments

Mr. Flint asked for any questions at this time. Hearing no questions or comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting at 10:02 a.m.

SECTION VI

**AMENDED & RESTATED BOUNDARY AMENDMENT FUNDING AGREEMENT BETWEEN
COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT
AND TLC WHITEMARSH, LLC¹**

This Agreement (“**Agreement**”) is made and entered into as of ____ day of _____ 2026, by and between:

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

TLC Whitemarsh, LLC, a Florida limited liability company, and the primary developer of lands within the District (“**Developer**”) with a mailing address of 605 Commonwealth Avenue, Orlando, Florida 32803.

RECITALS

WHEREAS, the District is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “**Act**”), by Ordinance No. 23-58 (the “**Ordinance**”), adopted by the City Commission of the City of Leesburg, Florida (“**City**”), for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of 441.153 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District was established to provide infrastructure systems, facilities, and services to the lands within the District, and

WHEREAS, the Developer has approached the District and requested the District petition to amend its boundaries to add certain property, commonly identified as Tierra Vista and Banning Ranch Phases 3, 4 and 5, in an effort to facilitate development of the overall lands as a functionally interrelated community and to promote compact and economical development; and

WHEREAS, the amendment proposed by the Developer exceeds the amendment size contained within Section 190.046(1)(e), *Florida Statutes*, and will result in the District being comprised of approximately 1,143.36 acres, more or less; and

WHEREAS, the District agrees to petition to amend its boundary in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the

¹ This *Amended and Restated Boundary Amendment Funding Agreement* amends and restates that certain *Boundary Amendment Funding Agreement* approved by the District’s Board of Supervisors on March 20, 2024, in order to include additional lands within the proposed expansion area.

preparation of a petition to the City and such other actions as are necessary in furtherance of the boundary amendment process; and

WHEREAS, in order to seek a boundary amendment pursuant to the Act, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff ("**District Staff**"), to provide such services as are necessary throughout the boundary amendment process; and

WHEREAS, any such work shall only be performed in accord with the authorizations of the District's Board of Supervisors; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District Staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors; and

WHEREAS, the Developer desires to provide sufficient funds to the District to reimburse the District for any such expenditures including but not limited to legal, engineering, and other consultant fees, filing fees, administrative, and other expenses, if any.

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

1. PROVISION OF FUNDS. The Developer agrees to make available to the District such monies as are necessary to enable the District to proceed with the boundary amendment and to provide such monies as are necessary to enable District staff, including legal, engineering, and managerial staff, to assist in the boundary amendment process and proceedings. The Developer will make such funds available on a monthly basis, within thirty (30) days of a written request by the District. The funds shall be placed in the District's depository as determined by the District.

2. DISTRICT USE OF FUNDS. The District agrees to use such funds solely for the fees, costs, and other expenditures accruing or accrued for the purpose of seeking an amendment to the boundaries of the District in accordance with the Act. The District agrees to use good faith best efforts to proceed in an expeditious manner with the preparation and filing of the petition and related materials to seek the amendment of the District's boundary pursuant to the Act, and with the prosecution of the procedural requirements detailed in the Act, for the amendment of the District's boundary. The District also agrees to make monthly requests for necessary funds from the Developer for reimbursement for services of the boundary amendment team, as described in Paragraph One (1) of this Agreement. The District shall not reimburse the Developer for funds made available to the District under this Agreement.

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

4. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

5. **AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

6. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

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

8. **NOTICES.** All notices, requests, consents and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to District: County Road 33 Community Development District
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Developer: TLC Whitemarsh, LLC
605 Commonwealth Avenue
Orlando, Florida 32803
Attn: Andrew Orosz

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the parties and addresses set forth in this Agreement.

9. **THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties to this Agreement 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 to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement 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 contained in this

Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

10. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

11. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Parties consent to and agree that for purposes of venue, any litigation arising out of this Agreement shall be brought in a court of appropriate jurisdiction, in and for Lake County, Florida.

12. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

13. PUBLIC RECORDS. Developer understands and agrees that all documents of any kind provided to the District or to District staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

14. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between 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 doubtful language will not be interpreted or construed against any party.

15. SOVEREIGN IMMUNITY. Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability beyond those contained in Section 768.28, *Florida Statutes*, or other statutes or law.

16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[REMAINDER OF PAGE LEFT BLANK]

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: _____

SECTION VII

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT, AMENDING RESOLUTION 2024-30 AND DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH THE CITY OF LEESBURG, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the County Road 33 Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Act**"), and City of Leesburg Ordinance No. 23-58 (the "**Ordinance**"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District's Board of Supervisors ("**Board**") previously adopted Resolution 2024-30, directing the District Chairman and Staff to file a petition with the City of Leesburg, Florida, requesting the passage of an ordinance amending the District's boundaries; and

WHEREAS, the District now desires to amend and restate Resolution 2024-30 in order to include additional property to be added to the District's boundaries; and

WHEREAS, the District presently consists of 441.153 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries to include certain property, commonly identified as Tierra Vista and Banning Ranch Phases 3, 4 and 5 and upon which the District intends to construct, acquire, maintain, and/or provide infrastructure improvements and services; and

WHEREAS, the lands within Tierra Vista are identified in the legal description attached here to as Exhibit A-1 ("**Tierra Vista**") and incorporated herein by reference and consist of 135.255 acres, more or less; and

WHEREAS, the lands within Banning Ranch Phases 3 & 4 are identified in the legal description attached here to as Exhibit A-2 ("**BR Phases 3 & 4**") and incorporated herein by reference and consist of 463.991 acres, more or less; and

WHEREAS, the lands within Banning Ranch Phase 5 are identified in the legal description attached here to as Exhibit A-3 (“**BR Phase 5**,” and together with Tierra Vista and BR Phases 3 & 4, the “**Expansion Area**”) and incorporated herein by reference and consist of 102.93 acres, more or less; and

WHEREAS, the District either has or will obtain written consent to inclusion within the District’s boundaries from the owners of the lands within the Expansion Area prior to filing the Petition (hereinafter defined); and

WHEREAS, the proposed boundary amendment to add the Expansion Area is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, for the area of land within the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, the incorporation of the Expansion Area within the District’s boundaries is not inconsistent with either the State or local comprehensive plan; and

WHEREAS, the area of land that will lie within the District’s boundaries as amended is amenable to separate special district government; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District’s Board; and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the City of Leesburg, Florida, and such other actions as are necessary in furtherance of the boundary amendment process.

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

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs its Chair and District staff to prepare and file a petition and any other materials with the City of Leesburg as necessary to amend the District's boundaries and incorporate the lands within the Expansion Area pursuant to Chapter 190, *Florida Statutes*, and any other applicable Florida law (the "**Petition**").

SECTION 3. The Board hereby authorizes Sarah R. Sandy and Michelle K. Rigoni, of Kutak Rock LLP, to act as the District's agents regarding any and all matters pertaining to the Petition.

SECTION 4. This Resolution shall become effective upon its passage.

[SIGNATURE PAGE TO FOLLOW]

PASSED AND ADOPTED this ____ day of _____ 2026.

ATTEST:

**COUNTY ROAD 33 COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A-1: Legal Description of Tiera Vista

Exhibit A-2: Legal Description of BR Phases 3 & 4

Exhibit A-3: Legal Description of BR Phase 5

EXHIBIT A-1
Legal Description of Tiera Vista

LEGAL DESCRIPTION

LEGAL DESCRIPTION

TIERA VISTA

A TRACT OF LAND BEING THAT PART OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 24 EAST LYING EAST OF COUNTY ROAD 33 AND WESTERLY OF THE SUNSHINE STATE PARKWAY TURNPIKE, AND THAT PART OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 24 EAST LYING EAST OF COUNTY ROAD 33 AND WESTERLY OF THE SUNSHINE STATE PARKWAY TURNPIKE DESCRIBED AS FOLLOWS:

BEGIN AT THE EAST QUARTER CORNER OF SAID SECTION 34; THENCE RUN NORTH 89°11'01" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 2,381.52 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 33, THENCE RUN NORTH 03°00'00" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 2,895.58 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD 33 FOR THE FOLLOWING THREE COURSES; NORTH 05°33'20" EAST, 116.16 FEET; THENCE CONTINUE NORTH 05°33'20" EAST, 202.24 FEET; THENCE NORTH 02°58'31" WEST, 575.85 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID SUNSHINE PARKWAY; THENCE RUN SOUTH 42°27'02" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 3,765.97 FEET TO THE EAST LINE OF SAID SECTION 34; THENCE, DEPARTING SAID RIGHT OF WAY LINE, RUN SOUTH 00°32'58" WEST, ALONG SAID EAST SECTION LINE, 1,038.81 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES ION THE CITY OF LEESBURG, LAKE COUNTY, FLORIDA AND CONTAINS 135.255 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE WESTERLY RIGHT OF WAY LINE OF SUNSHINE PARKWAY, BEING SOUTH 42°27'02" EAST PER STATE RIGHT OF WAY MAP PROJ #2, STATE OF FLORIDA TURNPIKE AUTHORITY.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.

(THIS IS NOT A SURVEY)

SEE SHEET 2 OF 2 FOR SKETCH OF LEGAL.

 Digitally signed
 by David A
 White
 Date:
 2024.05.14
 09:14:53 -04'00'

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

SECTION 27 & 34, TOWNSHIP 20 SOUTH, RANGE 24 EAST

DATE: MAY 9, 2024

PREP BY: KDM

DRAWN BY: KDM

JOB #: 23-064

c:\23-064 Hanover Agua Marina\23-064 SDD-C3D.dwg May 13, 2024 - 1:20pm

EXHIBIT A-2

Legal Description of BR Phases 3 & 4

LEGAL DESCRIPTION

LEGAL DESCRIPTION
BANNING 3 AND 4

A TRACT OF LAND BEING THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 24 EAST AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 24 EAST, AND THE SOUTHWEST QUARTER OF SAID SECTION 33, AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33 AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 33 AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, LESS THE EAST 585 FEET, OF SAID SECTION 33, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE RUN NORTH 89°20'19" WEST, ALONG THE SOUTH LINE OF SAID EAST HALF OF SOUTHEAST QUARTER OF SECTION 32, A DISTANCE OF 1327.91 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32; THENCE RUN NORTH 00°40'48" EAST, ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER, 2,648.08 FEET TO THE NORTH LINE OF SAID EAST HALF OF SOUTHEAST QUARTER; THENCE RUN SOUTH 89°16'25" EAST ALONG SAID NORTH LINE, 1,324.54 TO THE EAST QUARTER CORNER OF SAID SECTION 32; THENCE RUN SOUTH 89°13'40" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 1,322.39 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33; THEN RUN NORTH 00°38'34" EAST, ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, 2,634.89 FEET TO THE NORTH LINE OF SAID SECTION 33; THENCE RUN SOUTH 89°09'21" EAST, ALONG THE NORTH LINE OF SECTION 33, 1,324.17 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 33, ALSO BEING THE WEST LINE OF CLEARWATER RESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 89 THROUGH 94 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°40'52" WEST ALONG THE EAST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER AND ALONG THE WEST LINE OF SAID CLEARWATER RESERVE PHASE 1, 1,317.08 FEET; THENCE RUN SOUTH 89°18'37" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, ALSO BEING THE SOUTH LINE OF SAID CLEARWATER RESERVE PHASE 1, A DISTANCE OF 1,322.17 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 33; THENCE RUN SOUTH 00°43'40" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 1,318.51 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN SOUTH 89°14'54" EAST, 736.10 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, LESS THE EAST 585 FEET THEREOF, THENCE RUN SOUTH 00°44'31" WEST, ALONG SAID EAST LINE, 1,324.55 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER, ALSO BEING THE NORTH LINE OF HAMMOCK GROVE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGES 30 THROUGH 33 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 89°14'25" WEST, ALONG SAID NORTH LINE, 735.68 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN SOUTH 00°43'14" WEST ALONG SAID EAST LINE, 1,324.35 TO THE SOUTH LINE OF SAID SECTION 33; THENCE RUN NORTH 89°13'41" WEST, ALONG SAID SOUTH LINE, 1,320.19 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 33; THENCE CONTINUE ALONG SAID SOUTH SECTION LINE, NORTH 89°10'09" WEST, 2,640.38 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF LEESBURG, LAKE COUNTY, FLORIDA AND CONTAINS 463.911 ACRES, MORE OR LESS.

(THIS IS NOT A SURVEY)

SEE SHEET 2 OF 3 FOR SURVEYOR'S NOTES AND SHEET 3 OF 3 FOR SKETCH OF LEGAL.



SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM



SECTION 32 & 33, TOWNSHIP 20 SOUTH, RANGE 24 EAST

DATE: MAY 14, 2024

PREP BY: KDM

DRAWN BY: KDM

JOB #: 24-019

D:\24-019 Hanover Banning 3 and 4\24-019 500.dwg May 14, 2024 - 8:14am

LEGAL DESCRIPTION

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTH LINE OF SECTION 66, TOWNSHIP 20 S, RANGE 24 E, BEING NORTH 89°10'09" WEST
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.

LEGEND

- Δ DELTA
- L LENGTH
- ⊕ CENTER LINE
- R RADIUS
- P.B. PLAT BOOK
- PG(S). PAGE(S)
- R/W RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- CHD CHORD DISTANCE
- CHB CHORD BEARING

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 3 FOR SKETCH OF LEGAL AND SHEET 3 OF 3 FOR SKETCH

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

SECTION 32 & 33, TOWNSHIP 20 SOUTH, RANGE 24 EAST

DATE: MAY 14, 2024

PREP BY: KDM

DRAWN BY: KDM

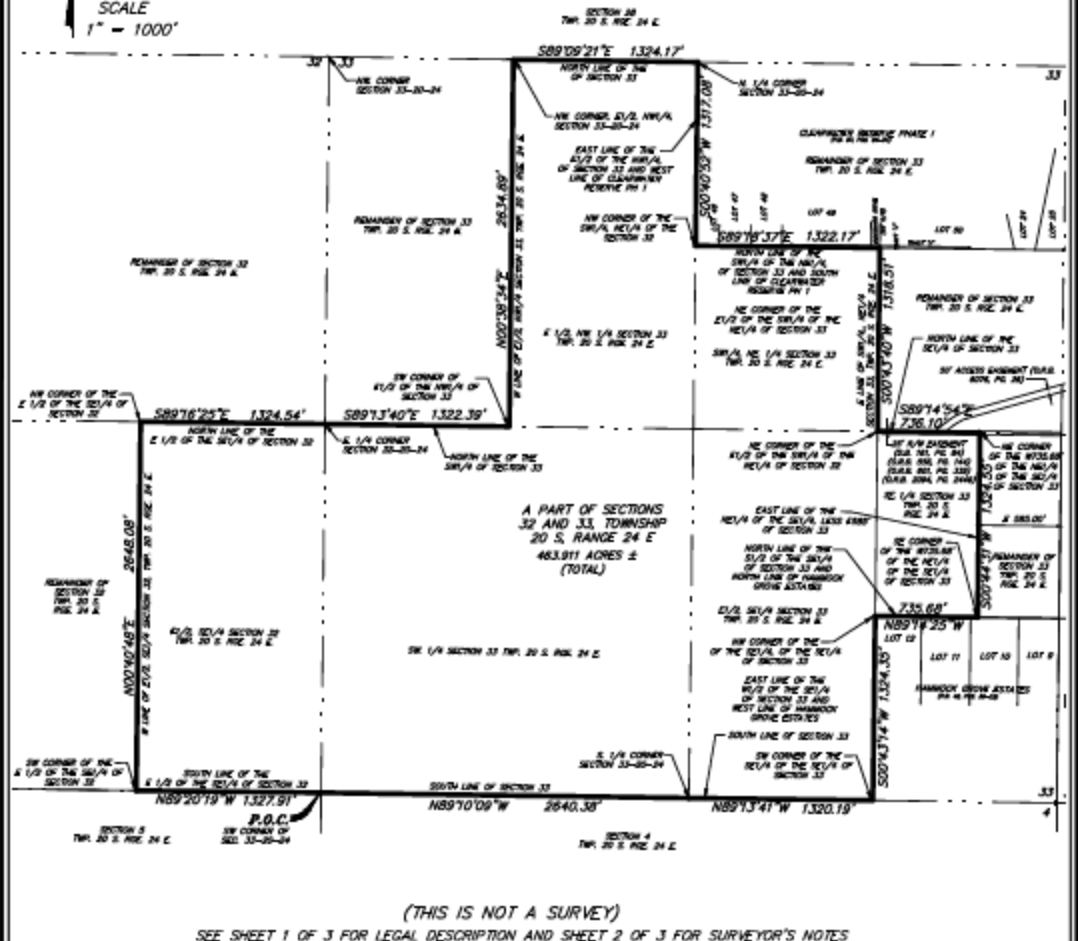
JOB #: 24-019

O:\24-019 Hanover Banning 3 and 4\24-019 500.dwg May 14, 2024 - 8:14am

LEGAL DESCRIPTION



SCALE
1" = 1000'



(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION AND SHEET 2 OF 3 FOR SURVEYOR'S NOTES

PEC | **SURVEYING AND MAPPING, LLC**
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
 2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
 WWW.PECONLINE.COM

SECTION 32 & 33, TOWNSHIP 20 SOUTH, RANGE 24 EAST

DATE: MAY 14, 2024	PREP BY: KDM	DRAWN BY: KDM	JOB #: 24-019
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0: 24-019 Hanover Banning 3 and 4 124-019 500.dwg May 14, 2024 - 8:15am

EXHIBIT A-3

Legal Description of BR Phase 5

SECTION VIII

SECTION C

SECTION 1

County Road 33
Community Development District

Unaudited Financial Reporting
November 30, 2025



Table of Contents

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

County Road 33

Community Development District

Combined Balance Sheet

November 30, 2025

		<i>General Fund</i>
Assets:		
Operating Account	\$	5,638
Due from Developer	\$	2,519
Prepaid	\$	-
Total Assets	\$	8,157
Liabilities:		
Accounts Payable	\$	6,495
Deferred Revenue	\$	495
Total Liabilites	\$	6,990
Fund Balance:		
Nonspendable:		
Prepaid Items	\$	-
Unassigned	\$	1,167
Total Fund Balances	\$	1,167
Total Liabilities & Fund Balance	\$	8,157

County Road 33

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
Revenues:				
Developer Contributions	\$ 144,228	\$ 9,523	\$ 9,523	\$ -
Total Revenues	\$ 144,228	\$ 9,523	\$ 9,523	\$ -
Expenditures:				
<i>General & Administrative:</i>				
Supervisors Fees	\$ 12,000	\$ 2,000	\$ -	\$ 2,000
FICA Expense	\$ 918	\$ 153	\$ -	\$ 153
Engineering	\$ 15,000	\$ 2,500	\$ -	\$ 2,500
Attorney	\$ 25,000	\$ 4,167	\$ 692	\$ 3,475
Annual Audit	\$ 5,000	\$ 5,000	\$ 2,800	\$ 2,200
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,200	\$ -	\$ -	\$ -
Management Fees	\$ 42,500	\$ 7,083	\$ 3,542	\$ 3,542
Information Technology	\$ 1,800	\$ 300	\$ 300	\$ -
Website Maintenance	\$ 1,200	\$ 200	\$ 200	\$ -
Telephone	\$ 300	\$ 50	\$ -	\$ 50
Postage & Delivery	\$ 575	\$ 96	\$ 6	\$ 90
Insurance	\$ 5,750	\$ 5,750	\$ 5,300	\$ 450
Printing & Binding	\$ 575	\$ 96	\$ -	\$ 96
Legal Advertising	\$ 15,000	\$ 2,500	\$ 343	\$ 2,157
Contingency	\$ 2,500	\$ 417	\$ 250	\$ 166
Office Supplies	\$ 625	\$ 104	\$ 0	\$ 104
Travel Per Diem	\$ 660	\$ 110	\$ -	\$ 110
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Expenditures	\$ 144,228	\$ 30,701	\$ 13,608	\$ 17,092
Excess Revenues (Expenditures)	\$ -		\$ (4,085)	
Fund Balance - Beginning	\$ -		\$ 5,253	
Fund Balance - Ending	\$ -		\$ 1,167	

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	\$ 7,499	\$ 2,024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,523
Total Revenues	\$ 7,499	\$ 2,024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,523
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 340	\$ 352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	692
Annual Audit	\$ -	\$ 2,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,800
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 1,771	\$ 1,771	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,542
Information Technology	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	300
Website Maintenance	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6
Insurance	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,300
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ 343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	343
Contingency	\$ 53	\$ 197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	250
Office Supplies	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total Expenditures	\$ 8,236	\$ 5,373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,608
Excess Revenues (Expenditures)	\$ (737)	\$ (3,348)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(4,085)

SECTION 2

County Road 33
Community Development District

Funding Request #24
September 3, 2025

Bill to: TLC Whitmarsh, LLC

Payee	General Fund
1 Governmental Management Services	
Invoice #21 - Management Fees - July 2025	\$ 2,023.00
Invoice #22 - Management Fees - August 2025	\$ 2,022.46
2 Egis Insurance & Risk Advisors	
Invoice #28935 - Insurance - October 2025	\$ 5,300.00
3 Gai Consultants	
Invoice #2224124 - Engineer Services - August 2025	\$ 375.00
4 Kutak Rock LLP	
Invoice #3598661- General Counsel - June 2025	\$ 816.00
5 Lake County Property Appraiser's Office	
Invoice #2025NonAd027 - NAL File - July 2025	\$ 50.00
<hr/>	
Total:	\$ 10,586.46

Please make check payable to:

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

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 21**Invoice Date:** 7/1/25**Due Date:** 7/1/25**Case:****P.O. Number:****Bill To:**County Road 33 CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		1,770.83	1,770.83
Website Administration		100.00	100.00
Information Technology		150.00	150.00
Office Supplies		0.09	0.09
Postage		2.08	2.08

Total \$2,023.00**Payments/Credits** \$0.00**Balance Due** \$2,023.00

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 22**Invoice Date:** 8/1/25**Due Date:** 8/1/25**Case:****P.O. Number:****Bill To:**County Road 33 CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		1,770.83	1,770.83
Website Administration		100.00	100.00
Information Technology		150.00	150.00
Office Supplies		0.09	0.09
Postage		1.54	1.54
Total			\$2,022.46
Payments/Credits			\$0.00
Balance Due			\$2,022.46



INVOICE

Customer	County Road 33 Community Development District
Acct #	1477
Date	08/25/2025
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 5,300.00
Payment Amount	
Payment for:	Invoice#28935
	1001251115

Thank You

Please detach and return with payment



Customer: County Road 33 Community Development District

Invoice	Effective	Transaction	Description	Amount
28935	10/01/2025	Renew policy	Policy #1001251115 10/01/2025-10/01/2026 Florida Insurance Alliance General Liability - Renew policy Due Date: 8/25/2025	5,300.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total
\$ 5,300.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 accounting@egisadvisors.com	Date
		08/25/2025



INVOICE

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

T 407.423.8398
F 407.843.1070

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

August 25, 2025
Project No: R231201.00
Invoice No: 2224124

Project R231201.00 County Road 33 CDD

Professional Services from July 20, 2025 to August 16, 2025

Task 001 Interim General Services

Billing Limits

	Current	Prior	To-Date
Total Billings	0.00	907.50	907.50
Limit			25,000.00
Remaining			24,092.50

Total this Task 0.00

Task 002 FY 2025 General Services

Professional Personnel

	Hours	Rate	Amount
Principal	1.00	375.00	375.00
Totals	1.00		375.00

Total Labor 375.00

Billing Limits

	Current	Prior	To-Date
Total Billings	375.00	2,231.25	2,606.25
Limit			15,000.00
Remaining			12,393.75

Total this Task \$375.00

Total this Invoice \$375.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 29, 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. 3598661

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. 3598661

45523-1

Re: General Counsel

For Professional Legal Services Rendered

06/03/25	S. Sandy	1.60	544.00	Prepare for and attend call regarding district status and related boundary amendment; conduct follow up regarding same
06/08/25	S. Sandy	0.70	238.00	Review FY 2026 proposed budget and assessments; prepare remaining documents for same
06/11/25	S. Sandy	0.10	34.00	Confer regarding June agenda
TOTAL HOURS		2.40		

KUTAK ROCK LLP

County Road 33 CDD
July 29, 2025
Client Matter No. 45523-1
Invoice No. 3598661
Page 2

TOTAL FOR SERVICES RENDERED \$816.00

TOTAL CURRENT AMOUNT DUE \$816.00

UNPAID INVOICES:

May 31, 2025	Invoice No. 3570566	929.50
July 8, 2025	Invoice No. 3594117	1,527.50

TOTAL DUE \$3,273.00



Lake County Property Appraiser's Office

Mark V. Jordan, Property Appraiser

INVOICE

Invoice #2025NonAd027

July 18, 2025

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

Description of Product or Services:

June 1, 2025, 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, 2025, via email by Mrs. Daena Woods.

Please contact Ashlee Stokes, HR/Finance Manager should you have any questions. 352-253-2157

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

County Road 33
Community Development District

Funding Request #25
October 6, 2025

Bill to: TLC Whitemarsh, LLC

Payee	General Fund
1 Governmental Management Services Invoice #23 - Management Fees - September 2025	\$ 2,028.60
3 Supervisor Fees - 05/28/2025 meeting Duane "Rocky" Owen	\$ 215.30
Thomas Franklin	\$ 215.30
4 Supervisor Fees - 08/27/2025 meeting Duane "Rocky" Owen	\$ 215.30
Thomas Franklin	\$ 215.30
3 Gai Consultants Invoice #2225505 - Engineer Services - September 2025	\$ 375.00
4 Gannett Florida LocaliQ Invoice #0007301178 - Legal Advertising - August 2025	\$ 276.92
Invoice #0007352291 - Legal Advertising - September 2025	\$ 120.50
5 Kutak Rock LLP Invoice #3627613 - General Counsel - August 2025	\$ 476.00
5 Lake Sumter State College Invoice #08292025A/CRNT - Meeting Room - August 2025	\$ 65.62
<hr/>	
Total:	\$ 4,203.84

Please make check payable to:

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

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 23
Invoice Date: 9/1/25
Due Date: 9/1/25
Case:
P.O. Number:**Bill To:**County Road 33 CDD
219 E. Livingston St.
Orlando, FL 32801

#2

Description	Hours/Qty	Rate	Amount
Management Fees	1.31	513.34	1,770.83
Website Administration	352		100.00
Information Technology	351		150.00
Office Supplies	51		0.15
Postage	42		3.87
Copies	425		3.75

Total \$2,028.60**Payments/Credits** \$0.00**Balance Due** \$2,028.60

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: County Road 33 CDD

Board Meeting Date: May 28, 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	✓ (phone)	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

5/28/25
Date

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

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: County Road 33 CDD

Board Meeting Date: August 27, 2025

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Jason Lonas	✓ (Absent)	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

8/27/25

 Date

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



INVOICE

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

T 407.423.8398
F 407.843.1070

#9
1.31.513.311
General Engineering Sep25

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

September 30, 2025
Project No: R231201.00
Invoice No: 2225505

Project R231201.00 County Road 33 CDD

Professional Services from August 17, 2025 to September 30, 2025

Task 001 Interim General Services

Billing Limits

	Current	Prior	To-Date
Total Billings	0.00	907.50	907.50
Limit			25,000.00
Remaining			24,092.50

Total this Task 0.00

Task 002 FY 2025 General Services

Professional Personnel

	Hours	Rate	Amount
Principal	1.00	375.00	375.00
Totals	1.00		375.00

Total Labor 375.00

Billing Limits

	Current	Prior	To-Date
Total Billings	375.00	2,606.25	2,981.25
Limit			15,000.00
Remaining			12,018.75

Total this Task \$375.00

Total this Invoice \$375.00

Outstanding Invoices

Number	Date	Balance
2224124	8/25/2025	375.00
Total		375.00

ACH is the preferred payment method for GAI Consultants.
Please contact AccountsReceivable@gaiconsultants.com to
enroll if you are interested in quicker, safer payments via ACH.



ACCOUNT NAME County Road 33 Cdd		ACCOUNT # 1195027	INV DATE 08/31/25
INVOICE # 0007301178	INVOICE PERIOD Aug 1- Aug 31, 2025	CURRENT INVOICE TOTAL \$276.92	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$276.92	

BILLING ACCOUNT NAME AND ADDRESS County Road 33 CDD 219 E Livingston ST Orlando, FL 32801-1508	PAYMENT DUE DATE: SEPTEMBER 30, 2025 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 **FEDERAL ID** 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
8/1/25	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
8/4/25-8/11/25	11531569 ✓	LEE Daily Commercial	County Road 33 CDD Notice of Meeting		\$276.92

#3
1.31.513.48
Not of Budget Hearing



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	\$276.92
Service Fee 3.99%	\$11.05
*Cash/Check/ACH Discount	-\$11.05
*Payment Amount by Cash/Check/ACH	\$276.92
Payment Amount by Credit Card	\$287.97

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME County Road 33 Cdd		ACCOUNT NUMBER 1195027		INVOICE NUMBER 0007301178		AMOUNT PAID
CURRENT DUE \$276.92	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$276.92
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$287.97
To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/						

00011950270000000000000073011780002769267174

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
Not specified
219 E Livingston ST
Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

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

08/04/2025, 08/11/2025

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 08/11/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$276.92
Tax Amount: \$0.00
Payment Cost: \$276.92
Order No: 11531569
Customer No: 1195027
PO #:

of Copies:
0

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 PROPOSED BUDGET(S); NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING; AND NOTICE OF AUDIT COMMITTEE MEETING

The Board of Supervisors ("Board") of the County Road 33 Community Development District ("District") will hold a public hearing and regular meeting as follows:
DATE: August 27, 2025
TIME: 9:30 a.m.
LOCATION: Cooper Memorial Library
2525 Oakley Seaver Drive
Clermont, Florida 34711

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. Immediately preceding the Board of Supervisors meeting will be a meeting of the Audit Committee of the County Road 33 Community Development District.

A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 219 East Livingston Street, Orlando, Florida 32801 PH: (407) 841-5524 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://countyroad33cd.com>.

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

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeals to be based.
District Manager
11531569 8/4, 8/11/2025

KAITLYN FELTY
Notary Public
State of Wisconsin



Florida

GANNETT

ACCOUNT NAME		ACCOUNT #	INV DATE
County Road 33 Cdd		1195027	09/30/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007352291	Sep 1- Sep 30, 2025	\$120.50	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$397.42	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: OCTOBER 31, 2025
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 **FEDERAL ID** 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
9/1/25	Balance Forward	\$276.92

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/9/25	11648936	LEE Daily Commercial	CR33_FY26 Notice of Meeting Schedule	CR33_FY26 MTG SCHED	\$120.50

#3
1.31.513.48
Not of Meeting Schedule

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	\$397.42
Service Fee 3.99%	\$15.86
*Cash/Check/ACH Discount	-\$15.86
*Payment Amount by Cash/Check/ACH	\$397.42
Payment Amount by Credit Card	\$413.28

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
County Road 33 Cdd		1195027		0007352291		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$120.50	\$276.92	\$0.00	\$0.00	\$0.00	\$0.00	\$397.42
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$413.28
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00011950270000000000000073522910003974267174

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 26, 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. 3627613

Client Matter No. 45523-1

Notification Email: eftgroup@kutakrock.com

#1
1.31.513.315
General Counsel Aug25

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

Invoice No. 3627613
45523-1

Re: General Counsel

For Professional Legal Services Rendered

08/26/25	S. Sandy	0.90	306.00	Prepare for board meetings; review draft minutes and FY 2025-2026 final budget and related documents
08/27/25	S. Sandy	0.50	170.00	Prepare for and attend board meeting; conduct follow up regarding same

TOTAL HOURS 1.40

TOTAL FOR SERVICES RENDERED \$476.00

TOTAL CURRENT AMOUNT DUE \$476.00

UNPAID INVOICES:

July 29, 2025 Invoice No. 3598661 816.00

TOTAL DUE \$1,292.00



Lake Sumter
State College

County Road 33 Community Development District

#8
1.31.513.49
Rental BOS Meeting Aug25

Attn: Brittney Brooks

Email: Bbrookes@gmscfl.com and svanderbilt@gmscfl.com

Invoice Date: August 29, 2025

Invoice #: 08292025A/CRNT

ID#: X00144372

Purpose: Monthly District Board Meetings

Due Date: Upon Receipt

Invoice Amt: \$65.62

Contract: To use the Cooper Memorial Library Meeting Space

Dates of Usage: August 27, 2025

RECEIVED
SEP 2 3 2025
BY:

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

County Road 33
Community Development District

Funding Request #26
October 15, 2025

Bill to: TLC Whitemarsh, LLC

Payee	General Fund
1 Governmental Management Services Invoice #24 - Management Fees - October 2025	\$ 2,023.92
2 Florida Department of Commerce Invoice #93750 - Special District Fee - October 2025	\$ 175.00
<hr/>	
Total:	\$ 2,198.92

Please make check payable to:

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

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 24
Invoice Date: 10/1/25
Due Date: 10/1/25
Case:
P.O. Number:**Bill To:**County Road 33 CDD
219 E. Livingston St.
Orlando, FL 32801

#2

Description	Hours/Qty	Rate	Amount
Management Fees	1.31	1,770.83	1,770.83
Website Administration	352	100.00	100.00
Information Technology	351	150.00	150.00
Office Supplies	51	0.12	0.12
Postage	42	2.97	2.97
Total			\$2,023.92
Payments/Credits			\$0.00
Balance Due			\$2,023.92

FloridaCommerce, Special District Accountability Program

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93750
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

County Road 33 Community Development District
 Ms. Sarah R. Sandy
 Kutak Rock LLP
 107 West College Avenue
 Tallahassee, Florida 32301



#4
 1.31.513.54
 Special District Fee FY26

- 2. Telephone: 850-692-7300 Ext:
- 3. Fax: _____
- 4. Email: sarah.sandy@kutakrock.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: countyroad33cdd.com
- 8. County(ies): Lake
- 9. Special Purpose(s): Community Development
- 10. Boundary Map on File: 10/27/2023
- 11. Creation Document on File: 10/27/2023
- 12. Date Established: 10/09/2023
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: City of Leesburg
- 15. Creation Document(s): City Ordinance 23-58
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 10.14.25

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

- a. **Pay the Annual Fee:** Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- 1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- 2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

County Road 33
Community Development District

Funding Request #27
November 13, 2025

Bill to: TLCWhitemarsh, LLC

Payee	General Fund FY25	General Fund FY26
1 Governmental Management Services Invoice #24 - Management Fees - November 2025		\$ 2,024.11
2 Kutak Rock LLP Invoice #3653072 - General Counsel - September 2025	\$ 494.50	
Sub Total	\$ 494.50	\$ 2,024.11
<hr/>		
Total:	\$	2,518.61

Please make check payable to:

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

GMS-Central Florida, LLC

1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 25
Invoice Date: 11/1/25
Due Date: 11/1/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees		1,770.83	1,770.83
Website Administration		100.00	100.00
Information Technology		150.00	150.00
Office Supplies		0.15	0.15
Postage		3.13	3.13

Total \$2,024.11

Payments/Credits \$0.00

Balance Due \$2,024.11

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 5, 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. 3653072

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. 3653072

45523-1

Re: General Counsel

For Professional Legal Services Rendered

05/05/25	M. Rigoni	0.20	58.00	Confer with Iorio regarding boundary amendment options
06/03/25	M. Rigoni	1.00	290.00	Confer with Iorio, Tran and Sandy regarding boundary amendment options
09/03/25	D. Wilbourn	0.40	74.00	Update and revise landowner election documents
09/06/25	L. Whelan	0.10	38.50	Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same
09/15/25	S. Sandy	0.10	34.00	Confer regarding September meeting agenda
TOTAL HOURS		1.80		

KUTAK ROCK LLP

County Road 33 CDD
November 5, 2025
Client Matter No. 45523-1
Invoice No. 3653072
Page 2

TOTAL FOR SERVICES RENDERED	\$494.50
TOTAL CURRENT AMOUNT DUE	<u>\$494.50</u>

County Road 33
Community Development District

Funding Request #28
December 4, 2025

Bill to: TLC Whitemarsh, LLC

Payee		General Fund	
		FY26	
1	Grau and Associates Invoice #28295 - Audit FYE 09/30/2025	\$	2,800.00
2	Kutak Rock LLP Invoice #3658923 - General Counsel - October 2025	\$	340.00
3	Lake Sumter State College Invoice #A0241035 - Facility Rental - November 2025	\$	141.67
		Total:	\$ 3,281.67

Please make check payable to:

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

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 28295
Date 12/01/2025

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>2,800.00</u>
Current Amount Due	\$ <u>2,800.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,800.00	0.00	0.00	0.00	0.00	2,800.00

Payment due upon receipt.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 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. 3658923

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. 3658923

45523-1

Re: General Counsel

For Professional Legal Services Rendered

10/06/25	S. Sandy	0.10	34.00	Follow up regarding FYE 2026 budget related agreements
10/20/25	S. Sandy	0.20	68.00	Confer regarding status
10/27/25	S. Sandy	0.10	34.00	Confer regarding draft agenda
10/30/25	S. Sandy	0.60	204.00	Prepare for landowners meeting; confer regarding district status

TOTAL HOURS 1.00

TOTAL FOR SERVICES RENDERED \$340.00

TOTAL CURRENT AMOUNT DUE \$340.00



County Road 33 Community Development District

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

Invoice Date: November 18, 2025

Invoice #: A0241035

ID#: X00145056 / CRNT
Purpose: District Board Meetings

Due Date: Upon Receipt

Invoice Amt: \$ 141.67

Contract: Facility Rental - Please see contract

Dates of Usage: November 4, 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

County Road 33
Community Development District

Funding Request #29
December 23, 2025

Bill to: TLC Whitemarsh, LLC

Payee		General Fund	
		FY26	
1	Governmental Management Services		
	Invoice #26 - Management Fees - December 2025	\$	2,025.40
2	Gannett		
	Invoice #0007405764 - Notice of Meeting - 10/09; 10/16	\$	343.28

Total: \$ 2,368.68

Please make check payable to:

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

GMS-Central Florida, LLC

1001 Bradford Way
 Kingston, TN 37763

Invoice**Invoice #:** 26**Invoice Date:** 12/1/25**Due Date:** 12/1/25**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees		1,770.83	1,770.83
Website Administration		100.00	100.00
Information Technology		150.00	150.00
Office Supplies		0.09	0.09
Postage		2.23	2.23
Copies		2.25	2.25

Total	\$2,025.40
--------------	-------------------

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$2,025.40
--------------------	-------------------



ACCOUNT NAME		ACCOUNT #	INV DATE
County Road 33 Cdd		1195027	10/31/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007405764	Oct 1- Oct 31, 2025	\$343.28	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$343.28	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: NOVEMBER 30, 2025
County Road 33 CDD 219 E Livingston ST Orlando, FL 32801-1508	<p>Legal Entity: Gannett Media Corp.</p> <p>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.</p> <p>All funds payable in US dollars.</p>

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
10/1/25	Balance Forward	\$397.42
10/8/25	PAYMENT - THANK YOU	-\$276.92
10/8/25	PAYMENT - THANK YOU	-\$120.50

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
10/9/25-10/16/25	11736959	LEE Daily Commercial	Notice of Meeting		\$343.28

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	\$343.28
Service Fee 3.99%	\$13.70
*Cash/Check/ACH Discount	-\$13.70
*Payment Amount by Cash/Check/ACH	\$343.28
Payment Amount by Credit Card	\$356.98

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
County Road 33 Cdd		1195027		0007405764		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$343.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$343.28
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$356.98
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

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SECTION 3

County Road 33
Community Development District

Funding Request #30
January 16, 2026

Bill to: TLC Whitemarsh, LLC

Payee		General Fund	
		FY26	
1	Governmental Management Services		
	Invoice #27 - Management Fees - January 2026	\$	2,021.60
2	Kutak Rock LLP		
	Invoice #3675005 - General Counsel - November 2025	\$	351.50

Total: \$ 2,373.10

Please make check payable to:

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

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 27**Invoice Date:** 1/1/26**Due Date:** 1/1/26**Case:****P.O. Number:****Bill To:**County Road 33 CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		1,770.83	1,770.83
Website Administration		100.00	100.00
Information Technology		150.00	150.00
Office Supplies		0.03	0.03
Postage		0.74	0.74
Total			\$2,021.60
Payments/Credits			\$0.00
Balance Due			\$2,021.60

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 23, 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. 3675005

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. 3675005

45523-1

Re: General Counsel

For Professional Legal Services Rendered

11/02/25	P. O'Bryant	0.20	58.00	Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings
11/04/25	S. Sandy	0.70	238.00	Prepare for and attend landowner's meeting and election; conduct follow up regarding same
11/04/25	D. Wilbourn	0.30	55.50	Prepare landowner election results resolution
TOTAL HOURS		1.20		

KUTAK ROCK LLP

County Road 33 CDD
December 23, 2025
Client Matter No. 45523-1
Invoice No. 3675005
Page 2

TOTAL FOR SERVICES RENDERED \$351.50

TOTAL CURRENT AMOUNT DUE \$351.50

UNPAID INVOICES:

November 5, 2025	Invoice No. 3653072	494.50
November 28, 2025	Invoice No. 3658923	340.00

TOTAL DUE \$1,186.00