

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

Agenda

April 22, 2026

AGENDA

County Road 33
Community Development District

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

April 15, 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, April 22, 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. Approval of Minutes of the January 28, 2026, Board of Supervisor's Meeting
4. Organizational Matters
 - A. Administration of Oath of Office to Supervisor Franklin
5. Consideration of Resolution 2026-04 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing to Adopt
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager
 - D. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Requests No. 31- 36
 - iii. Approval of Funding Request No. 37
7. Other Business
8. Supervisors Requests
9. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the County Road 33 Community Development District was held Wednesday, **January 28, 2026** at 10:00 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
Jason Lonas	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. Iorio called the meeting to order and called the roll. Four Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Organizational Matters

Mr. Flint noted that there was a Landowners' Election held in November and as a result, three Board members were reelected to the Board of Supervisors: Mr. Lonas, Mr. Franklin, and Mr. Owen.

A. Administration of Oaths of Office to Newly Elected Supervisors

Mr. Flint stated that he administered the oaths of office to Mr. Lowans and Mr. Franklin prior to the start of the meeting. Mr. Franklin was not present at the meeting and he will be sworn in at a later date.

B. Consideration of Resolution 2026-01 Canvassing and Certifying Results of Landowners Election

Mr. Flint reported the results of the Landowners election stating that Mr. Lonas received 200 votes, Mr. Franklin received 200 votes, and Mr. Owen received 198 votes certifying that Mr. Lonas and Mr. Franklin will serve four-year terms and Mr. Owen will serve a two-year term. He offered to answer any Board questions.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Resolution 2026-01 Canvassing and Certifying Results of Landowners Meeting, were approved.

C. Election of Officers

Mr. Flint noted that after every election the Board is required to elect officers.

D. Consideration of Resolution 2026-02 Electing Officers

Mr. Flint presented the resolution and stated the Board resides currently with Mr. Iorio as Chair, Mr. Beasley as Vice Chair, the remaining Board members serve as Assistant Secretaries, Mr. Flint serves as Secretary, Jill Burns from the GMS office serves as the District's Treasurer, and Katie Costa and Darrin Mossing serve as Assistant Secretaries. He then asked if the Board would like to elect this slate of officers as stated and the Board was amenable to that motion.

On MOTION by Mr. Iorio, seconded by Mr. Lonas, with all in favor, Resolution 2026-02 Electing Officers as slated above, were approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 27, 2025, Audit Committee and Board of Supervisor’s Meetings

Mr. Flint presented the minutes from the August 27, 2025 Audit Committee and Board of Supervisor’s Meeting and asked for any comments, corrections, or questions. The Board had no changes to the minutes.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Minutes of the August 27, 2025 Audit Committee and Board of Supervisor’s Meetings, were approved.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the November 4, 2025 Landowners Meeting

Mr. Flint presented the minutes from the November 4, 2025 Landowners meeting and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Iorio, seconded by Mr. Lonas, with all in favor, the Minutes of the November 4, 2025 Landowners Meeting, were approved.

SIXTH ORDER OF BUSINESS

Consideration of the Amended and Restated Boundary Amendment Funding Agreement

Mr. Flint noted that previously the Board had approved petitioning an amendment to the boundaries with a funding agreement contemplating the areas to be included within the new boundary expansion. Ms. Sandy noted that the previous agreement did not include all of the property that is now intended to be included into the boundary of the District. This expands the District to an approximate total of 1,100 acres. This agreement will allow the developer to fund the additional acreage cost related to the boundary amendment. Mr. Flint offered to answer any Board questions.

On MOTION by Mr. Lonas, seconded by Mr. Owen, with all in favor, the Amended and Restated Boundary Amendment Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-03
Authorizing Amended and Restated
Boundary Amendment**

Ms. Sandy presented the resolution stating that this approves the boundary amendment and gives staff authority to move forward with steps to file the boundary amendment on behalf of the District with the City.

On MOTION by Mr. Lonas, seconded by Mr. Beasley, with all in favor, Resolution 2026-03 Authorizing Amended and Restated Boundary Amendment, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy gave an update on where they are at in the process related to the Boundary Amendment. Outstanding items include Landowner consents and the costs associated with the expansion area.

B. Engineer

There being no comments, the next item followed.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials. He offered to answer any questions on the financials.

ii. Ratification of Funding Requests No. 24-29

Mr. Flint presented Funding Requests No. 24-29 to the Board. The Board had no questions on the funding requests.

iii. Approval of Funding Request No. 30

Mr. Flint presented Funding Request No. 30. The Board had no questions on the funding request.

On MOTION by Mr. Beasley, seconded by Mr. Lonas, with all in favor, Ratifying Funding Requests No. 24-29 & Approving Funding Request No. 30, was approved.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Iorio asked for an updated on where they are at in the process with tentative schedule for filing and completing the Boundary Amendment. Ms. Sandy reported that the original goal was to file on or before March 1st. She believes they will meet that goal. Once that is filed it can take anywhere from two to three months for the city to process everything.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint asked for a motion to adjourn the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY ROAD 33 COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATON; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the County Road 33 Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

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

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

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

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

DATE: July 22, 2026
TIME: 10:00 A.M.
LOCATION: Cooper Memorial Library
2525 Oakley Seaver Drive
Clermont, FL 34711

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

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 22nd DAY OF APRIL 2026.

ATTEST:

**COUNTY ROAD 33 COMMUNITY
DEVELOPMENT DISTRICT**

Exhibit A: Fiscal Year 2027 Proposed Budget

County Road 33
Community Development District

Proposed Budget
FY2027



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1 General Fund

2-4 General Fund Narrative

County Road 33
Community Development District
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Developer Contributions	\$ 144,228	\$ 20,391	\$ 34,039	\$ 54,430	\$ 144,309
Boundary Amendment Contributions	\$ -	\$ 11,606	\$ 755	\$ 12,360	\$ -
Total Revenues	\$ 144,228	\$ 31,997	\$ 34,793	\$ 66,790	\$ 144,309
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 200	\$ 7,000	\$ 7,200	\$ 12,000
FICA Expense	\$ 918	\$ 15	\$ 536	\$ 551	\$ 918
Engineering	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Attorney	\$ 25,000	\$ 1,696	\$ 2,374	\$ 4,070	\$ 25,000
Annual Audit	\$ 5,000	\$ 2,800	\$ -	\$ 2,800	\$ 5,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 4,200	\$ -	\$ -	\$ -	\$ 4,200
Management Fees	\$ 42,500	\$ 8,854	\$ 12,396	\$ 21,250	\$ 42,500
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ 50	\$ 50	\$ 300
Postage & Delivery	\$ 575	\$ 14	\$ 65	\$ 79	\$ 575
Insurance	\$ 5,750	\$ 5,300	\$ -	\$ 5,300	\$ 5,831
Printing & Binding	\$ 575	\$ 3	\$ 75	\$ 78	\$ 575
Legal Advertising	\$ 15,000	\$ 343	\$ 588	\$ 931	\$ 15,000
Contingency	\$ 2,500	\$ 517	\$ 723	\$ 1,240	\$ 2,500
Boundary Amendment Expenses	\$ -	\$ 12,173	\$ 188	\$ 12,360	\$ -
Office Supplies	\$ 625	\$ 1	\$ 55	\$ 56	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 150	\$ 150	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Expenditures	\$ 144,228	\$ 33,341	\$ 33,449	\$ 66,790	\$ 144,309
Excess Revenues/(Expenditures)	\$ -	\$ (1,344)	\$ 1,344	\$ -	\$ -

County Road 33

Community Development District

General Fund Narrative

Revenues:

Developer Contributions

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

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expenditures

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage Fees

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

County Road 33

Community Development District

General Fund Narrative

Dissemination Fees

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage & Delivery

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

Insurance

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

Printing & Binding

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

Legal Advertising

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

County Road 33
Community Development District
General Fund Narrative

Contingency

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

Office Supplies

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

Travel Per Diem

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

Dues, Licenses & Subscriptions

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

SECTION VI

SECTION C

SECTION 1

County Road 33
Community Development District

Unaudited Financial Reporting
February 28, 2026



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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
February 28, 2026

		<i>General Fund</i>
Assets:		
Operating Account	\$	5,372
Due from Developer	\$	12,177
Total Assets	\$	17,549
Liabilities:		
Accounts Payable	\$	13,640
Total Liabilites	\$	13,640
Fund Balance:		
Unassigned	\$	3,909
Total Fund Balances	\$	3,909
Total Liabilities & Fund Balance	\$	17,549

County Road 33

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Developer Contributions	\$ 144,228	\$ 20,391	\$ 20,391	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 11,606	\$ 11,606
Total Revenues	\$ 144,228	\$ 20,391	\$ 31,997	\$ 11,606
Expenditures:				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 12,000	\$ 5,000	\$ 200	\$ 4,800
FICA Expense	\$ 918	\$ 383	\$ 15	\$ 367
Engineering	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Attorney	\$ 25,000	\$ 10,417	\$ 1,696	\$ 8,721
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	\$ 17,708	\$ 8,854	\$ 8,854
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Telephone	\$ 300	\$ 125	\$ -	\$ 125
Postage & Delivery	\$ 575	\$ 240	\$ 14	\$ 225
Insurance	\$ 5,750	\$ 5,750	\$ 5,300	\$ 450
Printing & Binding	\$ 575	\$ 240	\$ 3	\$ 237
Legal Advertising	\$ 15,000	\$ 6,250	\$ 343	\$ 5,907
Contingency	\$ 2,500	\$ 1,042	\$ 517	\$ 525
Boundary Amendment Expense	\$ -	\$ -	\$ 12,173	\$ (12,173)
Office Supplies	\$ 625	\$ 260	\$ 1	\$ 260
Travel Per Diem	\$ 660	\$ 275	\$ -	\$ 275
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Expenditures	\$ 144,228	\$ 60,364	\$ 33,341	\$ 27,023
Excess Revenues (Expenditures)	\$ -		\$ (1,344)	
Fund Balance - Beginning	\$ -		\$ 5,253	
Fund Balance - Ending	\$ -		\$ 3,909	

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	\$ 6,145	\$ 2,373	\$ 2,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,391
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ 11,606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,606
Total Revenues	\$ 7,499	\$ 2,024	\$ 6,145	\$ 2,373	\$ 13,956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,997
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
FICA Expense	\$ -	\$ -	\$ -	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 340	\$ 352	\$ -	\$ 729	\$ 276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,696
Annual Audit	\$ -	\$ 2,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 1,771	\$ 1,771	\$ 1,771	\$ 1,771	\$ 1,771	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,854
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 3	\$ 3	\$ 2	\$ 1	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14
Insurance	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Printing & Binding	\$ -	\$ -	\$ 2	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Legal Advertising	\$ 343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 343
Contingency	\$ 53	\$ 197	\$ 55	\$ 160	\$ 51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 517
Boundary Amendment Expenses	\$ -	\$ -	\$ 1,564	\$ 3,227	\$ 7,382	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,173
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Expenditures	\$ 8,236	\$ 5,373	\$ 3,644	\$ 6,352	\$ 9,736	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,341
Excess Revenues (Expenditures)	\$ (737)	\$ (3,348)	\$ 2,501	\$ (3,979)	\$ 4,220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,344)

SECTION 2

County Road 33
Community Development District

Funding Request #31
February 6, 2026

Bill to: TLC Whitemarsh, LLC

Payee		General Fund	
		FY26	
1	Kutak Rock LLP Invoice #3690642 - Boundary Amendment - December 2025	\$	1,564.00
2	Supervisor Fees - 01/28/2026 meeting Duane "Rocky" Owen	\$	215.30

Total: \$ 1,779.30

Please make check payable to:

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

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 29, 2026

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. 3690642

Client Matter No. 45523-5

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. 3690642

45523-5

Re: Boundary Amendment

For Professional Legal Services Rendered

12/11/25	S. Sandy	1.60	544.00	Review status of boundary amendment; prepare for and attend call regarding same; conduct follow up
12/12/25	S. Sandy	0.10	34.00	Prepare boundary amendment checklist
12/14/25	S. Sandy	1.60	544.00	Revise and update boundary amendment checklist; conduct research regarding boundary amendment parcels; review ownership records and assemble documents for boundary amendment petition
12/15/25	S. Sandy	0.80	272.00	Update boundary amendment checklist and related documents; distribute same
12/19/25	S. Sandy	0.50	170.00	Confer with Leo
TOTAL HOURS		4.60		

KUTAK ROCK LLP

County Road 33 CDD

January 29, 2026

Client Matter No. 45523-5

Invoice No. 3690642

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TOTAL FOR SERVICES RENDERED \$1,564.00

TOTAL CURRENT AMOUNT DUE \$1,564.00

County Road 33
Community Development District

Funding Request #32
February 20, 2026

Bill to: TLC Whitemarsh, LLC

Payee		General Fund	
		FY26	
1	Governmental Management Services		
	Invoice #28 - Management Fees - February 2026	\$	2,026.84
2	Lake Sumter State College		
	Invoice #A0249237 - Facility Rental - January 2026	\$	108.33

Total: \$ 2,135.17

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 #:** 28
Invoice Date: 2/1/26
Due Date: 2/1/26
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		0.21	0.21
Postage		5.20	5.20
Copies		0.60	0.60
Total			\$2,026.84
Payments/Credits			\$0.00
Balance Due			\$2,026.84



County Road 33 Community Development District

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

Invoice Date: January 28, 2026

Invoice #: A0249237

ID#: X00145056 / CRNT
Purpose: District Board Meetings

Due Date: Upon Receipt

Invoice Amt: \$ 108.33

Contract: Facility Rental - Please see contract

Dates of Usage: January 28, 2026

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 #33
March 12, 2026

Bill to: TLC Whitemarsh, LLC

Payee		General Fund	
		FY26	
1	Governmental Management Services		
	Invoice #29 - Management Fees - March 2026	\$	2,022.38
2	Kutak Rock LLP		
	Invoice #3704616 - General Counsel - January 2026	\$	728.50

Total: \$ 2,750.88

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 #:** 29**Invoice Date:** 3/1/26**Due Date:** 3/1/26**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		0.06	0.06
Postage		1.49	1.49

Total \$2,022.38**Payments/Credits** \$0.00**Balance Due** \$2,022.38

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 27, 2026

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. 3704616

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. 3704616

45523-1

Re: General Counsel

For Professional Legal Services Rendered

12/04/25	J. Gillis	0.40	74.00	Coordinate response to auditor letter
12/04/25	S. Sandy	0.20	68.00	Respond to auditor request
01/21/26	S. Sandy	0.20	69.00	Prepare for board meeting
01/22/26	S. Sandy	0.40	138.00	Prepare for and attend development status call; conduct follow up
01/28/26	S. Sandy	1.10	379.50	Prepare for and attend board meeting; conduct follow up regarding same; review public facilities report

TOTAL HOURS 2.30

TOTAL FOR SERVICES RENDERED \$728.50

TOTAL CURRENT AMOUNT DUE \$728.50

County Road 33
Community Development District

Funding Request #34
March 12, 2026

Bill to: TLC Whitemarsh, LLC

Payee		Boundary Amendment FY26	
1	Gai Consultants Invoice #2233163 - Boundary Amendment - January 2026	\$	6,815.00
2	Kutak Rock LLP Invoice #3704619 - Boundary Amendment - January 2026	\$	3,226.50

Total: \$ 10,041.50

Please make check payable to:

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



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

March 04, 2026
Project No: R231201.00
Invoice No: 2233163

Project R231201.00 County Road 33 CDD
Professional Services from January 25, 2026 to February 21, 2026

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
Boundary Amendment Exhibits

Professional Personnel

	Hours	Rate	Amount	
Principal				
Leo, Kathleen	4.50	375.00	1,687.50	
Totals	4.50		1,687.50	
Total Labor				1,687.50

Billing Limits	Current	Prior	To-Date	
Total Billings	1,687.50	2,981.25	4,668.75	
Limit			15,000.00	
Remaining			10,331.25	
Total this Task			\$1,687.50	

Task 003 FY 2026 General Services

Professional Personnel

	Hours	Rate	Amount	
CSG Senior Professional 2				
Welsh, Dawn	13.00	160.00	2,080.00	
mapping - Banning Phase 3 & 4, Phase 5 and Tierra Vista				

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.

Project	R231201.00	County Road 33 CDD		Invoice	2233163
CSG Senior Professional 1					
Hollinger, Hannah	.50	150.00		75.00	
Boundary Amendment Exhibits support					
Hollinger, Hannah	3.00	150.00		450.00	
CDD Boundary Amendment mapping					
Hollinger, Hannah	.50	150.00		75.00	
CDD Boundary Amendment mapping task orientation					
Hollinger, Hannah	.50	150.00		75.00	
Exhibit revisions of Battaliga area					
CSG Project Technician 2					
Wirthlin, Kathryn	6.00	115.00		690.00	
Worked on putting together basemaps for map refresh.					
Principal					
Leo, Kathleen	1.00	375.00		375.00	
Boundary amendment exhibits					
Leo, Kathleen	.50	375.00		187.50	
mtg					
Technical/Professional 12					
Slodowick, Jeremy	6.00	160.00		960.00	
boundary amendment exhibits					
Slodowick, Jeremy	1.00	160.00		160.00	
create shapefiles for exhibit					
Totals		32.00		5,127.50	
Total Labor				5,127.50	
Billing Limits					
	Current	Prior	To-Date		
Total Billings	5,127.50	0.00	5,127.50		
Limit			15,000.00		
Remaining			9,872.50		
				Total this Task	\$5,127.50
				Total this Invoice	\$6,815.00

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Please contact AccountsReceivable@gaiconsultants.com to
enroll if you are interested in quicker, safer payments via ACH.

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Billing Backup

Wednesday, March 4, 2026

GAI Consultants, Inc.

Invoice 2233163 Dated 3/4/2026

5:26:02 PM

Project R231201.00 County Road 33 CDD

Task 002 FY 2025 General Services

Professional Personnel

			Hours	Rate	Amount
Principal					
Leo, Kathleen	11/24/2025		.50	375.00	187.50
Leo, Kathleen	1/7/2026		1.00	375.00	375.00
Leo, Kathleen	1/8/2026		1.00	375.00	375.00
Leo, Kathleen	1/16/2026		1.00	375.00	375.00
Leo, Kathleen	1/22/2026		1.00	375.00	375.00
	Totals		4.50		1,687.50
	Total Labor				1,687.50

Total this Task \$1,687.50

Task 003 FY 2026 General Services

Professional Personnel

			Hours	Rate	Amount
CSG Senior Professional 2					
Welsh, Dawn	1/26/2026		8.00	160.00	1,280.00
Welsh, Dawn	1/27/2026		5.00	160.00	800.00
CSG Senior Professional 1					
Hollinger, Hannah	1/14/2026		.50	150.00	75.00
Hollinger, Hannah	1/15/2026		3.00	150.00	450.00
Hollinger, Hannah	1/23/2026		.50	150.00	75.00
Hollinger, Hannah	1/26/2026		.50	150.00	75.00
CSG Project Technician 2					
Wirthlin, Kathryn	1/14/2026		6.00	115.00	690.00
Principal					
Leo, Kathleen	1/27/2026		1.00	375.00	375.00
Leo, Kathleen	1/28/2026		.50	375.00	187.50
Technical/Professional 12					
Slodowick, Jeremy	1/13/2026		1.00	160.00	160.00
Slodowick, Jeremy	1/26/2026		4.00	160.00	640.00
Slodowick, Jeremy	1/27/2026		2.00	160.00	320.00
	Totals		32.00		5,127.50
	Total Labor				5,127.50

Total this Task \$5,127.50

Total this Project \$6,815.00

Total this Report \$6,815.00

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KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 27, 2026

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. 3704619

Client Matter No. 45523-5

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. 3704619

45523-5

Re: Boundary Amendment

For Professional Legal Services Rendered

01/02/26	D. Wilbourn	1.70	340.00	Prepare amended and restated boundary amendment approval documents and petition
01/07/26	S. Sandy	0.20	69.00	Confer with Leo
01/12/26	S. Sandy	0.30	103.50	Confer regarding project costs
01/20/26	D. Wilbourn	0.50	100.00	Update and revise boundary amendment petition
01/22/26	S. Sandy	1.50	517.50	Prepare landowner consent, authorization of agent, boundary amendment authorization resolution, boundary amendment funding agreement; review exhibits and confer regarding same; update status chart
01/22/26	D. Wilbourn	0.60	120.00	Update and revise petition
01/23/26	S. Sandy	1.10	379.50	Review survey and legals for expansion parcels; confer regarding same; confer with Leo regarding water and sewer exhibits
01/23/26	D. Wilbourn	0.50	100.00	Update and revise petition exhibits

KUTAK ROCK LLP

County Road 33 CDD
February 27, 2026
Client Matter No. 45523-5
Invoice No. 3704619
Page 2

01/27/26	D. Wilbourn	1.00	200.00	Update and revise petition and exhibits
01/28/26	S. Sandy	2.60	897.00	Reviewed exhibits and petition; prepare same
01/28/26	D. Wilbourn	1.50	300.00	Update and revise petition and exhibits
01/29/26	D. Wilbourn	0.50	100.00	Update and revise petition
TOTAL HOURS		12.00		
TOTAL FOR SERVICES RENDERED				\$3,226.50
TOTAL CURRENT AMOUNT DUE				<u>\$3,226.50</u>

County Road 33
Community Development District

Funding Request #35
March 27, 2026

Bill to: TLCWhitemarsh, LLC

Payee		General Fund	
		FY26	
1	Kutak Rock LLP		
	Invoice #3717132 - General Counsel - February 2026	\$	276.00

Total: \$ 276.00

Please make check payable to:

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

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 23, 2026

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. 3717132

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. 3717132

45523-1

Re: General Counsel

For Professional Legal Services Rendered

02/10/26	S. Sandy	0.40	138.00	Review legislative matters potentially affecting special districts
02/18/26	S. Sandy	0.40	138.00	Review draft agenda; confer regarding irrigation utility

TOTAL HOURS 0.80

TOTAL FOR SERVICES RENDERED \$276.00

TOTAL CURRENT AMOUNT DUE \$276.00

County Road 33

Community Development District

Funding Request #36
March 27, 2026

Bill to: TLC Whitemarsh, LLC

Boundary Amendment
FY26

Payee		
1 Kutak Rock LLP		
Invoice #3717134 - Boundary Amendment - February 2026	\$	567.00



Total: \$ 567.00

Please make check payable to:

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

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 23, 2026

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. 3717134

Client Matter No. 45523-5

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. 3717134

45523-5

Re: Boundary Amendment

For Professional Legal Services Rendered

02/05/26	S. Sandy	0.60	207.00	Review landowner consents; confer regarding SERC
02/05/26	D. Wilbourn	1.50	300.00	Update and revise petition and supporting documents
02/18/26	D. Wilbourn	0.30	60.00	Update petition and exhibits

TOTAL HOURS 2.40

TOTAL FOR SERVICES RENDERED \$567.00

TOTAL CURRENT AMOUNT DUE \$567.00

SECTION 3

County Road 33
Community Development District

Funding Request #37
April 10, 2026

Bill to: TLCWhitemarsh, LLC

Boundary Amendment
FY26

1	Gai Consultants		
	Invoice #2234577 - Boundary Amendment - March 2026	\$	187.50



Total: \$ 187.50

Please make check payable to:

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



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

April 06, 2026
Project No: R231201.00
Invoice No: 2234577

Project R231201.00 County Road 33 CDD
Professional Services from February 22, 2026 to March 28, 2026

Task 003 FY 2026 General Services

Professional Personnel

	Hours	Rate	Amount
Principal			
Leo, Kathleen	.50	375.00	187.50
boundary amendment review			
Totals	.50		187.50
Total Labor			187.50

Billing Limits

	Current	Prior	To-Date
Total Billings	187.50	5,127.50	5,315.00
Limit			15,000.00
Remaining			9,685.00

Total this Task \$187.50

Total this Invoice \$187.50

Outstanding Invoices

Number	Date	Balance
2233163	3/4/2026	6,815.00
Total		6,815.00

ACH remittance is preferred. Please contact **AccountsReceivable@gaiconsultants.com** to set up ACH payments.

If mailing a check, send the check with remittance to our **NEW** lockbox at the following address.

**GAI Main Lockbox Pittsburgh
PO Box 71508
Philadelphia, PA 19176-1508**

gaiconsultants.com

Billing Backup

Monday, April 6, 2026

GAI Consultants, Inc.

Invoice 2234577 Dated 4/6/2026

4:09:52 PM

Project	R231201.00	County Road 33 CDD
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Task	003	FY 2026 General Services
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Professional Personnel

		Hours	Rate	Amount
Principal Leo, Kathleen	3/3/2026	.50	375.00	187.50
Totals		.50		187.50
Total Labor				187.50

Total this Task \$187.50

Total this Project \$187.50

Total this Report \$187.50

ACH remittance is preferred. Please contact
AccountsReivable@gaiconsultants.com
to set up ACH payments.

If mailing a check, send the check
with remittance to our **NEW** lockbox
at the following address.

GAI Main Lockbox Pittsburgh
PO Box 71508
Philadelphia, PA 19176-1508

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