



Rizzetta & Company

Country Walk Community Development District

**Board of Supervisor's Meeting
April 14, 2022**

**District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.994.1001**

www.countrywalkcdd.org

COUNTRY WALK CDD COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

Board of Supervisors	Luanne Dennis George O'Connor Jami Rekar Lou Pagliuca Alfonso Flores	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	Rizzetta & Company, Inc.
District Counsel	Vanessa Steinerts	Straley Robin & Vericker
District Engineer	Stephen Brletic	JMT, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE - 5844 OLD PASCO ROAD - SUITE 100 - WESLEY CHAPEL, FL 33544
www.countrywalkcdd.org

April 11, 2022

**Board of Supervisors
Country Walk Community
Development District**

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Country Walk Community Development District will be held on **Thursday, April 14, 2022 at 9:30 a.m.**, at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543. The following is the agenda for this meeting:

BOARD OF SUPERVISORS MEETING

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. Aquatics Service Report**
 1. Review of Steadfast March Aquatics Report.....Tab 1
 - B. Field Services Manager**
 1. Review of March Field Inspection Report.....Tab 2
 2. Discussion of Juniper Landscape Fuel Surcharge Letter.....Tab 3
 - C. District Engineer**
 1. Ratification of Pool Resurfacing Agreement.....Tab 4
 2. Consideration of JMT Labor Rates Increase.....Tab 5
 - D. Clubhouse Manager Report**
 1. Consideration of Pool Exit Buttons Proposal.....Tab 6
 2. Discussion of 813 Towing Agreement.....Tab 7
 - E. District Counsel**
 1. Discussion of Parking Signs & Current District Policies
 - F. District Manager**
 1. Review of March District Manager Report.....Tab 8
 2. Review of Open Items.....Tab 9
 3. Review of February 2022 Financial Statement.....Tab 10
 4. Review of FY 2020-2021 Final Audit.....Tab 11
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2022-02, Designating Assistant Secretary.....Tab 12**
 - B. Ratification of Funez Playground Bench Proposal.....Tab 13**
 - C. Discussion of Curbing Borders**

5. BUSINESS ADMINISTRATION

- A.** Consideration of Minutes of Board of Supervisors Meeting
held on March 10, 2022.....Tab 14
- B.** Consideration of Operation and Maintenance Expenditures
for February 2022.....Tab 15

6. AUDIENCE COMMENTS ON OTHER ITEMS

7. SUPERVISOR REQUESTS

8. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at (813) 994-1001.

Very truly yours,

Matthew Huber

Mathew Huber

District Manager

Tab 1



Countrywalk CDD Aquatics

Steadfast Environmental, LLC
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastAlliance.com

Kevin Riemensperger
3/31/2022 10:59 AM

Steadfast Environmental
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastEnv.com



Site: 15



Comments:
15A - Near-excellent condition. There are a few small areas of organic debris buildup. These will clear up as the season progresses and organics decay faster.



Site: 58



Comments:
Excellent condition. No nuisance grasses have intruded past the high water mark, and the water is free of significant algae activity.



Site: 17



17A - Excellent condition. Water level slightly low.

Site: 17



Comments:

17B - Excellent condition. Routine monitoring and maintenance will continue.

Site: 21



21A - Near excellent condition. The exposed bank is free of grasses. Algal activity is relegated to a few small subsurface patches; to be addressed next visitation.

Site: 3



3D - Excellent condition. Despite leaf litter in the pond, no signs of any algal bloom. Maintenance will continue here.

Site: 9



Excellent condition. Routine maintenance and monitoring will continue.



Site: 9



9A - Excellent condition. Vegetation along the backside of this pond is being managed well.



Site: 10



10A - Excellent condition. No algae or nuisance grasses noted.



Site: 29



Excellent condition. Routine maintenance and monitoring will continue.





Management Summary

With the advent of April, Spring continues to heat up. Most daily temperatures having approached the mid 80's. The previous month was characterized by periods of high sunshine with no cloud cover and a lack of significant rains which contributed to sporadic, seasonal algae blooms; normally typical for this time of the year. Though with the rains finally returning (in great quantity as was experienced last week), we have seen a decrease in algal production, and an increase in their rate of decomposition once treated. Most ponds' health have been improved, and this will be the case as long as the rains continue.

Treatments continue to dispel algae as it is established, and preventative measures are being taken in waterways which feature either no algal activity, or the beginnings of a bloom via preemptive treatment.

At the time of this inspection, many ponds are in excellent shape. Exposed shorelines were free of grasses and no seasonal algal blooms were noted. Regular maintenance will continue.

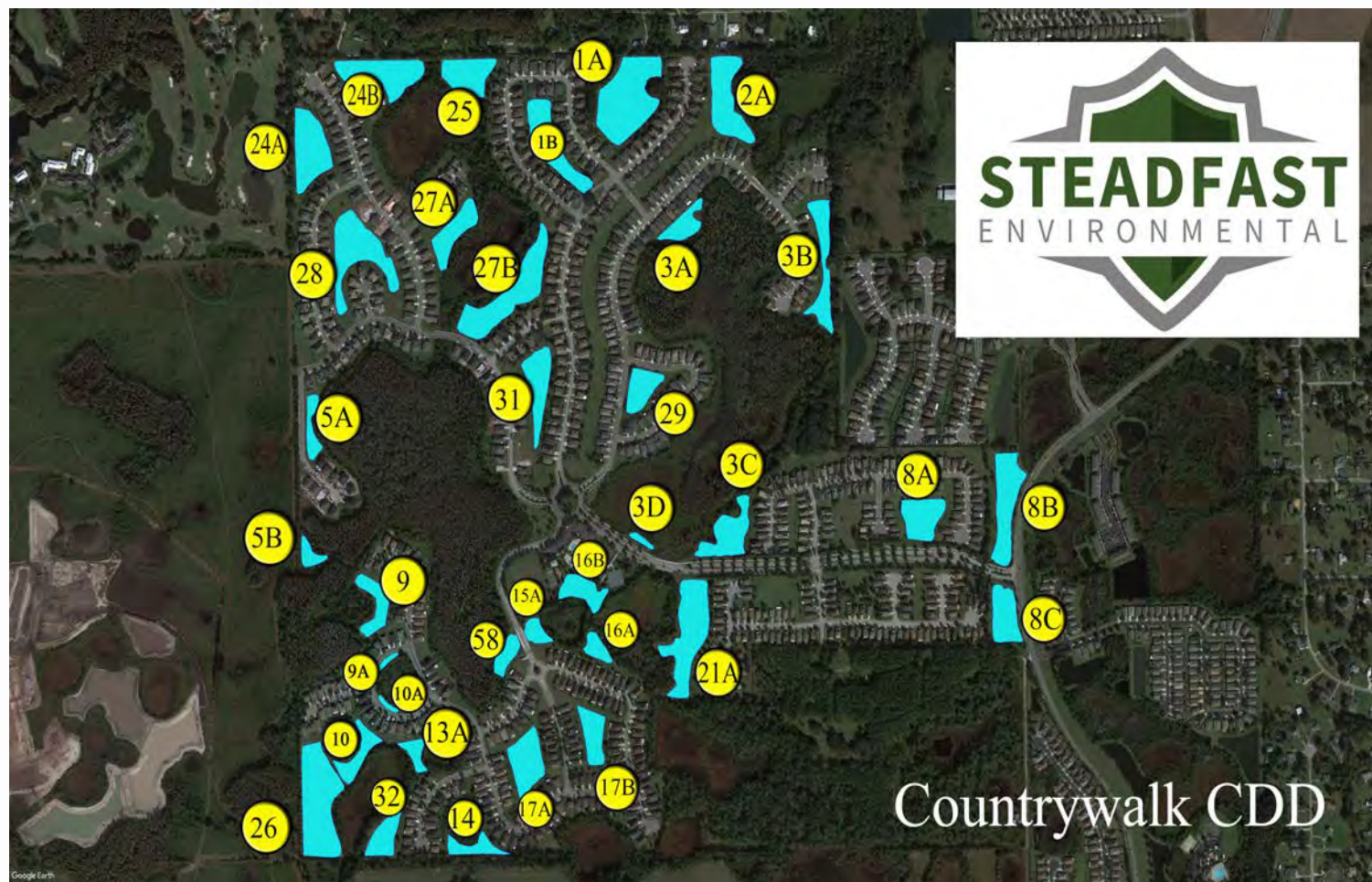
Recommendations / Action Items

Continue to treat/pretreat for algae growth.

Target emergent/submerged nuisance grass species along shoreline areas.

Monitor shorelines for debris items.

Thank you for choosing Steadfast Environmental!



Countrywalk CDD

Steadfast Environmental, LLC
30435 Commerce Drive Suite 102
San Antonio, FL 33576
813-836-7940 | office@SteadfastAlliance.com

Tab 2

COUNTRY WALK

FIELD INSPECTION REPORT



March 28, 2022
Rizzetta & Company
Jason Liggett - Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & AMMENITIES CENTER

General Updates, Recent & Upcoming Maintenance Events

- Weekly services have started on April 1st 2022.

The following are action items for CLM to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for longer. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold and underlined** are items for the Board's attention.

1. Treat the ant mounds near the bike rack at the tennis court area. Once eradicated rake down the mounds.(Pic 1)



2. Lift the low hanging oak tree branches near the tennis court to the contracted height of 10 feet. Per the scope of services.
3. Remove the vines from the schilling hollies on the southeast side of the clubhouse near the ac unit.
4. **Remove the dead plant material in the same area as above this is a carryover item.(Pic 4)**
5. Treat the weeds coming up through the walkway drains going towards the pool entrance gate in the front of the clubhouse. **Recommend district staff to have these drains cleaned out for debris.**
6. Diagnose and treat the newly declining Jack Frost Ligustrum against the pool area shack on the outside of the fence. Also, in past reports we have asked to have the open areas filled in when will this be completed?

POOL DECK, AMENITIES CENTER & COUNTRY POINT

7. Remove the suckers growing in the feijoa to the north of the pool shack adjacent to the parking lot along the fence.



8. Diagnose and treat the same feijoa above. They are showing signs of fungus.
9. Remove the sucker growth growing in the ornamental grass on the corner bed along the fence to the west of the area above. (Pic 9)



10. Clean up the sabal palms in the pool pump area in the pool.
11. **District staff received information that staff received the wrong diagnosis information of the palm tree at the soccer field. These palms due in fact have fusarium wilt. This is not a disease that can be treated, and the palms will need to be removed. (Pic 11)**



12. Juniper to treat the turf weeds throughout the athletic field. We are starting show signs of more weeds taking over.

13. Remove the low hanging moss on the oak trees along Fresh Meadow Way.

14. Diagnose the browning of the anise along the clubhouse berm area on country point boulevard. Remove the suck growth in these as well. (Pic 14)



15. Remove the dead from the coontie palms in the center island at the clubhouse in the corner beds.
16. On country point boulevard juniper to remove the brown fronds and seedpods from the queen palms on the boulevard.

COUNTRY POINT

17. Improve the soft edge in the bed at the entrance to deer run on the inbound side where the oleander is located.
18. Did juniper treat the parsoni juniper in the center island at the deer run entrance sign?
19. During my inspection I walked the natural area on country point boulevard we need to make sure that the soft edging is being done to the back of the natural area as well.. It was noticeable that his was not being done.
20. Remove the weeds from popping up in the Indian hawthorne on the exit side at the main entrance to the community.
21. During my inspection we had noticeable brown areas in the turf. Is this from ongoing turf weed treatment that juniper is providing?
22. Treat the jasmine minima with a selective herbicide as you come up to the bridge on the inbound side of country point boulevard.
23. Treat the gutter crack on country point boulevard for crack weeds.
24. Remove the dead growth from the bases of the ornamental grasses in the front center island at the manor place entrance.
25. Juniper to make sure they are managing the irrigation. During my visit the area was very wet. While yes, we have had rain, we don't want to add on to this with running irrigation.(Pic 25)
26. Diagnose and treat the coontie palms at the evergreen main entrance center island. Remove the palm chutes from them aswell.
27. Lift the oaks to 10 feet on the exit side of the evergreen entrance.
28. Remove the palm chutes from the center island at the magnolia estates entrance.
29. Remove the vines growing in the coontie palms in the same center island as above.
30. Perform a rejuvenation on the ti plants in the center island as you enter fresh meadow way.
31. Lift the low hanging oak branches on the inbound side of fresh meadow way. These need to be at 10 feet per the scope of service.(Pic 31)



Proposals

1. Provide a price to do a rejuvenation prune on the oleander stand on the inbound side of deer run entrance.



Tab 3



March 30, 2022

Board of Directors

Juniper would like to implement a 3% fuel surcharge. We want to start the initiation of this fee on April 1st. The fuel surcharge is strictly cost recovery. Our entire operation is fuel driven and the increased price of gas and diesel is creating a large financial impact on our business. Our expectation is that this will be a temporary charge. Once fuel prices get back to normal, the fuel surcharge will be removed. Please let me know if there will be any issues. Thank you.

Regards

Josh Burton

Josh Burton
Branch Manager
Cell: 863-370-9126
Email: Josh.Burton@juniperlandscaping.com

Tab 4

POOL RESURFACING, EQUIPMENT REPAIR AND PUMP INSTALLATION AGREEMENT

This Pool Resurfacing, Equipment Repair and Pump Installation Agreement (the "**Contract**" or "**Agreement**"), is made as of March 28th, 2022, by and between **The Pool Works of Florida, Inc.**, and its successors and assigns, with a mailing address of 9191 130th Avenue, North, Largo, Florida 33773 ("**Pool Works**" or "**Contractor**"), and **Country Walk Community Development District**, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes with a mailing address of 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (the "**District**") for work to be performed pursuant to this Agreement.

Background Information

The District desires to retain the Contractor for the services described in Paragraph 1 of this Agreement. In consideration of the mutual terms, conditions and covenants hereinafter set forth below, the District and Contractor agree as follows:

1. **WORK.** Contractor shall provide the services to include resurfacing of the District's lap pool with installation of four (4) Pentair Intellibrite G5 LED pool lights, installation of two (2) new Pentair 5HP variable speed pumps and other new equipment with repairs to existing equipment servicing the lap pool, resurfacing of the family pool with installation of five (5) Pentair Intellibrite G5 LED pool lights, installation of two (2) new Pentair 5HP variable speed pumps and other new equipment with repairs to existing equipment servicing the family pool, repair to family pool and lap pool chair lifts, and associated work, all as more particularly described in Contractor's proposals attached hereto and incorporated herein as **Exhibit "A"** (the "**Work**" or the "**Project**"). Contractor is responsible for replacing and repairing any District property that may be damaged by the Contractor during the course of the Project (unless such removal of or damage to District property has been previously identified in the Contractor's proposals as necessary to complete the Work). Contractor shall make certain that only one (1) pool will be closed at a time, with the pool being fully open and operational before Contractor begins work on the next pool.

2. **PAYMENT TERMS.** The District shall pay the Contractor an amount not to exceed the amounts stated in **Exhibit "A"**. Payment for the resurfacing portion of the Project shall be made as follows: thirty percent (30%) deposit made sixty (60) days before work is to commence, fifty percent (50%) upon tile delivery to the work site, and the remaining twenty percent (20%) upon completion of the Work. Payment for the pump installation and equipment installation/repair, LED pool light installation, and chair lift repair portions of the Project shall be made as follows: fifty percent (50%) upon entering into this Agreement, and the remaining fifty percent (50%) upon completion of the Work. Prior to payment, the Work shall have been inspected, tested and approved by the District Engineer, satisfactory evidence, in the form of lien waivers and releases shall have been furnished to District by Contractor of the payment of all bills and debts of all subcontractors and suppliers of every tier and all bills and debts for labor and materials arising out of or in connection with the Work, satisfactory evidence shall have been furnished to District by Contractor of the settlement and discharge of all Claims for which

Contractor is responsible pursuant to the Contract and affidavits, notices and/or certificates of completion, in forms approved by District's counsel, if requested.

3. PAYMENT AND PERFORMANCE BOND. Prior to commencing the Work, the District requires that the Contractor furnish bonds covering the faithful performance of the Contract and payment of all obligations arising thereunder. The bonds shall be executed on the form set forth in Florida Statute Section 255.05, as amended, or on another form satisfactory to the District. Upon the request of any person or entity appearing to be a potential beneficiary of the Bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

4. FLORIDA SALES TAX. Contractor acknowledges that the District is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and is exempt from the Florida Sales and Use Tax ("**Sales Tax**"), and shall not charge the District Sales Tax for the Work.

5. TIME OF COMPLETION. The Project shall be completed as follows: a) The resurfacing Work on the family pool shall commence on January 30, 2023 and shall be completed by April 1, 2023; b) The resurfacing Work on the lap pool shall commence on April 3, 2023 and shall be completed by May 31, 2023; c) All other Work shall begin as soon as practicable and shall be completed without delay by the Contractor. Contractor is responsible for the security of materials delivered by Contractor and shall provide Contractor such access to the installation site as Contractor deems necessary to complete proper installation. Contractor shall not be liable for any failure to deliver if the failure is occasioned by fire, embargo, strike, act of God, inability to secure materials or any other circumstances beyond the control of the Contractor which shall hinder Contractor's performance of this Agreement.

6. DEFAULT AND TERMINATION. Upon default of the terms of this Agreement by a party, the non-defaulting party shall provide written notice of the default to the defaulting party. The defaulting party shall have seven (7) days to correct the default. If the defaulting party fails to correct the default within seven (7) days, the non-defaulting party may terminate this Agreement for cause. The District may terminate this Agreement for convenience upon seven (7) days' notice to the Contractor. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

7. INSURANCE. Contractor will obtain and maintain Worker's Compensation Insurance (in the amounts required by law) and General Liability Insurance in the amount of no less than \$1,000,000 for each occurrence and \$2,000,000 combined, and Automobile Liability Insurance in the amount of no less than \$1,000,000 combined single limit. Contractor will add Country Walk Community Development District as an additional insured on all policies of insurance and further agrees that said insurance may not be cancelled or modified without thirty (30) days prior written notice to the District. Contractor shall require all of its Subcontractors and suppliers of every tier to procure and maintain all of the same types of insurance coverages which are required of Contractor under this

Contract, and to furnish the District with certificates of insurance and endorsements complying with this Paragraph. With respect to any insurance Contractor is required to maintain pursuant to this Contract, or does maintain, for the Work and/or the Site, including, without limitation, that set forth herein, Contractor warrants that Contractor has the right to waive any and all rights of subrogation which Contractor's insurance carriers might have or claim against District, and/or the Indemnified Parties, arising out of the Work and/or the Site. Contractor hereby waives to the fullest extent legally permitted all such present and future rights of subrogation and agrees to hold harmless, defend and indemnify District, and the Indemnified Parties from all such subrogation claims. Contractor shall require such waivers from its Subcontractors and suppliers. Contractor and its Subcontractors' and suppliers' policies shall provide such waivers by endorsement. A waiver of subrogation shall be effective as to a person or entity even if that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium and whether or not the person or entity had an insurable interest in the property damaged or person injured.

8. INDEMNIFICATION. To the fullest extent permitted by law, Contractor shall indemnify and defend the District and its supervisors, employees, District Manager, District Counsel, District Engineer and any District agents (collectively, the "**Indemnified Parties**") and hold them harmless from all direct or indirect claims, demands, liens, actions, suits, damages, losses, liabilities or expenses of every kind and nature, including attorneys' fees, arising out of injury to, or death of, persons (including Contractor's and any Subcontractor's employees), and damage to any and all property, including loss of use thereof, occurring incident to or resulting wholly or in part from, directly or indirectly, any negligent or willful act or omission by Contractor in connection with or arising out of the Contract or the performance by Contractor of the Work or Contractor's failure to perform any provision of the Contract, including, without limitation, the use of any employees of the Indemnified Parties, the Indemnified Parties' tools or utilities. Contractor agrees that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, Florida Statutes.

9. CONTRACTOR WARRANTIES

(a) Contractor agrees to faithfully and fully perform the terms of this Contract in accordance with all legal requirements, and shall complete the Work free and clear of all liens and third party claims. Contractor shall, at all times during the progress of the Work, employ sufficient skilled workers and have on hand and maintain an adequate supply of materials and equipment to complete the Work in accordance with the time schedule.

(b) Contractor shall provide the warranties for the services and the equipment as shown in **Exhibit "A"**.

10. SCOPE AND QUALITY OF WORK; ASSIGNMENT OF WARRANTIES

The Work shall be furnished and performed in strict accordance with the Contract. Contractor shall, at its expense, give all necessary notices and cause all Work performed and materials and equipment furnished pursuant to the Contract to comply strictly with all

applicable legal requirements. Contractor also shall take and observe all necessary measures and precautions for the safety and protection of all property and persons in connection with the performance of the Work. The Work shall be done, furnished and performed to the satisfaction of District. The District, District Engineer and any governmental or other appropriate authorities and their respective representatives, at all times, shall have access to the Work for any lawful purpose, including inspection.

11. COMMENCEMENT OF PERFORMANCE AND COMPLETION

Contractor shall diligently prosecute the Work and achieve Final Completion of the entire Work according to the time outlined in this Contract.

12. SUPERVISION AND CONSTRUCTION PROCEDURES

(a) Contractor shall supervise and direct the Work, using its best skill and attention. Contractor shall be solely responsible for all construction means, methods, techniques, sequences and procedures, and for coordinating all portions of the Work under the Contract.

(b) Contractor shall at all times enforce strict discipline and good order among its employees, supervisors, Subcontractors and agents and shall not employ on the Work any unfit person or anyone non-skilled in the task assigned to them. Any Subcontractor that the Contractor utilizes or employs shall possess all required licenses and permits to perform its portion of the Work.

(c) Contractor shall furnish all of the construction equipment needed to complete the Work within the time required in this Contract. All equipment and machinery used which might affect the progress or quality of the Work shall be satisfactory in all respects for the performance of the Work and shall be maintained in good repair to ensure that the Work will be of the highest quality and will be completed within the Contract Time.

13. SUBCONTRACTS

Contractor agrees to hold its Subcontractors, including all persons directly or indirectly employed by them, responsible for any damages due to breach of contract or any negligent act and to diligently endeavor to effect recoveries of such damages. District shall be deemed to be a third party beneficiary of, but shall not have any obligation under, each subcontract and may, if District elects, require (following Contractor's default under the Contract or District's termination of this Contract) that a Subcontractor perform all of the then unperformed duties and obligations of such Subcontractor thereunder for the benefit of District (rather than Contractor); however, in the event that District requires any such performance by a Subcontractor for the direct benefit of District, then District shall be bound and obligated to pay such Subcontractor for such portion of the Work done by such Subcontractor in accordance with the terms of the Contract for such portion performed in strict conformance to the Contract to date (to-wit: the reasonable value of that portion of the subcontract performed by such Subcontractor) and subsequent to the date that District elects to invoke such rights. District's liability in connection herewith, however, is not to exceed the amount obtained by subtracting from the subcontract price the total of all sums

paid by Contractor to Subcontractor prior to District's invoking its rights hereunder with respect to direct performance by Subcontractor for District. In the event that District elects to invoke such rights, District shall give written notice of such election to Contractor and such Subcontractor. Any amounts paid by District to a Subcontractor shall be either (a) deducted from the amount due to Contractor under this Contract or (b) reimbursed if District has already paid Contractor, by Contractor to District upon District's written demand. Prior to the retention or hiring of a Subcontractor, Contractor shall inform the District which persons, firms or entities which Contractor proposes to engage to furnish labor and/or materials in constructing the improvements and, if requested by District, will furnish District with a copy of all written agreements (including subcontracts and purchase orders) therefor. Contractor agrees that District has the right in its sole discretion to disapprove any Subcontractor of any tier. District also shall have the right to telephone or otherwise communicate with each Subcontractor of every tier to verify the facts disclosed by any list or any invoice submitted to District, or for any other purpose. All subcontracts let or amended by Contractor relating to the Work shall require disclosure to District of information sufficient to make verification. Each approved subcontract shall contain provisions which specifically bind such Subcontractor to the applicable terms and provisions of the Contract and shall also contain provisions permitting assignment thereof to District and District's lender as provided below.

Any Subcontractor or individual laborer whom District or District Engineer believes in good faith not to be qualified to pursue the Work or whom District does not wish to be engaged in the Work, shall be excluded from the Work, and shall be replaced with a Subcontractor or laborer approved by District and District Engineer.

14. FEES, PERMITS AND LICENSES

District shall, unless specified to the contrary in the Contract, secure and pay for all governmental fees, permits and licenses, necessary for the proper execution and completion of the Work, required to be obtained by a general contractor by the local jurisdiction in which the Work is to be performed.

15. SAFETY AND SECURITY

Contractor shall be responsible for taking all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss to, (i) all employees hired by it or any Subcontractor; (ii) District's agents and representatives and other persons authorized by District to visit the Site or the Work; (iii) all other persons who may be affected by Contractor's activity at the Site; and (iv) property (including, but not limited to, the Work, equipment and materials belonging to Contractor, District or other contractors employed by District) at the Site or adjacent thereto. Such precautions may include, at District's request, the separation of Contractor's equipment and materials from that of other contractors.

Contractor shall have custody of and be responsible for the care and maintenance of the partially completed Work and the finished Work until final approval by District. Contractor shall repair or replace at its own expense any damage to the Work caused by the negligence of Contractor or its subcontractors, and shall do such remedial work as may

be necessary to maintain the Work in proper condition until all parts of the Work have been completed in accordance with the Contract and delivered undamaged to District and approved by the District Engineer.

Contractor shall at all times conduct its operations in such a manner and employ all reasonable means to prevent any injury (including death) to any person or damage to or destruction of any property, along, upon or near the Site. If the Work will cross, be parallel to or be in close proximity to facilities, such as utilities of either District or others, then extreme care shall be exercised at all times so as not to damage or interfere with the operation of such facilities. The Contract Price includes the cost of providing all labor, materials and equipment necessary to complete any crossing or to protect any facilities to the satisfaction of District. Contractor recognizes that unknown existing facilities may be discovered, in which case Contractor shall immediately apprise District and District Engineer of the nature, size and location of such facilities.

16. WAIVER OF REMEDIES. The waiver by District of any default, or of any breach of the terms of this Contract, shall not be deemed a waiver of any subsequent breach. The remedies and rights of District, in the event of any Default by Contractor, are cumulative and in addition to those given by law.

17. ATTORNEY'S FEES. In the event an action is instituted to construe, interpret or enforce any of the provisions of this Contract, or to declare the rights of a party hereunder or the successor or assignee of a party hereunder, the party prevailing in such action shall be entitled to recover from the other party thereto, as part of the judgment, reasonable attorney fees and paralegal assistant fees and costs, whether incurred before, during, or at trial, on appeal, or in any mediation, arbitration or administrative proceeding.

18. NOTICES. Unless otherwise indicated, all notices must be in writing to the addresses listed in this Contract.

19. MISCELLANEOUS. If any provision of this Contract is found to be invalid, the remaining provisions are still effective. The word "including" means "including without limitation." All schedules and attachments are a part of this Contract.

20. NO WAIVER. Approval of any portion of the Work or payment therefor by District shall not constitute a waiver of any Claims that District may have against Contractor with respect thereto.

21. NO OTHER AGREEMENT. It is agreed between the parties that there are no other agreements or understandings between them relating to the subject matter of this Contract. No change or modification of this Agreement shall be valid unless the same is in writing and signed by the parties.

22. JURISDICTION. This Agreement shall be construed in accordance with and governed by the laws of the State of Florida with venue in the county where the District is located.

23. PUBLIC RECORDS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law. The Contractor shall: (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, and (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR' DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 5844 OLD PASCO ROAD, SUITE 100, WESLEY CHAPEL, FLORIDA 33544.

24. E-VERIFICATION. Pursuant to Section 448.095(2), Florida Statutes, Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District may terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first set forth above.

The Pool Works of Florida, Inc.

By: _____
Name: _____
Title: _____

Country Walk

Community Development District

By: Luanne Dennis
Luanne Dennis
Chair of the Board of Supervisors

Exhibit A

Contractor's Proposals



State of Florida Pool Contractor, License # CPC1457968

Custom Proposal Prepared For

Country Walk CDD

By
Tim Shanley
The Pool Works of Florida
February 3, 2022



The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

Commercial Pool Construction, Renovation & Innovation Company Profile

The Pool Works is a fully licensed and insured specializing in commercial pool construction, renovation and innovation. We've been in business since 1996. Donald Ball Sr., President & CEO is the State of Florida License holder for the company and has been in the industry since 1986. Our Company has a commitment to quality with every project and we are extremely proud of our reputation. A list of completed projects has been included with your proposal for your review. There are a number of quality companies in our area that we enjoy competing with every day. Unfortunately, there are an equal number of undesirable companies as well.

The Pool Works is one of the industry's finest pool renovation specialists. We continue to be recognized for our quality craftsmanship and design specialties. Customers choose us when they want a partner that offers excellence in quality workmanship, utilizing the best materials available. Our team is staffed with the top consultative experts, tradesmen and support staff, ensuring that your project is safe and professional from start to finish.



Construction | Renovation | Repairs & Service | Pool Furniture

The following resources are available to verify licensing and business practices.

Better Business Bureau



www.bbbwestflorida.org
727-535-5522

Pinellas County Construction Licensing Board



www.pcclb.com
727-536-4720

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

PROPOSAL FAMILY POOL

Submitted To: Country Walk CDD

Date: February 3, 2022

Work to be performed at: 3040 Country Point BLVD. Wesley Chapel, FL 33543

Contact Information: Sean Craft 813-991-6102 | scraft@countrywalkwc.net |

Stephen Brletic, P.E. D. (813) 868-6508 | C. (813) 361-1466 | sbrletic@jmt.com |

We hereby submit specifications and estimates for renovations of a swimming pool. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

REPLACEMENT OF FAMILY POOL PUMPS AND PLUMBING AND REPAIRS

The pool works suggest to replace existing pumps with new variable speed pumps to save on energy costs, Upgrade the pump plumbing from two-inch suction and discharge to three-inch suction and discharge for better efficiency and flow throughout the system. Please see attached Brochure.

- Install two new Pentair 5HP variable speed pumps with new electrical whips.
 - Replumb with new 6-inch butterfly valve and two new check valves and install two new heater valves and pre-coat valve. Existing pre*coat valve leaking and cracked.
 - Start pumps up and program.
 - Install new 6-inch flow meter as needed.
 - Install new vacuum pump motor with new seals, Existing motor rusted out.
 - Remove three existing Dirt bag DE separation tanks. These tanks are obsolete and I opened one to see if De collection bags where there and it was missing the bags are require by code to collect DE powder when cleaning the filters.
 - Install two new Pentair 100 SQFT DE separation tanks to meet code requirements.
 - Install 52 new 19" round filter grids.
 - Install new Vac Pac lid brackets and hardware and new pistons on both family pool cabinets. Some brackets broken and pistons no longer hold the lid open which is required by code. Currently lids are being propped open with a tile cleaning pole in which when propped open could fall on service tech and cause injury.
 - Service the Stenner pumps by installing new # 5 bands and replacing the all the tubing, this preventive maintenance and should be done at least once a year if not twice.
 - Install 65-gallon chemical tank for chlorine and reuse existing 30-gallon tank for PH control. Please see Attached ORP Option and Brochure which is highly recommended to control and maintain chemical balance in the pool.
-
- New Vacuum motor comes with a **1-year manufactures warranty.**
 - New 5HP pumps come with a **2-year manufactures warranty.**
 - The Pool Works of Florida has a **5 Year Workmanship Warranty.**

All plumbing to be done with proper sized pipe and fittings

PROPOSAL TOTAL \$29,300.00

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

Submitted To: Country Walk pool pumps and repairs
Family pool

Date: February 3, 2022

1. Payment schedule as follows:

50% upon contract signing \$ 14,650.00

50% due within 7 days of completion \$ 14,650.00

2. Balance to be paid in full upon satisfactory completion of work.

3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process.

Failure to make timely progress payments could result in delays of the project.

4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.

5. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____ Date _____

Signature _____ Date _____



State of Florida Pool Contractor, License # CPC1457968

PROPOSAL LAP POOL #2

Submitted To: Country Walk CDD

Date: February 3, 2022

Work to be performed at: 3040 Country Point BLVD. Wesley Chapel, FL 33543

Contact Information: Sean Craft 813-991-6102 | scraft@countrywalkwc.net |

Stephen Brletic, P.E. D. (813) 868-6508 | C. (813) 361-1466 | sbrletic@jmt.com |

We hereby submit specifications and estimates for renovations of a swimming pool. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

REPLACEMENT OF LAP POOL PUMPS AND PLUMBING AND REPAIRS

The pool works suggest to replace existing 3HP pumps with new 5HP variable speed pumps to save on energy costs, Upgrade the pump plumbing from two-inch suction and discharge to three-inch suction and discharge for better efficiency and flow throughout the system. Please see attached Brochure.

- Install two new Pentair 5HP variable speed pumps with new electrical whips.
- Replumb with new 4-inch butterfly valve and two new check valves and pre-coat valve.
- Start pumps up and program.
- New 5HP pumps come with a **2-year manufactures warranty**.
- The Pool Works of Florida has a **5 Year Workmanship Warranty**.

All plumbing to be done with proper sized pipe and fittings

PROPOSAL TOTAL \$12,995.00



State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

Submitted To: Country Walk

Lap Pool repairs #2

Date: February 3, 2022

1. Payment schedule as follows:

50% upon contract signing \$ 6,497.50

50% due within 7 days of completion \$ 6,497.50

2. Balance to be paid in full upon satisfactory completion of work.

3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process.

Failure to make timely progress payments could result in delays of the project.

4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.

5. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____ Date _____

Signature _____ Date _____



State of Florida Pool Contractor, License # CPC1457968

PROPOSAL FAMILY AND LAP POOL

Submitted To: Country Walk CDD

Date: February 3, 2022

Work to be performed at: 3040 Country Point BLVD. Wesley Chapel, FL 33543

Contact Information: Sean Craft 813-991-6102 | scraft@countrywalkwc.net |

Stephen Brletic, P.E. D. (813) 868-6508 | C. (813) 361-1466 | sbrletic@jmt.com |

We hereby submit specifications and estimates for renovations of a swimming pool. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

FAMILY AND LAP POOL CHAIR LIFT REPAIRS

The pool works tested the chair lifts on 1.28.22

- Existing family pool portable chair lift is missing control box and battery.
- Tested the motor and inspected the gears, motor tested positive and is working and both gears are in good shape.
- Tested the actuator and it failed the test.
- Existing lap pool portable chair lift is missing the battery.
- Tested the motor and inspected the gears, motor tested positive and is working and both gears are in good shape.
- Tested the actuator and it failed the test.
- Replace both control boxes lap and family pool.
- Install two new actuators.
- Install two new batteries.
- Install two new hand lift operator controls provided by Country Walk.

PROPOSAL TOTAL \$8,374.00

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

Submitted To: Country Walk Chair Lifts

Date: February 3, 2022

1. Payment schedule as follows:

50% upon contract signing \$ 4,187.00

50% due within 7 days of completion \$ 4,187.00

2. Balance to be paid in full upon satisfactory completion of work.

3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process.

Failure to make timely progress payments could result in delays of the project.

4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.

5. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____ Date _____

Signature _____ Date _____



State of Florida Pool Contractor, License # CPC1457968



5 Year Workmanship Warranty

The Pool Works of Florida warrants its installation of all materials utilized in all of its construction/renovation projects. The intent of the warranty is to give assurance that all workmanship is completed in accordance with manufactures' specifications and installation guidelines. This warranty is for a period of (5) five years after completion of project.

This warranty excludes damage caused by structural failure, physical abuse and/or improper maintenance.



State of Florida Pool Contractor, License # CPC1457968



commercial construction

For nearly two decades we have developed a commercial portfolio with a wide range of solutions for new construction projects. We partner with manufacturers that share the same philosophy of supplying the best product and standing behind it.

Pools, Spas, Decks, Filtration Systems, Heating Solutions, Pavers, Splash Pads, Water Features, Custom-Cast Coping, Equipment Paks

renovation

With a full line of renovation services, we'll review the status of your commercial environment and explore the options. Whether a simple renovation or scalable upgrades, we'll discuss changes to ensure compliance according to the Florida Administrative Codes.

- Pool & Spa Resurfacing, Equipment Upgrades, Tile Replacement
- Ladders, Handrails, Main Drain Grates Pavers, Equipment Paks
- Deck Resurfacing, Paver Installations
- Custom-Cast Coping, Water Features, Splash Pads
- Heating Solutions, Salt Chlorination Systems
- LED Lighting Solutions, Health Department Code Upgrades

pool & spa finishes

With nearly twenty years of hands on industry experience, we can say that we work with the best manufacturer of commercial pool and spa finishes. We have been a partner with CL Industries for nearly 17 years. Their finishes come with a 10 year warranty, however due to our expertise they allow us to offer an exclusive Extended 10 Year Warranty.



Hydrazzo Pool & Spa Finishes

repairs

The Pool Works has experienced teams prepared to address a wide range of challenges that may occur throughout the life of your commercial environment.

- Pool & Spa Pumps, Equipment Paks
- Heaters (Electric, Natural Gas, Propane, Solar)
- Filtration Systems, Salt Systems, Chlorinators, Plumbing, Leak Detection & Repair, Stain Removal, Pool & Spa Lighting, Pressure Testing inspections, Tile, Coping, Pavers, Deck Surfaces
- Repairs as a result of a Health Department Inspection

service

Pools and Spas are complex and technical structures. If you add in the moving water, chemicals and swimmers using the facilities it takes its toll. A well planned maintenance program and procedures will extend the life of your pool, spa and deck.

- Pool, Spa, Equipment, Deck Evaluations, Equipment Maintenance
- Restoring Proper Paver Elevations, Deck Repair and Sealing, Coping and Tile Repair
- Paver Cleaning and Sealing, Health Department Inspection Report Review, Consultation Services

energy efficient solutions

We offer award winning products by industry innovators and leaders that are energy efficient, eco-friendly – saving you a lot of money.

- **Variable Speed Pumps** Save up to 90%
- **LED Pool & Spa Lighting** reduces energy consumption up to 89%
- **Heating** - Air Source Heat Pumps can save you up to 75%
- **Salt Systems** save you 75-80% over standard chlorine solutions



The Pool Works of Florida, Inc.

9191 130th Avenue North | Largo, FL 33773

Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

Custom Proposal Prepared For

Country Walk CDD Family Pool

Pool resurface

By
The Pool Works of Florida
January 31, 2022



Commercial Pool Construction, Renovation & Innovation

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

Company Profile

The Pool Works is a fully licensed and insured specializing in commercial pool construction, renovation and innovation. We've been in business since 1996. Donald Ball Sr., President & CEO is the State of Florida License holder for the company and has been in the industry since 1986. Our Company has a commitment to quality with every project and we are extremely proud of our reputation. A list of completed projects has been included with your proposal for your review. There are a number of quality companies in our area that we enjoy competing with every day. Unfortunately, there are an equal number of undesirable companies as well.

The Pool Works is one of the industry's finest pool renovation specialists. We continue to be recognized for our quality craftsmanship and design specialties. Customers choose us when they want a partner that offers excellence in quality workmanship, utilizing the best materials available. Our team is staffed with the top consultative experts, tradesmen and support staff, ensuring that your project is safe and professional from start to finish.



Construction | Renovation | Repairs & Service | Pool Furniture

The following resources are available to verify licensing and business practices.

Better Business Bureau



www.bbbwestflorida.org
727-535-5522

Pinellas County Construction Licensing Board



www.pcclb.com
727-536-4720

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

PUBLIC SWIMMING POOL RESURFACING CODE REQUIREMENT EXPLANATION

The following survey details the changes that are required for the pool to meet current code. These changes are required when the pool is renovated. This survey is a tool to inform the property owners of the requirements. The Health Dept. will perform an inspection after the work is completed to assure the property owner that current code requirements have been met.

This is very important to ensure the proposal is accurate and prevent expensive change orders later. It is unlawful for a company to begin construction or modification to any public pool without first having received written approval from the Health Dept.

The existing ladder opposite the mains is missing a step tread, it must be replaced which is required by code.

The existing step tile must be replaced with a permanent, continuous, dark color tile to highlight the step area. The tiles must also be NON-SKID.

The existing gutter tile does not meet code. They must be replaced with NON-SKID tile.

The existing depth marker tiles will be replaced to meet code.

International "No Diving" tiles are required by code.

The existing gutter grates will be replaced with new fittings, frames and grates. They also need to be made flush with the gutters.

Upon inspection the gutter of the pool does not meet code. Gutter slope from lip of gutter to gutter drain must be increased downward, not to exceed 2 inches. The lip of the gutter must be level, within 1/4" overall.

A new VGB compliant main drain frame and grate will be installed.



State of Florida Pool Contractor, License # CPC1457968

POOL RESURFACING PROPOSAL

Submitted To: Country Walk CDD family pool

Date: January 31, 2022

Work to be performed at: 30400 Country Point Blvd. | Wesley Chapel 33543

Contact Information: Stephen Brletic; SBrletic@jmt.com; 813-868-6508

Pool Size:	Length 50'	Perimeter 232'	Total Square Footage
	Width 25'	Depth 3' to 5'	3348'

We hereby submit specifications and estimates for renovations of a swimming pool. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Perform 24 hour Static Water Test to verify Water Loss		INCLUDED
Refinish pool interior with HYDRAZZO		\$23,037.00
Refinish gutters with HYDRAZZO		\$ 5,037.00
Install gutter fittings, frame & grates	Qty. 23 Grates	\$ 483.00
Install upper tile	232 Lin. Ft.	\$ 3,480.00
Install lower tile	226 Lin. Ft.	\$ 3,842.00
Install NON SKID step tile as per code	84 Lin. Ft.	\$ 1,428.00
Install VGB Compliant main drain frame and grate	Qty. 2	\$ 250.00
Install Depth Markers as per code	Qty. 60 tiles	\$ 1,140.00
Install International "No Diving" tiles	Qty. 12 tiles	\$ 450.00
Install new step tread for cross-braced ladder	Qty. 1	\$ 125.00
Permit Fees		\$ 600.00

Note: After the pool is drained it will be inspected for cracks and if cracks are found, management will be notified. The cost for crack repair is at a cost of \$100.00 per linear foot.

POOL RESURFACING JOB TOTAL \$39,872.00

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

Submitted To: Country Walk CDD family pool

Date: January 31, 2022

1. Payment schedule as follows:

30% due at contract signing.	\$11,961.60
50% due upon tile delivery to site.	\$19,936.00
20% due within 7 days of completion	\$7,974.40

2. Balance to be paid in full upon satisfactory completion of work.

3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process.

Failure to make timely progress payments could result in delays of the project.

4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.

5. The Pool Works includes removing loose plaster and patching as part of its contract however, in the event of severe loose plaster The Pool works will accept the cost of removing and replacing up to 1% of the total square footage of the pool. Any more than 1% of the square footage will be removed and replaced at a rate of up to \$3.00 per square foot and will be added to the price of the contract. Other structural problems such as cracks in the pool shell or unstable substrate may also require additional work and cost. This is an unforeseen problem. The Pool Works will make the customer aware of the problem as soon as the pool is drained and inspected.

6. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.

7. Projects won't begin without a deposit received 60 days prior to the start date.

8. ***Material Selections will need to be made in our Largo Showroom as quickly as possible after the proposal has been signed.***

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____ Date _____

NOTE: The pricing for this proposal may increase due to the ongoing cost increases for materials.

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

LED LIGHT PROPOSAL



Submitted To: Country Walk CDD family pool

Date: January 31, 2022

Work to be performed at: 30400 Country Point Blvd. | Wesley Chapel 33543

Contact Information: Stephen Brletic; SBrletic@jmt.com; 813-868-6508

We hereby submit specifications and estimate for replacing pool lights. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Install (5) Pentair Intellibrite G5 LED Pool Lights/Assemblies



THE MOST ENERGY-EFFICIENT LED POOL LIGHTING AVAILABLE

- The brightest and most energy-efficient white LED pool light on the market
- Energy efficient, utilizing up to 89% less energy than comparable incandescent lights

The IntelliBrite 5G white lights combine unmatched energy efficiency with superior light intensity and distribution. The exclusive design can be adjusted to create a standard, wider beam or a narrower pattern, depending on your pool's needs.



ENERGY EFFICIENCY:

- Pentair LED pool lights have a 2 year complete replacement warranty on the entire light.
- LED lights provide the equivalent of a 300 watt bulb (same as current lights in pool) while only consuming 45 watts of power. The LED lights are brighter and whiter.
- The (5) existing lights cost \$58.15 per month to operate (8) hours a night.
- LED lights will cost \$7.75 per month to run (8) hours a night.
- To replace lights with same type will cost \$3,250.00 and there is no warranty on the bulb and the fixture has a one year warranty.
- By choosing the LED lights you will save \$50.40 each month and will recoup the expense.
- The led bulbs themselves will last up to 10 years creating more savings by not having to replace bulbs.

TOTAL \$4,250.00

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

Submitted To: Country Walk CDD family pool

Date: January 31, 2022

We hereby submit specifications and estimate for replacing pool lights. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

1. Payment schedule as follows:

50% due upon contract signing	\$2,125.00
-------------------------------	------------

50% due within 7 days of completion	\$2,125.00
-------------------------------------	------------

2. Balance to be paid in full upon satisfactory completion of work.

3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process. Failure to make timely progress payments could result in delays of the project.

4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.

5. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.

6. Projects won't begin without a deposit received 60 days prior to the start date.

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____ Date _____

NOTE: The pricing for this proposal may increase due to the ongoing cost increases for materials.

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

Construction Specifications for Commercial Pool Resurfacing

JOBSITE

- Will remain as clean as possible during construction
- Will remain locked and secured at all times with no access to area while under construction
- Caution tape and signs will be posted at gates or points of entry
- Safety of workers and people close to the work area will remain the highest concern
- Inspections of any work should be done with the job supervisor present

MATERIALS

- Materials may be stored on jobsite in a neat and orderly manner
- All materials will be used in strict accordance with manufacturer specifications

PREPARATION

- All pool equipment, pool lights will be turned off
- Pool will site for 24 hour Static Water Test
- Pool will be drained with submersible pumps to storm drains or other specified area
- The hydrostatic plug will be removed and precautions taken to control ground water
- Temporary pumps may be installed to control ground water
- Pool surface will be checked for stability and sounded for any loose or delaminated pool finish
- All returns will be cut back or replaced if necessary to allow for new pool finish and to ensure a new seal around them
- Install new floor inlets with diffusers and cover plates to diffuse return water into water column. Minimizes staining on pool surface
- If no new tile is being set, existing tile will be undercut for proper seal of the pool finish
- Pool light fixtures will be removed and niches internally inspected for proper sealing
- Light niches will be cut back for proper seal
- Main drain "Pot" will also be inspected for proper sealing around pipe (s)
- Ladders and grab rails will be removed if possible and anchors inspected
- Step tiles will be replaced
- Skimmers will be cut back for proper seal, if applicable
- Gutter grates and frames will be removed and replaced with new frames
- Pipes in gutter fittings will be raised if necessary and sealed
- Entire pool finish will be acid etched with hydrochloric acid
- The acid will also etch marcite to open pores and remove impurities.
- Pool surface may be bleach washed and degreased with tri-sodium phosphate if necessary
- Pool surface will be pressure washed at 3500 psi



State of Florida Pool Contractor, License # CPC1457968

(Continued) Construction Specifications

INSTALLATION

- Pool surface will be bond coated with an SGM Bondcoat
- New pool surface will be applied at a minimum of 3/8" to 1/2" thickness
- Minimal accelerants will be used
- Pool surface will be mixed according to manufacturer directions
- Pool surface will be troweled into any voids created by cutback and packed to make seal
- Pool surface will be worked to a smooth finish
- Pool surface to be pneumatically applied
- A new VGB compliant main drain frame and grate will be installed
- Pool finish in gutters will be level and flush with grates
- Hydrazzo will be exposed and polished with a diamond pad.
- After installation is complete pool fill will start

TILE

- Existing tile will be removed if necessary or tile will be deglazed and cleaned for acceptance of new tile
- Tile on lip of gutter will be set to releve pool according to the Florida Building Code requirements
- Tile will be set with polymer-modified thinset approved for underwater applications
- Tile will be grouted with polymer-modified grout approved for pool tile
- All pool tiles will be pool grade
- Code required depth markers would be set in tile line
- Tile at gutters will be set for a 2" drop from front to back of gutters

PERFORM POOL SURFACE START-UP (Per Manufacturer Start-up procedure)

- Pool equipment will be restarted
- The addition of a metal sequestrant will be added to pool
- Pool water chemistry will be completely balanced including Chlorine, PH, Total Alkalinity, Calcium Hardness and Cyanuric Acid

STRUCTURAL PROBLEMS AFTER DRAIN

Structural problems such as cracks in the pool shell or unstable substrate may require additional work and cost. This is an unforeseen problem. The Pool Works will make the customer aware of the problem and additional costs as soon as the pool has been drained and inspected.



State of Florida Pool Contractor, License # CPC1457968

Recent Resurface References

Bahia Del Mar I 6365 Bahia Del Mar Blvd Resource Property Management/Leah Tessler	St. Pete 727-864-0004	33715
Bahia Del Mar 5 6021 Bahia Del Mar Circle Resource Property Management/Tracy Sander	St. Pete 727-864-0004	33715
Bahia Del Mar 6 6350 Bahia Del Mar Circle Resource Property Management/Linda Kiser	St. Pete 727-864-0004	33715
Bahia Vista I 5801 Bahia Del Mar Circle Resource Property Management/Linda Kiser	St. Pete 727-864-0004	33715
Bay Island Ambassador Spa 7300 Sun Island Dr Property Manager/Joyce	S. Pasadena 727-360-2751	33707
Belle Biltmore Villas Oaks 150 Bellview Blvd Progressive Management	Belleair 727-773-9542	33756
Bonaventure Condo 3023 Bonaventure Cir Progressive Management/Simone	Palm Harbor 727-773-9542	34684
Casa Del Mar 5 6276 Sun Blvd. Resource Property Management/Vance Poland	St. Pete 727-864-0004	33715
Cedar Hollow Townhomes Cedar Hollow Lane Jim Nobles Management/Sheron Nichols	Tampa 727-441-14514	33618
Clearwater Yacht Club 803 Bayway Blvd Jack	Clearwater Beach 727-447-5135	33767
Coachman Creek 2625 SR 590 Clara Schultz, Manager	Clearwater 727-797-9701	33759
Country Club Condominium 1200 Country Club Dr. Community Management Concepts, Patricia England	Largo 727-364-4690	33771
Cypress Cove Townhomes 6249 W. Linebaugh Ave Management & Associates/ Joan Fissella	Tampa 813-433-2000	33625

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

Recent Resurface References (Continued)

East Lake Woodlands Condo 5 101 Lakeview Place Rick/Maintenance	Oldsmar 727-773-6902	34667
Edgewater Arms Condo 622 Edgewater Dr Progressive Management/Bob	Dunedin 727-733-1896	34698
Forest Wood 8234 Long branch Drive Creative Property Management/ Marney	Port Richey 727-478-4917	34668
Franklin Square East 1480 Brier Ct Calibre Management/Ray	Palm Harbor 727-796-1996	34683
Glen Eagles Condominium 2600 Cypress Pond Road Citadel Property Management/Jim Ranalo	Palm Harbor 727-938-7730	34683
Glen Ellen MHP 2882 Gulf to Bay Blvd ELS Properties Mike Bowering	Clearwater 727-797-5432	33759
Golden Gate MHP Spa 8201 40 th Street North Robert	Pinellas Park 727-577-9205	33781
Heritage Isles Golf & Country Club 10630 Plantation Bay Dr. John Browne/Manager	Tampa 813-907-7388	33647
Highland Lakes HOA 3300 MacGregor Drive Carl/Maintenance Director	Palm Harbor 727-643-4125	34684
Hillcrest Mobile Home Park 2346 Druid Road Park Manager, Mike	Clearwater 727-535-7906	33764
Imperial Pines 3074 Eastland Blvd Progressive Management/Curt Young	Clearwater 727-773-9542	33756
Mariner Village 1531 Klosterman Road Progressive Property Management/Linda	Tarpon Springs 727-773-9542	34689
Palma Del Mar 2 6218 Palma Del Mar Blvd Qualified Property Management/Tracey	St. Petersburg 727-869-9700	33715

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

Recent Resurface References (Continued)

Palma Del Mar 3 6268 Palma Del Mar Blvd Tom Counihan/Board President	St. Petersburg 727-865-0192	33715
Palma Del Mar 4 6322 Palma Del Mar Blvd Del-Mar Property Services/Randy Miller	St. Petersburg 727-656-3791	33715
Palma Del Mar 5 6218 Palma Del Mar Blvd Qualified Property Management/Lydia Mascato	St. Petersburg 727-869-9700	33715
Penthouse Groves 1655 South Highland Ave Progressive Property Management/Tom Reardon	Clearwater 727-773-9542	33756
Philippe Bay Townhomes 2020 Philippe Parkway Resource Property Management/Mary Hadnott	Safety Harbor 727-796-5900	34695
Pine Ridge at Sugar Creek 13212 Slash Pine Dr Creative Management/Lisa Remick	Hudson 727-478-4909	34667
Quiet Waters 19931 Gulf Blvd. Minute Men Property Management/Bill Prout	Indian Shores 727-593-3265	33785
Ranchero Village 7100 Ulmerton Road Property Manager/Deborah	Largo 727-536-5573	33771
Royal Palms 400 Lake Ave Peter Sala/ Plant Operations Director	Largo 727-385-2997	33771
Sandal Cove 1001 Bayshore Blvd. Progressive Property Management/ Katherine Ganglhoff	Safety Harbor 727-773-9542	34695
Sarasota County Arlington Complex 2650 Waldemere St. Jose Duque, Pool Maintenance Supervisor	Sarasota 941-315-0155	34239
Sheraton Sand Key 1160 Gulf Blvd Seaway Resorts/John Agliano	Clearwater Beach 727-593-6000	33767
Shipwatch Yacht and Tennis Club CMC Property Management/Clara Carlucci	Largo 727-595-9300	33744

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

Recent Resurface References (Continued)

Shore Mariner 18304 Gulf Blvd Manager, Denny	Redington Shores 33708 727-393-8137
Surfside Condominium 11 Idlewild St Jim Nobles Management/Richard Drago	Clearwater Beach 33767 727-441-1454
Sunset Palms 3401 Gandy Blvd Manager, Richard Thomas	Pinellas Park 33781 727-577-0287
Tampa Bay Yacht and Tennis Club General Manager/Scott Fairbairn	Tampa 33611 813-831-8665 ext 225
Tarpon Shores MHP 40274 US Hwy 19 N Manager/ Michael Kostare	Tarpon Springs 34689 727-938-2600
The Childrens Home 10909 Memorial Hwy Charles	Tampa 33615 727-599-5439
Versant Place Apts 1010 Versant Drive Victoria/Manager	Tampa 33511 813-655-1957
Viewpoint on the Bay 55 Rogers Street Tom Vanhoose Board Member	Clearwater 33756 727-812-4317
Westlake Village HOA 810 Village Way Carl/Board Member	Palm Harbor 34683 727-643-4125
Windsor Club @ Legacy Park 9905 Windsor Club Drive Lacey Haker/Manager	Riverview 33578 813-246-4334



State of Florida Pool Contractor, License # CPC1457968




Approved Applicator

This certificate certifies that

The Pool Works of Florida

*has completed the Hydrazzo® Polished Marble
Approved Applicator Training Program
and is authorized to offer a 10-year limited warranty*

Signature 
Tim Wills, National Sales Coordinator

Date: 9/26/14



The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

April 12, 2021



AQUAVATIONS

Dear Mr. Ball,

*The Pool Works of Florida
9191 130th Avenue N.
Largo, FL 33773*

As one of our original and largest certified Hydrazzo applicators, you have achieved the Aquavations 25-year award. With your professional craftsmanship, attention to detail and loyal dedication, you may now offer the highest designation of the Hydrazzo extended warranty. This is awarded to a very select group and is a testament to your superior knowledge of the Hydrazzo product, and the application therein.

This achievement comes with years of conscientious product application, unparalleled customer service, and pool owner training of Sound Technical Practices for start-up and maintenance. Our records reflect that Pool Works of Florida has never had a customer complaint or material claim in the past 25 years. This recognition is the highest compliment and designation offered by Aquavations Corp. It is with great pride that we provide this designation to Pool Works of Florida.

Regards,

Blaine Johnson
National Sales Manager
CL Industries/Aquavations

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968



Pool/Spa Finish Warranty



Aquavations Corporation provides a 10 Year Limited Warranty for Hydrazzo pool/spa finishes.

Aquavations Corp. is a worldwide leader in advanced, pre-blended exposed aggregate coating systems for the modern swimming pool. Our mission is to develop dependable, pre-blended pool plaster systems using basic and advanced technology from years of experience and hands-on applications. We have developed new and improved products, superior to any other, utilizing the earth's finest raw materials. A combined 40 years of work in the industry has produced pool surface technology unrivaled in appearance and durability.

This is exclusive for The Pool Works and its customers!



The Pool Works of Florida, have achieved a 22 Year Award for Craftsmanship and Loyal Dedication from Aquavations Corp. allowing us to offer the highest designation of the Hydrazzo Extended Warranty.

We provide an additional 10 Year Extended Limited Warranty, which warrants the same coverage as the initial 10 Year Limited Warranty.

Combined, this gives our customers a 20 Year Limited Warranty. If we are awarded the contract for your project, we will provide the extended warranty of 10 years to cover your Hydrazzo pool finish.

We at The Pool Works of Florida, Inc. will always provide the best craftsmanship and quality for every project we are awarded.

Donald Ball

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968
Donald Ball, President

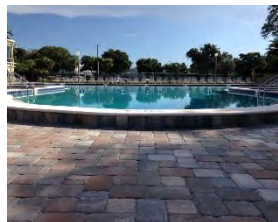


5 Year Workmanship Warranty

The Pool Works of Florida warrants its installation of all materials utilized in all of its construction/renovation projects. The intent of the warranty is to give assurance that all workmanship is completed in accordance with manufactures' specifications and installation guidelines. This warranty is for a period of (5) five years after completion of project.

This warranty excludes damage caused by structural failure, physical abuse and/or improper maintenance.

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



commercial construction

For nearly two decades we have developed a commercial portfolio with a wide range of solutions for new construction projects. We partner with manufacturers that share the same philosophy of supplying the best product and standing behind it.

Pools, Spas, Decks, Filtration Systems, Heating Solutions, Pavers, Splash Pads, Water Features, Custom-Cast Coping, Equipment Paks

renovation

With a full line of renovation services, we'll review the status of your commercial environment and explore the options. Whether a simple renovation or scalable upgrades, we'll discuss changes to ensure compliance according to the Florida Administrative Codes.

- Pool & Spa Resurfacing, Equipment Upgrades, Tile Replacement
- Ladders, Handrails, Main Drain Grates Pavers, Equipment Paks
- Deck Resurfacing, Paver Installations
- Custom-Cast Coping, Water Features, Splash Pads
- Heating Solutions, Salt Chlorination Systems
- LED Lighting Solutions, Health Department Code Upgrades

pool & spa finishes

With nearly twenty years of hands on industry experience, we can say that we work with the best manufacturer of commercial pool and spa finishes. We have been a partner with CL Industries for nearly 17 years. Their finishes come with a 10 year warranty, however due to our expertise they allow us to offer an exclusive Extended 10 Year Warranty.

Hydrazzo Pool & Spa Finishes

A silky smooth texture, combined with the proven durability of exposed aggregates.



repairs

The Pool Works has experienced teams prepared to address a wide range of challenges that may occur throughout the life of your commercial environment.

- Pool & Spa Pumps, Equipment Paks
- Heaters (Electric, Natural Gas, Propane, Solar)
- Filtration Systems, Salt Systems, Chlorinators, Plumbing, Leak Detection & Repair, Stain Removal, Pool & Spa Lighting, Pressure Testing inspections, Tile, Coping, Pavers, Deck Surfaces
- Repairs as a result of a Health Department Inspection

service

Pools and Spas are complex and technical structures. If you add in the moving water, chemicals and swimmers using the facilities it takes its toll. A well planned maintenance program and procedures will extend the life of your pool, spa and deck.

- Pool, Spa, Equipment, Deck Evaluations, Equipment Maintenance
- Restoring Proper Paver Elevations, Deck Repair and Sealing, Coping and Tile Repair
- Paver Cleaning and Sealing, Health Department Inspection Report Review, Consultation Services

energy efficient solutions

We offer award winning products by industry innovators and leaders that are energy efficient, eco-friendly – saving you a lot of money.

- **Variable Speed Pumps** Save up to 90%
- **LED Pool & Spa Lighting** reduces energy consumption up to 89%.
- **Heating** - Air Source Heat Pumps can save you up to 75%.
- **Salt Systems** save you 75-80% over standard chlorine solutions.



The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

Custom Proposal Prepared For

Country Walk CDD Lap Pool

Pool resurface

By
The Pool Works of Florida
January 31, 2022



Commercial Pool Construction, Renovation & Innovation

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

Company Profile

The Pool Works is a fully licensed and insured specializing in commercial pool construction, renovation and innovation. We've been in business since 1996. Donald Ball Sr., President & CEO is the State of Florida License holder for the company and has been in the industry since 1986. Our Company has a commitment to quality with every project and we are extremely proud of our reputation. A list of completed projects has been included with your proposal for your review. There are a number of quality companies in our area that we enjoy competing with every day. Unfortunately, there are an equal number of undesirable companies as well.

The Pool Works is one of the industry's finest pool renovation specialists. We continue to be recognized for our quality craftsmanship and design specialties. Customers choose us when they want a partner that offers excellence in quality workmanship, utilizing the best materials available. Our team is staffed with the top consultative experts, tradesmen and support staff, ensuring that your project is safe and professional from start to finish.



Construction | Renovation | Repairs & Service | Pool Furniture

The following resources are available to verify licensing and business practices.

Better Business Bureau



www.bbbwestflorida.org
727-535-5522

Pinellas County Construction Licensing Board



www.pcclb.com
727-536-4720

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

PUBLIC SWIMMING POOL RESURFACING CODE REQUIREMENT EXPLANATION

The following survey details the changes that are required for the pool to meet current code. These changes are required when the pool is renovated. This survey is a tool to inform the property owners of the requirements. The Health Dept. will perform an inspection after the work is completed to assure the property owner that current code requirements have been met.

This is very important to ensure the proposal is accurate and prevent expensive change orders later. It is unlawful for a company to begin construction or modification to any public pool without first having received written approval from the Health Dept.

The existing step tile must be replaced with a permanent, continuous, dark color tile to highlight the step area. The tiles must also be NON-SKID.

The existing gutter tile does not meet code. They must be replaced with NON-SKID tile.

The existing depth marker tiles will be replaced to meet code.

International "No Diving" tiles are required by code.

The existing gutter grates will be replaced with new fittings, frames and grates. They also need to be made flush with the gutters.

Upon inspection the gutter of the pool does not meet code. Gutter slope from lip of gutter to gutter drain must be increased downward, not to exceed 2 inches. The lip of the gutter must be level, within 1/4" overall.

A new VGB compliant main drain frame and grate will be installed.



State of Florida Pool Contractor, License # CPC1457968

POOL RESURFACING PROPOSAL

Submitted To: Country Walk CDD lap pool

Date: January 31, 2022

Work to be performed at: 30400 Country Point Blvd. | Wesley Chapel 33543

Contact Information: Stephen Brletic; SBrletic@jmt.com; 813-868-6508

Pool Size:	Length 80'	Perimeter 230'	Total Square Footage
	Width 22'	Depth 3.5' to 4.5'	2880'

We hereby submit specifications and estimates for renovations of a swimming pool. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Perform 24 hour Static Water Test to verify Water Loss		INCLUDED
Refinish pool interior with HYDRAZZO		\$20,196.00
Refinish gutters with HYDRAZZO		\$ 4,070.00
Install gutter fittings, frame & grates	Qty. 23 Grates	\$ 483.00
Install upper tile	230 Lin. Ft.	\$ 3,450.00
Install lower tile	224 Lin. Ft.	\$ 3,808.00
Install NON SKID step/bench tile as per code	60 Lin. Ft.	\$ 1,020.00
Install VGB Compliant main drain frame and grate	Qty. 1	\$ 125.00
Install Depth Markers as per code	Qty. 64 tiles	\$ 1,216.00
Install International "No Diving" tiles	Qty. 10 tiles	\$ 375.00
Permit Fees		\$ 600.00

Note: After the pool is drained it will be inspected for cracks and if more cracks are found, management will be notified. The above cost for crack repair may increase at a cost of \$100.00 per linear foot.

POOL RESURFACING JOB TOTAL \$38,479.00

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

Submitted To: Country Walk CDD lap pool

Date: January 31, 2022

1. Payment schedule as follows:

30% due at contract signing.	\$11,543.70
50% due upon tile delivery to site.	\$19,239.50
20% due within 7 days of completion	\$7,695.00

2. Balance to be paid in full upon satisfactory completion of work.

3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process.

Failure to make timely progress payments could result in delays of the project.

4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.

5. The Pool Works includes removing loose plaster and patching as part of its contract however, in the event of severe loose plaster The Pool works will accept the cost of removing and replacing up to 1% of the total square footage of the pool. Any more than 1% of the square footage will be removed and replaced at a rate of up to \$3.00 per square foot and will be added to the price of the contract. Other structural problems such as cracks in the pool shell or unstable substrate may also require additional work and cost. This is an unforeseen problem. The Pool Works will make the customer aware of the problem as soon as the pool is drained and inspected.

6. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.

7. Projects won't begin without a deposit received 60 days prior to the start date.

8. ***Material Selections will need to be made in our Largo Showroom as quickly as possible after the proposal has been signed.***

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____ Date _____

NOTE: The pricing for this proposal may increase due to the ongoing cost increases for materials.

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

LED LIGHT PROPOSAL



Submitted To: Country Walk CDD lap pool

Date: January 31, 2022

Work to be performed at: 30400 Country Point Blvd. | Wesley Chapel 33543

Contact Information: Stephen Brletic; SBrletic@jmt.com; 813-868-6508

We hereby submit specifications and estimate for replacing pool lights. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Install (4) Pentair Intellibrite G5 LED Pool Lights/Assemblies



THE MOST ENERGY-EFFICIENT LED POOL LIGHTING AVAILABLE

- The brightest and most energy-efficient white LED pool light on the market
- Energy efficient, utilizing up to 89% less energy than comparable incandescent lights

The IntelliBrite 5G white lights combine unmatched energy efficiency with superior light intensity and distribution. The exclusive design can be adjusted to create a standard, wider beam or a narrower pattern, depending on your pool's needs.



ENERGY EFFICIENCY:

- Pentair LED pool lights have a 2 year complete replacement warranty on the entire light.
- LED lights provide the equivalent of a 300 watt bulb (same as current lights in pool) while only consuming 45 watts of power. The LED lights are brighter and whiter.
- The (4) existing lights cost \$46.50 per month to operate (8) hours a night.
- LED lights will cost \$6.20 per month to run (8) hours a night.
- To replace lights with same type will cost \$2,600.00 and there is no warranty on the bulb and the fixture has a one year warranty.
- By choosing the LED lights you will save \$40.30 each month and will recoup the expense.
- The led bulbs themselves will last up to 10 years creating more savings by not having to replace bulbs.

TOTAL \$3,400.00

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

Submitted To: Country Walk CDD lap pool

Date: January 31, 2022

We hereby submit specifications and estimate for replacing pool lights. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

1. Payment schedule as follows:

50% due upon contract signing	\$1,700.00
-------------------------------	------------

50% due within 7 days of completion	\$1,700.00
-------------------------------------	------------

2. Balance to be paid in full upon satisfactory completion of work.

3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process. Failure to make timely progress payments could result in delays of the project.

4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.

5. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.

6. Projects won't begin without a deposit received 60 days prior to the start date.

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____ Date _____

NOTE: The pricing for this proposal may increase due to the ongoing cost increases for materials.

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

Construction Specifications for Commercial Pool Resurfacing

JOBSITE

- Will remain as clean as possible during construction
- Will remain locked and secured at all times with no access to area while under construction
- Caution tape and signs will be posted at gates or points of entry
- Safety of workers and people close to the work area will remain the highest concern
- Inspections of any work should be done with the job supervisor present

MATERIALS

- Materials may be stored on jobsite in a neat and orderly manner
- All materials will be used in strict accordance with manufacturer specifications

PREPARATION

- All pool equipment, pool lights will be turned off
- Pool will site for 24 hour Static Water Test
- Pool will be drained with submersible pumps to storm drains or other specified area
- The hydrostatic plug will be removed and precautions taken to control ground water
- Temporary pumps may be installed to control ground water
- Pool surface will be checked for stability and sounded for any loose or delaminated pool finish
- All returns will be cut back or replaced if necessary to allow for new pool finish and to ensure a new seal around them
- Install new floor inlets with diffusers and cover plates to diffuse return water into water column. Minimizes staining on pool surface
- If no new tile is being set, existing tile will be undercut for proper seal of the pool finish
- Pool light fixtures will be removed and niches internally inspected for proper sealing
- Light niches will be cut back for proper seal
- Main drain "Pot" will also be inspected for proper sealing around pipe (s)
- Ladders and grab rails will be removed if possible and anchors inspected
- Step tiles will be replaced
- Skimmers will be cut back for proper seal, if applicable
- Gutter grates and frames will be removed and replaced with new frames
- Pipes in gutter fittings will be raised if necessary and sealed
- Entire pool finish will be acid etched with hydrochloric acid
- The acid will also etch marcite to open pores and remove impurities.
- Pool surface may be bleach washed and degreased with tri-sodium phosphate if necessary
- Pool surface will be pressure washed at 3500 psi

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

(Continued) Construction Specifications

INSTALLATION

- Pool surface will be bond coated with an SGM Bondcoat
- New pool surface will be applied at a minimum of 3/8" to 1/2" thickness
- Minimal accelerants will be used
- Pool surface will be mixed according to manufacturer directions
- Pool surface will be troweled into any voids created by cutback and packed to make seal
- Pool surface will be worked to a smooth finish
- Pool surface to be pneumatically applied
- A new VGB compliant main drain frame and grate will be installed
- Pool finish in gutters will be level and flush with grates
- Hydrazzo will be exposed and polished with a diamond pad.
- After installation is complete pool fill will start

TILE

- Existing tile will be removed if necessary or tile will be deglazed and cleaned for acceptance of new tile
- Tile on lip of gutter will be set to relevel pool according to the Florida Building Code requirements
- Tile will be set with polymer-modified thinset approved for underwater applications
- Tile will be grouted with polymer-modified grout approved for pool tile
- All pool tiles will be pool grade
- Code required depth markers would be set in tile line
- Tile at gutters will be set for a 2" drop from front to back of gutters

PERFORM POOL SURFACE START-UP (Per Manufacturer Start-up procedure)

- Pool equipment will be restarted
- The addition of a metal sequestrant will be added to pool
- Pool water chemistry will be completely balanced including Chlorine, PH, Total Alkalinity, Calcium Hardness and Cyanuric Acid

STRUCTURAL PROBLEMS AFTER DRAIN

Structural problems such as cracks in the pool shell or unstable substrate may require additional work and cost. This is an unforeseen problem. The Pool Works will make the customer aware of the problem and additional costs as soon as the pool has been drained and inspected.



State of Florida Pool Contractor, License # CPC1457968

Recent Resurface References

Bahia Del Mar I 6365 Bahia Del Mar Blvd Resource Property Management/Leah Tessler	St. Pete 727-864-0004	33715
Bahia Del Mar 5 6021 Bahia Del Mar Circle Resource Property Management/Tracy Sander	St. Pete 727-864-0004	33715
Bahia Del Mar 6 6350 Bahia Del Mar Circle Resource Property Management/Linda Kiser	St. Pete 727-864-0004	33715
Bahia Vista I 5801 Bahia Del Mar Circle Resource Property Management/Linda Kiser	St. Pete 727-864-0004	33715
Bay Island Ambassador Spa 7300 Sun Island Dr Property Manager/Joyce	S. Pasadena 727-360-2751	33707
Belle Biltmore Villas Oaks 150 Bellview Blvd Progressive Management	Belleair 727-773-9542	33756
Bonaventure Condo 3023 Bonaventure Cir Progressive Management/Simone	Palm Harbor 727-773-9542	34684
Casa Del Mar 5 6276 Sun Blvd. Resource Property Management/Vance Poland	St. Pete 727-864-0004	33715
Cedar Hollow Townhomes Cedar Hollow Lane Jim Nobles Management/Sheron Nichols	Tampa 727-441-14514	33618
Clearwater Yacht Club 803 Bayway Blvd Jack	Clearwater Beach 727-447-5135	33767
Coachman Creek 2625 SR 590 Clara Schultz, Manager	Clearwater 727-797-9701	33759
Country Club Condominium 1200 Country Club Dr. Community Management Concepts, Patricia England	Largo 727-364-4690	33771
Cypress Cove Townhomes 6249 W. Linebaugh Ave Management & Associates/ Joan Fissella	Tampa 813-433-2000	33625

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

Recent Resurface References (Continued)

East Lake Woodlands Condo 5 101 Lakeview Place Rick/Maintenance	Oldsmar 727-773-6902	34667
Edgewater Arms Condo 622 Edgewater Dr Progressive Management/Bob	Dunedin 727-733-1896	34698
Forest Wood 8234 Long branch Drive Creative Property Management/ Marney	Port Richey 727-478-4917	34668
Franklin Square East 1480 Brier Ct Calibre Management/Ray	Palm Harbor 727-796-1996	34683
Glen Eagles Condominium 2600 Cypress Pond Road Citadel Property Management/Jim Ranalo	Palm Harbor 727-938-7730	34683
Glen Ellen MHP 2882 Gulf to Bay Blvd ELS Properties Mike Bowering	Clearwater 727-797-5432	33759
Golden Gate MHP Spa 8201 40 th Street North Robert	Pinellas Park 727-577-9205	33781
Heritage Isles Golf & Country Club 10630 Plantation Bay Dr. John Browne/Manager	Tampa 813-907-7388	33647
Highland Lakes HOA 3300 MacGregor Drive Carl/Maintenance Director	Palm Harbor 727-643-4125	34684
Hillcrest Mobile Home Park 2346 Druid Road Park Manager, Mike	Clearwater 727-535-7906	33764
Imperial Pines 3074 Eastland Blvd Progressive Management/Curt Young	Clearwater 727-773-9542	33756
Mariner Village 1531 Klosterman Road Progressive Property Management/Linda	Tarpon Springs 727-773-9542	34689
Palma Del Mar 2 6218 Palma Del Mar Blvd Qualified Property Management/Tracey	St. Petersburg 727-869-9700	33715

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

Recent Resurface References (Continued)

Palma Del Mar 3 6268 Palma Del Mar Blvd Tom Counihan/Board President	St. Petersburg 727-865-0192	33715
Palma Del Mar 4 6322 Palma Del Mar Blvd Del-Mar Property Services/Randy Miller	St. Petersburg 727-656-3791	33715
Palma Del Mar 5 6218 Palma Del Mar Blvd Qualified Property Management/Lydia Mascato	St. Petersburg 727-869-9700	33715
Penthouse Groves 1655 South Highland Ave Progressive Property Management/Tom Reardon	Clearwater 727-773-9542	33756
Philippe Bay Townhomes 2020 Philippe Parkway Resource Property Management/Mary Hadnott	Safety Harbor 727-796-5900	34695
Pine Ridge at Sugar Creek 13212 Slash Pine Dr Creative Management/Lisa Remick	Hudson 727-478-4909	34667
Quiet Waters 19931 Gulf Blvd. Minute Men Property Management/Bill Prout	Indian Shores 727-593-3265	33785
Ranchero Village 7100 Ulmerton Road Property Manager/Deborah	Largo 727-536-5573	33771
Royal Palms 400 Lake Ave Peter Sala/ Plant Operations Director	Largo 727-385-2997	33771
Sandal Cove 1001 Bayshore Blvd. Progressive Property Management/ Katherine Ganglhoff	Safety Harbor 727-773-9542	34695
Sarasota County Arlington Complex 2650 Waldemere St. Jose Duque, Pool Maintenance Supervisor	Sarasota 941-315-0155	34239
Sheraton Sand Key 1160 Gulf Blvd Seaway Resorts/John Agliano	Clearwater Beach 727-593-6000	33767
Shipwatch Yacht and Tennis Club CMC Property Management/Clara Carlucci	Largo 727-595-9300	33744

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

Recent Resurface References (Continued)

Shore Mariner 18304 Gulf Blvd Manager, Denny	Redington Shores 33708 727-393-8137
Surfside Condominium 11 Idlewild St Jim Nobles Management/Richard Drago	Clearwater Beach 33767 727-441-1454
Sunset Palms 3401 Gandy Blvd Manager, Richard Thomas	Pinellas Park 33781 727-577-0287
Tampa Bay Yacht and Tennis Club General Manager/Scott Fairbairn	Tampa 33611 813-831-8665 ext 225
Tarpon Shores MHP 40274 US Hwy 19 N Manager/ Michael Kostare	Tarpon Springs 34689 727-938-2600
The Childrens Home 10909 Memorial Hwy Charles	Tampa 33615 727-599-5439
Versant Place Apts 1010 Versant Drive Victoria/Manager	Tampa 33511 813-655-1957
Viewpoint on the Bay 55 Rogers Street Tom Vanhoose Board Member	Clearwater 33756 727-812-4317
Westlake Village HOA 810 Village Way Carl/Board Member	Palm Harbor 34683 727-643-4125
Windsor Club @ Legacy Park 9905 Windsor Club Drive Lacey Haker/Manager	Riverview 33578 813-246-4334



State of Florida Pool Contractor, License # CPC1457968




Approved Applicator

This certificate certifies that

The Pool Works of Florida

*has completed the Hydrazzo® Polished Marble
Approved Applicator Training Program
and is authorized to offer a 10-year limited warranty*

Signature 
Tim Wills, National Sales Coordinator

Date: 9/26/14



The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968

April 12, 2021



AQUAVATIONS

Dear Mr. Ball,

*The Pool Works of Florida
9191 130th Avenue N.
Largo, FL 33773*

As one of our original and largest certified Hydrazzo applicators, you have achieved the Aquavations 25-year award. With your professional craftsmanship, attention to detail and loyal dedication, you may now offer the highest designation of the Hydrazzo extended warranty. This is awarded to a very select group and is a testament to your superior knowledge of the Hydrazzo product, and the application therein.

This achievement comes with years of conscientious product application, unparalleled customer service, and pool owner training of Sound Technical Practices for start-up and maintenance. Our records reflect that Pool Works of Florida has never had a customer complaint or material claim in the past 25 years. This recognition is the highest compliment and designation offered by Aquavations Corp. It is with great pride that we provide this designation to Pool Works of Florida.

Regards,

Blaine Johnson
National Sales Manager
CL Industries/Aquavations

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



State of Florida Pool Contractor, License # CPC1457968



Pool/Spa Finish Warranty



Aquavations Corporation provides a 10 Year Limited Warranty for Hydrazzo pool/spa finishes.

Aquavations Corp. is a worldwide leader in advanced, pre-blended exposed aggregate coating systems for the modern swimming pool. Our mission is to develop dependable, pre-blended pool plaster systems using basic and advanced technology from years of experience and hands-on applications. We have developed new and improved products, superior to any other, utilizing the earth's finest raw materials. A combined 40 years of work in the industry has produced pool surface technology unrivaled in appearance and durability.

This is exclusive for The Pool Works and its customers!



The Pool Works of Florida, have achieved a 22 Year Award for Craftsmanship and Loyal Dedication from Aquavations Corp. allowing us to offer the highest designation of the Hydrazzo Extended Warranty.

We provide an additional 10 Year Extended Limited Warranty, which warrants the same coverage as the initial 10 Year Limited Warranty.

Combined, this gives our customers a 20 Year Limited Warranty. If we are awarded the contract for your project, we will provide the extended warranty of 10 years to cover your Hydrazzo pool finish.

We at The Pool Works of Florida, Inc. will always provide the best craftsmanship and quality for every project we are awarded.

Donald Ball

Donald Ball, President

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



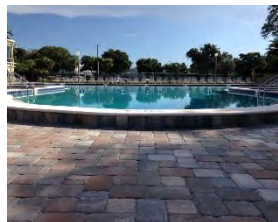
State of Florida Pool Contractor. License # CPC1457968



5 Year Workmanship Warranty

The Pool Works of Florida warrants its installation of all materials utilized in all of its construction/renovation projects. The intent of the warranty is to give assurance that all workmanship is completed in accordance with manufactures' specifications and installation guidelines. This warranty is for a period of (5) five years after completion of project.

This warranty excludes damage caused by structural failure, physical abuse and/or improper maintenance.



commercial construction

For nearly two decades we have developed a commercial portfolio with a wide range of solutions for new construction projects. We partner with manufacturers that share the same philosophy of supplying the best product and standing behind it.

Pools, Spas, Decks, Filtration Systems, Heating Solutions, Pavers, Splash Pads, Water Features, Custom-Cast Coping, Equipment Paks

renovation

With a full line of renovation services, we'll review the status of your commercial environment and explore the options. Whether a simple renovation or scalable upgrades, we'll discuss changes to ensure compliance according to the Florida Administrative Codes.

- Pool & Spa Resurfacing, Equipment Upgrades, Tile Replacement
- Ladders, Handrails, Main Drain Grates Pavers, Equipment Paks
- Deck Resurfacing, Paver Installations
- Custom-Cast Coping, Water Features, Splash Pads
- Heating Solutions, Salt Chlorination Systems
- LED Lighting Solutions, Health Department Code Upgrades

pool & spa finishes

With nearly twenty years of hands on industry experience, we can say that we work with the best manufacturer of commercial pool and spa finishes. We have been a partner with CL Industries for nearly 17 years. Their finishes come with a 10 year warranty, however due to our expertise they allow us to offer an exclusive Extended 10 Year Warranty.

Hydrazzo Pool & Spa Finishes

A silky smooth texture, combined with the proven durability of exposed aggregates.



repairs

The Pool Works has experienced teams prepared to address a wide range of challenges that may occur throughout the life of your commercial environment.

- Pool & Spa Pumps, Equipment Paks
- Heaters (Electric, Natural Gas, Propane, Solar)
- Filtration Systems, Salt Systems, Chlorinators, Plumbing, Leak Detection & Repair, Stain Removal, Pool & Spa Lighting, Pressure Testing inspections, Tile, Coping, Pavers, Deck Surfaces
- Repairs as a result of a Health Department Inspection

service

Pools and Spas are complex and technical structures. If you add in the moving water, chemicals and swimmers using the facilities it takes its toll. A well planned maintenance program and procedures will extend the life of your pool, spa and deck.

- Pool, Spa, Equipment, Deck Evaluations, Equipment Maintenance
- Restoring Proper Paver Elevations, Deck Repair and Sealing, Coping and Tile Repair
- Paver Cleaning and Sealing, Health Department Inspection Report Review, Consultation Services

energy efficient solutions

We offer award winning products by industry innovators and leaders that are energy efficient, eco-friendly – saving you a lot of money.

- **Variable Speed Pumps** Save up to 90%
- **LED Pool & Spa Lighting** reduces energy consumption up to 89%.
- **Heating** - Air Source Heat Pumps can save you up to 75%.
- **Salt Systems** save you 75-80% over standard chlorine solutions.



The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com

Tab 5



CDD Labor Rates

(July 1, 2022 – July 1, 2023)

<u>Classification</u>	<u>Rates</u>
Principal	\$225
Project Manager	\$200
Senior Engineer	\$180
Project Engineer	\$145
Engineer	\$115
Senior Surveyor	\$150
Project Surveyor	\$130
Surveyor	\$95
Survey Field Crew (3-person)	\$165
GIS Technician	\$150
Senior Environmental Scientist	\$150
Environmental Scientist	\$110
Senior Designer	\$110
Designer	\$95
Senior Engineering Technician	\$85
Engineering Technician	\$65
Senior Inspector	\$115
Inspector	\$75
Clerical	\$50



CDD Labor Rates

(July 1, 2021 – June 30, 2022)

<u>Classification</u>	<u>Rates</u>
Principal	\$220
Project Manager	\$195
Senior Engineer	\$175
Project Engineer	\$140
Engineer	\$110
Senior Surveyor	\$145
Project Surveyor	\$125
Surveyor	\$90
Survey Field Crew (3-person)	\$165
Senior Environmental Scientist	\$150
Environmental Scientist	\$105
Senior Designer	\$105
Designer	\$95
Senior Engineering Technician	\$80
Engineering Technician	\$65
Senior Inspector	\$110
Inspector	\$70
Clerical	\$48

Tab 6



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Estimate

ADDRESS

Country Walk CDD
3434 Colwell Ave. Suite 200
Tampa, FL 33614

SHIP TO

Country Walk CDD
30400 Country Pointe Blvd.
Wesley Chapel, FL 33543

ESTIMATE #	DATE	EXPIRATION DATE
12053	03/23/2022	05/31/2022

SALES REP
DC

ACCT#/LOT/BLK
Clubhouse Access System

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<p>This estimate is for adding request to exit buttons on aluminum post to the three gate that do not currently have them at the pool area.</p> <p>Included:</p> <p>Access/ Gate (3) 48" Aluminum Post (3) Pneumatic slim request to exit buttons with timer</p> <p>Under Ground Wire and Installation Included.</p> <p>*Note- some paver repairs may be needed. NOT INCLUDED.</p>	1	3,747.00	3,747.00

Thank you for your time and this opportunity to do business with you!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

TOTAL

\$3,747.00

Accepted By

Accepted Date

Tab 7

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
PROPERTY TOWING AND IMPOUND AGREEMENT**

This PROPERTY TOWING AND IMPOUND AGREEMENT (“**Agreement**”) is entered into on the _____ day of April, 2022, by and between 813 Towing Service LLC, a Florida limited liability company, whose address is 1127 E. 127th Avenue, Tampa, Florida 33612 (“**Contractor**”) and the Country Walk Community Development District, whose mailing address is 3434 Colwell Ave., Suite 200, Tampa, FL 33614 (“**District**”), the parties do hereby agree as follows:

1. In accordance with the provisions of this Agreement, Contractor shall remove vehicles from the property (“**Property**”) below:

PROPERTY NAME: Country Walk Clubhouse

ADDRESS: 30400 Country Point Blvd
Wesley Chapel, FL 33543

DISTRICT PROPERTY SUBJECT TO TOWING: “**District Property**” shall include the Parking Lot and other areas owned by the District as described in the Country Walk Community Development District Parking and Towing Policy (the “**Parking and Towing Policy**”), attached hereto and incorporated herein as **Exhibit A**.

2. The District authorizes Contractor, including its employees and agents, to tow any vehicles or vessels in violation during the times specified below, in accordance with this Agreement and the Parking and Towing Policy. The following persons are designated as authorized agents of the District who are exclusively authorized to direct Contractor to remove vehicles from the Property:
 - a. The Chair of the Board of Supervisors, or in the Chair’s absence, the Vice-Chair;
 - b. The District Manager;
 - c. The Clubhouse and Amenities Manager
 - d. Additional representative of the District as appointed by the Board of Supervisors from time to time.
3. The District hereby grants Contractor the non-exclusive right to access the Property to remove any vehicle improperly parked on District Property. The District hereby authorizes the Contractor to remove any vehicle or vessel from District Property for violations of the Parking and Towing Policy as determined by the District’s authorized representative from time to time.
4. Contractor shall notify the District of all towing activity.
5. Contractor shall perform all towing and impound services in accordance with the Parking and Towing Policy, Florida Statute § 715.07 and § 713.78 and any and all applicable federal, state, and local laws and ordinances (collectively, “**Towing Regulations**”). Contractor is exclusively responsible for complying with Fla. Stat. 715.07 and § 713.78 and all Towing Regulations. Contractor is solely and exclusively responsible for notifying

the appropriate law enforcement agencies regarding the removal and/or impoundment of any vehicles or vessels pursuant to this Agreement.

6. Contractor shall receive payment for towing and impound services solely from the vehicle owner in accordance with Towing Regulations. The District shall not be responsible for or liable to Contractor for any costs, expenses, fees, or charges incurred or imposed by Contractor arising from or relating to any services performed pursuant to this Agreement.
7. This Agreement will be in effect 24 hours per day, 365 days per year. This Agreement shall remain in force for a term of one (1) calendar year from date of signing, unless sooner terminated as provided herein. Either party may terminate this Agreement with or without cause upon 30 days' written notice to the other party. This Agreement shall automatically renew for an additional one (1) year term unless terminated as provided herein.
8. All notices to either party to this Agreement shall be sent to the party's address provided herein by U.S. Mail and Certified Mail, Return Receipt Requested. Notices shall be deemed received upon the earlier of written confirmation of receipt or three (3) days after deposit in the mail.
9. This Agreement shall be interpreted in accordance with Florida law. Venue shall be in Pasco County. In the event of any litigation to enforce this Agreement or any of the terms herein, the prevailing party shall be entitled to recover their reasonable attorney's fees and costs from the non-prevailing party.
10. This Agreement constitutes the full and complete agreement between the Parties with respect to this matter and there are no agreements or understandings between the Parties except as provided herein. This Agreement may not be changed orally but only by a written instrument signed by both parties.
11. The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder.
12. The Contractor shall carry commercial general liability insurance of no less than \$1,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a thirty-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.
13. Contractor agrees to indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising as a result of the negligence of the Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Any subcontractor

retained by the Contractor shall acknowledge the same in writing. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

14. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 5844 OLD PASCO ROAD, SUITE 100, WESLEY CHAPEL, FLORIDA 33544.

15. E-Verify Requirement. Pursuant to Section 448.095(2), Florida Statutes,
 - a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance, and will remain in compliance for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
 - b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District shall terminate this Agreement as required by Section 448.095(2)©, Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
 - c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF and intending to be legally bound, the parties have executed this Agreement.

**813 Towing Service LLC,
a Florida limited liability
company**

**Country Walk
Community Development District**

Name: _____
Manager

Luanne Dennis
Chair of the Board of Supervisors

Exhibit A

Country Walk Community Development District Parking and Towing Policy

The Country Walk Community Development District (the “**District**”) adopted the following policy regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) on District owned property including the District owned parking lot (the “**Parking Lot**”) that is adjacent to the clubhouse and other recreational facilities located at 30400 Country Point Boulevard Wesley Chapel, FL 33543. This policy is in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking. Any term not defined herein shall have the meaning provided for in the District’s Amenity Facilities Policy.

The Board, the District Manager, and any District staff shall have full authority to enforce this policy. However, the District Manager or Clubhouse & Amenities Manager shall have the authority to waive strict application of this policy when prudent, necessary, or in the best interest of the District and its Patrons. Such a temporary waiver of any policy by the District Manager shall not constitute a continuous, ongoing waiver of said policy, and the District Manager and Clubhouse & Amenities Manager reserve the right to enforce all of these policies at any time. For situations not covered by this policy, the District Manager and Clubhouse & Amenities Manager have discretion to make one-time situational decisions that can be brought to the Board if there is any concern or need for establishing a policy.

General Parking

1. There should be no parking of vessels on any District property.
2. There should be no parking of vehicles on any District property except for on the Parking Lot.
3. Unless authorized in writing by the District, only vehicles that can fit in a standard parking space are permitted to park in the Parking Lot.
 - a. No commercial vehicles (other than vendors currently servicing the District), RVs, boats, trailers, moving trucks, or oversized vehicles are permitted.
4. The Parking Lot is only intended for the parking of vehicles operated by:
 - a. Patrons using the Amenity Facilities during hours of operation
 - b. Residents or Renters as permitted below for overnight/extended parking
 - c. Visitors of Residents or Renters as permitted below for temporary overflow parking
 - d. Visitors for an authorized event under a Private Event Rental Agreement
 - e. Any member of the general public attending a District meeting
 - f. Any residents or visitors for a Homeowners Association meeting
5. The District shall post notice of the overnight parking restrictions within the Parking Lot.
6. The District does not provide any security or monitoring for the Parking Lot and assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.
7. Unauthorized parking may result in being reported to the local authorities for trespassing.
8. Violations of these policies may result in suspension of Amenity Facility Privileges.

Temporary Overflow Parking

1. If Residents or Renters are hosting an event at their home and are in need of temporary overflow parking, they may call the clubhouse and request that their visitors be issued a temporary overflow parking pass (“**Temporary Parking Pass**”).
2. Temporary Parking Passes will be issued subject to availability of spaces on a first come, first serve basis (there is no limit on the number of spaces).
3. The Temporary Parking Pass must be placed on the driver’s side dashboard of the vehicle.
4. The visitors may not leave their vehicle parked overnight.

Overnight /Extended Parking

1. The District designated (with appropriate signage) 5 parking spaces in its Parking Lot for overnight/extended parking.
2. Residents or Renters may request an overnight/extended parking pass (“**Overnight Parking Pass**”) by making a reservation in person at the clubhouse.
 - a. Availability is on a first come, first serve basis.
 - b. The Overnight Parking Pass will be valid for a period of up to 5 consecutive days at a time.
 - c. Only 1 Overnight Parking Pass may be requested per household at any time.
 - d. Maximum of 3 Overnight Parking Passes (maximum of 15 days) that will be issued to any household within a 60-day period. For example:
 - i. The first pass, and 2 consecutive renewals (a total of 15 consecutive days),
or
 - ii. 3 separate passes at any time within a 60-day period.
 - e. There is a **\$10 flat fee**, regardless of usage (for example if the Overnight Parking Pass is only needed for 1 night versus all 5 nights), for each parking pass or each renewal.
 - f. Payment can be made only by check, credit card, debit card, or Apple Pay.
3. The Overnight Parking Pass must be placed on the driver’s side dashboard of the vehicle.
4. Any vehicle parked longer than the time period permitted by the Overnight Parking Pass, will be towed at the owner's expense.

Towing for District Property and Parking Lot

1. Any vehicle or vessel that is parked on District property or the Parking Lot in violation of this policy or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
2. The District shall keep a logbook of all violations of the District’s parking restrictions.
3. Upon discovery of a first-time violation:
 - a. an Authorized Representative shall affix a warning to the vehicle or vessel.
 - i. The warning shall include the date, time, location, violation, and a notice that if the vehicle or vessel is still in violation within 24 hours it shall be subject to towing.
 - b. an Authorized Representative shall take a picture evidencing the warning and the violation.
 - c. then an Authorized Representative shall enter the relevant information (including but not limited to the make, model, color, and license plate) in the logbook and

- provide the picture to the District's records custodian.
- d. If an Authorized Representative finds that the vehicle or vessel remains in violation after 24 hours of the warning, they shall:
 - i. take a picture evidencing the failure to move the vehicle or vessel
 - ii. enter the relevant information in the logbook and provide the picture to the District's records custodian.
 - iii. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.
 4. Upon discovery of a subsequent violation within 2 calendar years of a first-time violation:
 - a. an Authorized Representative shall take a picture evidencing the unauthorized parking
 - b. enter the relevant information in the logbook and provide the picture to the District's records custodian.
 - c. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

This policy was adopted by Resolution 2021-02 on March 11, 2021

Tab 8



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** Budget Workshop-April 25, 2022, at 6:00pm
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seats):** Term 11/18 – 11/22 (Seat 4- George); Term 11/18-11/22 (Seat 5- Luanne)
- **Election Registration:** June 13th at noon through June 17th noon

District Manager's Report

April 14

2022

C
O
U
N
T
R
Y

W
A
L
K

FINANCIAL SUMMARY

2/28/2022

General Fund Cash &
Investment Balance:

\$1,195,860

Reserve Fund Cash &
Investment Balance:

\$1,488,147

Debt Service Fund
Investment Balance:

\$663,116

**Total Cash and Investment
Balances:**

\$3,347,123

**General Fund Expense
Variance: \$15,620**

**Over
Budget**



Supervisor Request Updates

Budget- The General Fund is over budget by \$15,620. This District is over budget for line-items Sidewalk Repair & Maintenance & Lake/Pond Bank Maintenance by \$34,567. Overall, the District is under Budget for the year.

Supervisor Requests 0

- Budget Workshop-The workshop is scheduled for April 25, 2022, at 6:00pm.
- Board of Supervisor Lou provide me the pictures for the borders of mulching, and we put it on the agenda for discussion. If the Board agree, then we will ask Juniper for a proposal.
- Assisted Supervisor Lou with I.T issues on his computer.
- County Walk's CDD Policy- I emailed the entire Board the current Country Walk's Community Development District Policies as requested.
- Dragon Fly- I emailed the entire Board the Dragon Fly Erosion Contract as requested.
- District Manager Training-Rizzetta & Company is held an Election Training for all District Managers on 3/31/2022.
- Rizzetta & Company Survey- Rizzetta & Company is introducing some new procedures to gather feedback on the education we are providing you as a Board Supervisor, and ensure you are completely satisfied with the professional services received from our team. Sometime last week the Board received a brief survey through the Survey Monkey platform, requesting your feedback.
- Conference Call Speakerphone- I worked with Board of Supervisor Alphonso about the conference call speaker. The new one will be ordered this month.
- Open items Discussion-We will discuss at the meeting.

Tab 9

<u>Country Walk Open List Items</u>					
<u>Project</u>	<u>The Month Approved by the Board</u>	<u>Open</u>	<u>Closed</u>	<u>Comments</u>	<u>Lead</u>
Pool Project	February	Open		Counsel drafted the contract, and it will be ratified at the meeting in April.	District Engineer
Pool Heating	Not Yet Approved	Open		Proposals are being gather.	District Engineer
Sidewalk Project	March	Open		Still in progress.	District Engineer
Pond Erosion	NA	Open		Still in progress.	District Engineer
Storm Water Needs Analysis	Not Yet Approved	Open		District Engineer is working on a proposal.	District Engineer
2nd Quarter Annuals	Not Yet Approved	Open		Annuals must be approved by May.	Juniper
3rd Quarter Annuals	Not Yet Approved	Open		Annuals must be approved by August.	Juniper
4th Quarter Annuals	Not Yet Approved	Open		Annuals must be approved by November.	Juniper
Scrub installation -Fieldstone, Colony park, and Five farms	February	Open		Installation date to be determine.	Juniper
Power cables has to be closed by camera	NA	Open		Still in progress.	Clubhouse Manager
Street Lights	NA	Open		Ongoing with the County.	District Manager
Sprinklers that was damage by Withlacoochee	NA	Open		Work was completed by Juniper. Waiting on response from Withlacoochee.	District Manager
Share File	NA	Open		I spoke with the Regional Manager and he informed me that the is still in progress by the I.T department.	District Manager

Tab 10



Rizzetta & Company

Country Walk Community Development District

**Financial Statements
(Unaudited)**

February 28, 2022

Prepared by: Rizzetta & Company, Inc.

**countrywalkcdd.org
rizzetta.com**

Country Walk Community Development District

Balance Sheet

As of 2/28/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	520,476	0	0	520,476	0	0
Investments	675,384	0	663,116	1,338,499	0	0
Investments - Reserves	0	1,488,147	0	1,488,147	0	0
Accounts Receivable	39,821	0	19,012	58,833	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	15,437	0	0	15,437	0	0
Due From Other Funds	0	0	6,864	6,864	0	0
Due From Others	0	0	0	0	0	0
Amount Available-Debt Service Fund	0	0	0	0	0	688,991
Amount To Be Provided-Debt Service	0	0	0	0	0	4,311,009
Fixed Assets	0	0	0	0	6,072,546	0
Total Assets	1,251,117	1,488,147	688,991	3,428,255	6,072,546	5,000,000
Liabilities						
Accounts Payable	26,626	0	0	26,626	0	0
Sales Tax Payable	0	0	0	0	0	0
Accrued Expenses Payable	10,426	0	0	10,426	0	0
Other Current Liabilities	0	0	0	0	0	0
Due To Other Funds	6,864	0	0	6,864	0	0
Rental Deposits	825	0	0	825	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	5,000,000
Total Liabilities	44,740	0	0	44,740	0	5,000,000
Fund Equity & Other Credits						
Beginning Fund Balance	641,431	1,494,218	401,523	2,537,171	6,072,546	0
Net Change in Fund Balance	564,946	(6,070)	287,468	846,344	0	0
Total Fund Equity & Other Credits	1,206,377	1,488,147	688,991	3,383,515	6,072,546	0
Total Liabilities & Fund Equity	1,251,117	1,488,147	688,991	3,428,255	6,072,546	5,000,000

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	18	18	0.00%
Special Assessments					
Tax Roll	1,028,000	1,028,000	1,031,439	3,439	(0.33)%
Other Miscellaneous Revenues					
Miscellaneous	0	0	5,249	5,249	0.00%
Total Revenues	1,028,000	1,028,000	1,036,706	8,706	(0.85)%
Expenditures					
Legislative					
Supervisor Fees	13,000	5,417	4,600	817	64.61%
Financial & Administrative					
Administrative Services	6,120	2,550	2,550	0	58.33%
District Management	36,225	15,094	15,094	0	58.33%
District Engineer	18,000	7,500	14,383	(6,883)	20.09%
Disclosure Report	1,600	1,600	1,500	100	6.25%
Trustees Fees	6,000	1,886	1,886	0	68.57%
Tax Collector/Property Appraiser Fees	150	0	0	0	100.00%
Financial & Revenue Collections	5,355	2,231	2,231	0	58.33%
Accounting Services	22,440	9,350	9,350	0	58.33%
Auditing Services	3,500	0	3,629	(3,629)	(3.68)%
Arbitrage Rebate Calculation	500	0	0	0	100.00%
Assessment Roll	5,355	5,355	5,355	0	0.00%
Public Officials Liability Insurance	4,500	4,500	4,274	226	5.02%
Supervisors Workers Comp Insurance	1,000	1,000	0	1,000	100.00%
Legal Advertising	2,000	833	318	515	84.08%
Miscellaneous Mailings	1,000	417	0	417	100.00%
Dues, Licenses & Fees	1,000	773	757	15	24.26%
Website Hosting, Maintenance, Backup (and Email)	3,640	2,413	2,413	1	33.72%
Legal Counsel					
District Counsel	20,000	8,333	16,285	(7,952)	18.57%
Law Enforcement					
Deputy	30,000	12,500	5,340	7,160	82.20%
Electric Utility Services					
Utility Services	30,000	12,500	9,229	3,271	69.23%

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Street Lights	80,000	33,333	28,620	4,713	64.22%
Garbage/Solid Waste Control Services					
Garbage-Recreation Facility	750	313	314	(1)	58.14%
Solid Waste Assessment	1,000	1,000	991	9	0.94%
Water-Sewer Combination Services					
Utility Services	7,250	3,021	3,210	(189)	55.72%
Stormwater Control					
Aquatic Maintenance	23,000	9,583	8,240	1,343	64.17%
Lake/Pond Bank Maintenance	1,500	625	12,000	(11,375)	(700.00)%
Fountain Service Repair & Maintenance	2,000	833	360	473	82.00%
Stormwater Assessment	2,250	2,250	1,933	317	14.06%
Other Physical Environment					
Field Operations	7,800	3,250	3,250	0	58.33%
Landscape Replacement Plants, Shrubs, Trees	25,000	10,417	2,697	7,719	89.21%
Property Insurance	16,117	16,117	15,384	733	4.54%
General Liability Insurance	4,289	4,289	4,094	195	4.54%
Rust Prevention	6,000	2,500	1,975	525	67.08%
Entry & Walls Maintenance	2,500	1,042	283	759	88.69%
Landscape Maintenance	135,780	56,575	65,204	(8,629)	51.97%
Tree Trimming Services	5,000	2,083	2,912	(829)	41.75%
Irrigation Repairs	18,000	7,500	9,000	(1,500)	49.99%
Holiday Decorations	17,000	17,000	13,500	3,500	20.58%
Landscape Mulch	30,800	12,833	22,500	(9,667)	26.94%
Annual Flower Rotation	25,100	10,458	6,275	4,183	75.00%
Top Choice Ant Treatment	6,300	2,625	0	2,625	100.00%
Stormwater Pond Cutbacks	9,000	3,750	2,373	1,377	73.63%
Multi-Purpose Field Maintenance	11,500	4,792	0	4,792	100.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	2,500	1,042	0	1,042	100.00%
Sidewalk Repair & Maintenance	2,000	833	24,025	(23,192)	(1,101.25)%
Common Areas Pressure Washing	16,000	6,667	7,400	(733)	53.75%
Parking Lot Repair & Maintenance	2,500	1,042	0	1,042	100.00%
Parks & Recreation					
Management Contract	18,000	7,500	7,500	0	58.33%

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Payroll Reimbursement -Onsite Staff	175,620	73,175	62,168	11,007	64.60%
Maintenance & Repair	30,000	12,500	20,334	(7,834)	32.21%
Telephone, Fax, Internet	4,300	1,792	1,585	207	63.14%
Clubhouse - Facility Janitorial Service	7,400	3,083	3,200	(117)	56.75%
Computer Support, Maintenance & Repair	1,000	417	156	261	84.40%
Office Supplies	2,500	1,042	1,453	(411)	41.88%
Clubhouse - Facility Janitorial Supplies	8,500	3,542	1,788	1,754	78.96%
Furniture Repair/Replacement	3,000	1,250	0	1,250	100.00%
Dog Waste Station Supplies	2,800	1,167	1,164	3	58.44%
Athletic/Park Court/Field Repairs	4,000	1,667	1,369	298	65.77%
Pool Service Contract	12,000	5,000	4,500	500	62.50%
Pool Repairs	5,000	2,083	0	2,083	100.00%
Playground Equipment & Maintenance	3,459	1,441	1,006	435	70.91%
Security System Monitoring & Maintenance	6,500	2,708	11,999	(9,290)	(84.59)%
Special Events					
Special Events	15,000	6,250	10,934	(4,684)	27.10%
Contingency					
Wildlife Management Services	15,600	6,500	6,500	0	58.33%
Fitness Equipment Repair & Maintenance	1,000	417	371	46	62.90%
Pavilion Drain Cleaning	5,000	0	0	0	100.00%
Capital Improvements	35,000	14,583	0	14,583	100.00%
Total Expenditures	<u>1,028,000</u>	<u>456,140</u>	<u>471,760</u>	<u>(15,620)</u>	<u>54.11%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>571,860</u>	<u>564,946</u>	<u>(6,914)</u>	<u>0.00%</u>
Exc. of Rev/Other Sources Over/(Under) Exp/Other Uses	<u>0</u>	<u>571,860</u>	<u>564,946</u>	<u>(6,914)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	641,431	641,431	0.00%
Fund Balance, End of Period	<u>0</u>	<u>571,860</u>	<u>1,206,377</u>	<u>634,517</u>	<u>0.00%</u>

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percentage Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	61	61	0.00%
Total Revenues	0	61	61	0.00%
Expenditures				
Contingency				
Capital Reserve	0	6,132	(6,132)	0.00%
Total Expenditures	0	6,132	(6,132)	0.00%
Excess of Revenues Over (Under) Expenditures	0	(6,070)	(6,070)	0.00%
Exc. of Rev/Other Sources Over/(Under) Exp/Other Uses	0	(6,070)	(6,070)	0.00%
Fund Balance, Beginning of Period	0	1,494,218	1,494,218	0.00%
Fund Balance, End of Period	0	1,488,147	1,488,147	0.00%

Country Walk Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percentage Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	17	17	0.00%
Special Assessments				
Tax Roll	491,393	492,448	1,055	0.21%
Total Revenues	491,393	492,465	1,072	0.22%
Expenditures				
Debt Service				
Interest	216,393	104,997	111,396	51.47%
Principal	275,000	100,000	175,000	63.63%
Total Expenditures	491,393	204,997	286,396	58.28%
Excess of Revenues Over (Under) Expenditures	0	287,468	287,468	0.00%
Exc. of Rev/Other Sources Over/(Under) Exp/Other Uses	0	287,468	287,468	0.00%
Fund Balance, Beginning of Period	0	401,523	401,523	0.00%
Fund Balance, End of Period	0	688,991	688,991	0.00%

Country Walk CDD
Investment Summary
February 28, 2022

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2022</u>
The Bank of Tampa	Money Market	\$ 245,099
	Subtotal	245,099
The Bank of Tampa ICS - Bond Excess Pacific Western Bank	Money Market	\$ 106,465
	Subtotal	106,465
The Bank of Tampa ICS - Operating Bango Savings Bank	Money Market	\$ 75,468
Flushing Bank	Money Market	248,352
	Subtotal	323,820
	Total General Fund Investments	\$ 675,384
The Bank of Tampa ICS - Cap Reserve Bangor Savings Bank	Money Market	\$ 172,884
City National Bank of Florida	Money Market	248,352
Pacific Western Bank	Money Market	141,886
Park National Bank	Money Market	248,352
Pinnacle Bank	Money Market	248,352
Umpqua Bank	Money Market	179,969
United Bank	Money Market	248,352
	Total Reserve Fund Investments	\$ 1,488,147
US Bank Series 2015 Prepayment	First American Treasury Obligation Fund Class Z	\$ 4,230
US Bank Series 2015 Excess Revenue	First American Treasury Obligation Fund Class Z	2
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	477,149
US Bank Series 2015 Reserve A1	First American Treasury Obligation Fund Class Z	166,122
US Bank Series 2015 Reserve A2	First American Treasury Obligation Fund Class Z	15,613
	Total Debt Service Fund Investments	\$ 663,116

Country Walk Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2022 Through 2/28/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Pasco County Tax Collector	FY21-22	39,820.63
		Total 001 - General Fund	39,820.63

Country Walk Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 2/1/2022 Through 2/28/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Pasco County Tax Collector	FY21-22	19,011.87
		Total 200 - Debt Service Fund	19,011.87
Report Balance			58,832.50

Country Walk Community Development District

Aged Payables by Invoice Date

Aging Date - 1/1/2022

001 - General Fund

From 2/1/2022 Through 2/28/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Waste Management Inc. of Florida	1/26/2022	0717739-1568-2	Waste Disposal Services 02/22	73.96
Alfonso Flores	2/10/2022	AF021022	Board of Supervisor Meeting 02/10/22	200.00
George O'Connor	2/10/2022	GC021022	Board of Supervisor Meeting 02/10/22	200.00
Jami Dock Rekar	2/10/2022	JR021022	Board of Supervisor Meeting 02/10/22	200.00
Louis V Pagliuca	2/10/2022	LP021022	Board of Supervisor Meeting 02/10/22	200.00
Luanne Dennis	2/10/2022	LD021022	Board of Supervisor Meeting 02/10/22	200.00
Spectrum	2/11/2022	0034122118-01 02/22	30400 Country Point Blvd TV 02/22	8.99
Spectrum	2/13/2022	048209801021322	30400 Country Point Blvd TV 02/22	307.93
ADT Commercial	2/14/2022	144158483	Monitoring Services 02/22	155.22
Jerry Richardson	2/17/2022	1594	Wildlife Removal Service 02/22	1,300.00
Clean Sweep Supply Co., Inc.	2/18/2022	3010	Janitorial Supplies 02/22	273.65
Rizzetta & Company, Inc.	2/18/2022	INV0000066105	Personnel Reimbursement 02/18/22	5,847.06
The Pampering Plumber	2/21/2022	12679-86775	Plumbing Repairs 02/22	511.75
Construction Management Services LLC	2/21/2022	1006	Gym Floor Repair 02/22	1,000.00
Juniper Landscaping of Florida LLC	2/21/2022	151437	Removal Of Sylvester Palm Tree 02/22	800.00
Poop 911 Tampa	2/22/2022	5203140	Dog Park Waste Removal 02/22	232.70
Pasco County Utilities Services Branch	2/23/2022	16231991	Acct #0489145 30400 Country Point Blvd 02/22	440.93
Juniper Landscaping of Florida LLC	2/23/2022	151803	Monthly Landscape Pest Control 02/22	175.00
DCSI, Inc.	2/25/2022	29380	ISO ProxII - 1386 Access Cards 01/22	499.00
DCSI, Inc.	2/25/2022	29395	Access/Gate Service 02/22	651.50
Florida Dept of Revenue	2/28/2022	61-8015817296-8 02/22	Sales & Use Tax 02/22	76.95
Superior Sealers, LLC	2/28/2022	INV-22	50% Deposit Sidewalk Repair Clubhouse Parking Lot 02/22	7,975.00
Pasco Sheriff's Office	3/1/2022	I-1/4/2022-06762	Off Duty Detail 02/22	900.00
Straley Robin Vericker	3/4/2022	21147	Legal Services 02/22	4,396.00
			Total 001 - General Fund	26,625.64
Report Total				26,625.64

Country Walk Community Development District
Notes to Unaudited Financial Statements
February 28, 2022

Balance Sheet

1. Trust statement activity has been recorded through 02/28/22.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY21-22 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payment for Invoice FY21-22 in the amount of \$7,390.83 was received in March 2022.
6. Debt Service Fund – Payment for Invoice FY21-22 in the amount of \$3,528.66 was received in March 2022.

Tab 11

**COUNTRY WALK
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to Financial Statements	13-20
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	21
Notes to Required Supplementary Information	22
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	23
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	24-25
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	26
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27-28



951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Country Walk Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Country Walk Community Development District, Pasco County, Florida (the "District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 4, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

January 4, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Country Walk Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$949,876).
- The change in the District's total net position in comparison with the prior fiscal year was \$58,346, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$2,537,172 an increase of \$78,932 in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items and deposits, restricted for debt service, assigned for maintenance reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), physical environment, public safety, and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2021	2020
Assets, excluding capital assets	\$ 2,558,916	\$ 2,501,062
Capital assets, net of depreciation	1,687,158	1,980,368
Total assets	4,246,074	4,481,430
Liabilities, excluding long-term liabilities	109,242	133,929
Long-term liabilities	5,086,708	5,355,723
Total liabilities	5,195,950	5,489,652
Net position		
Net investment in capital assets	(3,399,550)	(3,375,355)
Restricted	314,026	298,070
Unrestricted	2,135,648	2,069,063
Total net position	\$ (949,876)	\$ (1,008,222)

The District's net position reflects its investment in capital assets (e.g., land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2021	2020
Revenues:		
Program revenues		
Charges for services	\$ 1,536,039	\$ 1,526,164
Operating grants and contributions	115	4,398
General revenues		
Miscellaneous revenues	10,388	3,797
Interest income	313	12,980
Easement proceeds	-	5,000
Total revenues	1,546,855	1,552,339
Expenses:		
General government	153,551	168,545
Physical environment	709,533	603,960
Culture and recreation	390,737	411,117
Public safety	18,656	17,240
Interest	216,032	224,140
Total expenses	1,488,509	1,425,002
Change in net position	58,346	127,337
Net position - beginning	(1,008,222)	(1,135,559)
Net position - ending	\$ (949,876)	\$ (1,008,222)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$1,488,509. The costs of the District's activities were primarily funded by program revenues. Program revenues were comprised primarily of assessments for both the current and prior fiscal years. The remainder of the current fiscal year revenue includes amenity revenue, and interest revenue. Decrease in general revenue is primarily the result of the District not receiving proceeds for easements in the current year as well as a reduction in interest income. In total, expenses, including depreciation increased from the prior fiscal year, the majority of the increase was the result of increase in stormwater pond cutbacks and irrigation repair expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$6,072,545 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$4,385,387 has been taken, which resulted in a net book value of \$1,687,158. More detailed information about the District's capital assets is presented in the notes to financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2021, the District had \$5,100,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND OTHER EVENTS

The District does not anticipate any significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly stable.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Country Walk Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

FINANCIAL STATEMENTS

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 2,104,243
Prepaid items and deposits	53,149
Restricted assets:	
Investments	401,524
Capital assets:	
Depreciable, net	<u>1,687,158</u>
Total assets	<u>4,246,074</u>
 LIABILITIES	
Accounts payable and accrued expenses	20,294
Accrued interest payable	87,498
Deposits	1,450
Non-current liabilities:	
Due within one year	275,000
Due in more than one year	<u>4,811,708</u>
Total liabilities	<u>5,195,950</u>
 NET POSITION	
Net investment in capital assets	(3,399,550)
Restricted for debt service	314,026
Unrestricted	<u>2,135,648</u>
Total net position	<u>\$ (949,876)</u>

See notes to financial statements

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	
Primary government:				
Governmental activities:				
General government	\$ 153,551	\$ 153,551	\$ -	\$ -
Physical environment	709,533	538,924	-	(170,609)
Culture and recreation	390,737	324,020	-	(66,717)
Public safety	18,656	18,656	-	-
Interest on long-term debt	216,032	500,888	115	284,971
Total governmental activities	1,488,509	1,536,039	115	47,645
General revenues:				
Miscellaneous revenue				10,388
Investment earnings				313
Total general revenues				10,701
Change in net position				58,346
Net position - beginning				(1,008,222)
Net position - ending				\$ (949,876)

See notes to financial statements

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Cash	\$ 2,104,243	\$ -	\$ 2,104,243
Investments	-	401,524	401,524
Prepaid items and deposits	53,149	-	53,149
Total assets	<u>\$ 2,157,392</u>	<u>\$ 401,524</u>	<u>\$ 2,558,916</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued expenses	\$ 20,294	\$ -	\$ 20,294
Deposits	1,450	-	1,450
Total liabilities	<u>21,744</u>	<u>-</u>	<u>21,744</u>
Fund balances:			
Nonspendable:			
Prepaid items and deposits	53,149	-	53,149
Restricted for:			
Debt service	-	401,524	401,524
Assigned to:			
Maintenance reserves	1,494,218	-	1,494,218
Unassigned	588,281	-	588,281
Total fund balances	<u>2,135,648</u>	<u>401,524</u>	<u>2,537,172</u>
Total liabilities and fund balances	<u>\$ 2,157,392</u>	<u>\$ 401,524</u>	<u>\$ 2,558,916</u>

See notes to financial statements

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

Total fund balances - governmental funds \$ 2,537,172

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	6,072,545	
Accumulated depreciation	<u>(4,385,387)</u>	1,687,158

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(87,498)	
Bonds payable, net of discount	<u>(5,086,708)</u>	<u>(5,174,206)</u>
Net position of governmental activities		<u><u>\$ (949,876)</u></u>

See notes to financial statements

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Funds		Total
	General	Debt Service	Governmental Funds
REVENUES			
Assessments	\$ 1,035,151	\$ 500,888	\$ 1,536,039
Interest	313	115	428
Miscellaneous revenue	10,388	-	10,388
Total revenues	<u>1,045,852</u>	<u>501,003</u>	<u>1,546,855</u>
EXPENDITURES			
Current:			
General government	153,551	-	153,551
Physical environment	491,927	-	491,927
Culture and recreation	284,276	-	284,276
Public safety	18,656	-	18,656
Debt service:			
Principal	-	270,000	270,000
Interest	-	218,656	218,656
Capital outlay	30,857	-	30,857
Total expenditures	<u>979,267</u>	<u>488,656</u>	<u>1,467,923</u>
Excess (deficiency) of revenues over (under) expenditures	66,585	12,347	78,932
Fund balances - beginning	<u>2,069,063</u>	<u>389,177</u>	<u>2,458,240</u>
Fund balances - ending	<u>\$ 2,135,648</u>	<u>\$ 401,524</u>	<u>\$ 2,537,172</u>

See notes to financial statements

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds	\$	78,932
--	----	--------

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures; however, in the statement of activities, the cost of those assets is eliminated and is capitalized in the statement of net position as capital assets.		30,857
---	--	--------

Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		270,000
---	--	---------

Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(985)
--	--	-------

Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.		(324,067)
--	--	-----------

The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		3,609
--	--	-------

Change in net position of governmental activities	\$	58,346
---	----	--------

See notes to financial statements

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING

Country Walk Community Development District (formerly Meadow Woods Community Development District) ("District") was created in 1999 by Ordinance 99-28 of Pasco County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. All of the Supervisors were elected on an at large basis by qualified electors that reside within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. The original Developer (Palm Pointe, LLC) previously sold its land to three Developer/Builders: Parkview Homes, Cardel Master Builders and Standard Pacific. In a prior fiscal year, Parkview Homes ceased to operate and was replaced by its affiliates Country Walk Developers, LLC and Country Walk Sales, LLC. None of the Board members are affiliated with the former Developer or the Developer/Builders.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefitted by the District's activities. Operation and maintenance assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefitted lands within the District. Debt service assessments are imposed upon certain lots and lands described in each resolution imposing the special assessment for each of the series of Bonds issued by the District.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives

<u>Assets</u>	<u>Years</u>
Infrastructure	5-20
Recreational facilities	10-20
Equipment and furniture	5-20

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2021:

	Amortized cost	Credit Risk	Weighted Average Maturities
First American Treasury Obligation			
Fund CL Z	\$ 401,524	S&P AAAm	13 days
Total Investments	<u>\$ 401,524</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Infrastructure	\$ 4,286,581	\$ -	\$ -	\$ 4,286,581
Recreational facilities	1,641,553	-	-	1,641,553
Equipment and furniture	113,554	30,857	-	144,411
Total capital assets, being depreciated	6,041,688	30,857	-	6,072,545
Less accumulated depreciation for:				
Infrastructure	2,957,551	217,606	-	3,175,157
Recreational facilities	1,040,957	90,277	-	1,131,234
Equipment and furniture	62,812	16,184	-	78,996
Total accumulated depreciation	4,061,320	324,067	-	4,385,387
Total capital assets, being depreciated, net	1,980,368	(293,210)	-	1,687,158
Governmental activities capital assets	\$ 1,980,368	\$ (293,210)	\$ -	\$ 1,687,158

Depreciation expense was charged to function/programs as follows:

Physical environment	\$ 217,606
Culture and recreation	106,461
Total depreciation expense	<u>\$ 324,067</u>

NOTE 6 – LONG-TERM LIABILITIES

Series 2015

On March 17, 2015, the District issued \$7,295,000 of Special Assessment Revenue Refunding Bonds, consisting of 2015A-1 \$5,115,000 Term Bonds due May 1, 2035 with interest rates of 1.0% to 4.125% and 2015A-2 \$2,180,000 Term Bonds due May 1, 2035 with an interest rate of 3.50% to 5.00%. The Bonds were issued to refund the District's outstanding Series 2004 Special Assessment Revenue Bonds. Interest is to be paid semiannually on each May 1 and November 1 commencing November 1, 2015. Principal is paid serially commencing May 1, 2016 through May 1, 2035.

The Series 2015A-1 and 2015A-2 Bonds are subject to redemption at the option of the District after May 1, 2025 at a redemption price as set forth in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to the selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. See Note 9 – Subsequent Events for call amounts subsequent to fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2015	\$ 5,370,000	\$ -	\$ 270,000	\$ 5,100,000	\$ 275,000
Original issue discount	(14,277)	-	(985)	(13,292)	-
Total	<u>\$ 5,355,723</u>	<u>\$ -</u>	<u>\$ 269,015</u>	<u>\$ 5,086,708</u>	<u>\$ 275,000</u>

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending, September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 275,000	\$ 209,994	\$ 484,994
2023	290,000	200,944	490,944
2024	300,000	190,881	490,881
2025	310,000	180,194	490,194
2026	320,000	168,894	488,894
2027-2031	1,830,000	633,163	2,463,163
2032-2035	1,775,000	199,831	1,974,831
	<u>\$ 5,100,000</u>	<u>\$ 1,783,901</u>	<u>\$ 6,883,901</u>

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 9 – SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$30,000 of the Series 2015A-2 Bonds and \$70,000 of the Series 2015A-1 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	Actual	
REVENUES			
Assessments	\$ 1,028,000	\$ 1,035,151	\$ 7,151
Interest and miscellaneous revenue	-	10,701	10,701
Total revenues	<u>1,028,000</u>	<u>1,045,852</u>	<u>17,852</u>
EXPENDITURES			
Current:			
General government	154,865	153,551	1,314
Physical environment	516,050	491,927	24,123
Culture and recreation	292,085	284,276	7,809
Public safety	30,000	18,656	11,344
Capital outlay	35,000	30,857	4,143
Total expenditures	<u>1,028,000</u>	<u>979,267</u>	<u>48,733</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	66,585	<u>\$ 66,585</u>
Fund balance - beginning		<u>2,069,063</u>	
Fund balance - ending		<u><u>\$ 2,135,648</u></u>	

See notes to required supplementary information

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2021	0
Number of independent contractors compensated in September 2021	0
Employee compensation for FYE 9/30/2021 (paid/accrued)	Not applicable
Independent contractor compensation for FYE 9/30/2021	Not applicable
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 21
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	50' SF Homes -Operations and maintenance - \$ 1,179.79
	65' SF Homes Operations and maintenance - \$ 1,321.36
	50' SF Homes Debt service - \$623.88
	65' SF HomesDebt service - \$698.75
Special assessments collected FYE 9/30/2021	\$1,536,039
Outstanding Bonds:	
Series 2015, due May 1, 2035	see Note 6 page 19 for details



951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Country Walk Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Country Walk Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated January 4, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

January 4, 2022



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Country Walk Community Development District
Pasco County, Florida

We have examined Country Walk Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Country Walk Community Development District, Pasco County, Florida, and is not intended to be and should not be used by anyone other than these specified parties.

January 4, 2022



951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Country Walk Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Country Walk Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated January 4, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 4, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Country Walk Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Country Walk Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

January 4, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

Tab 12

RESOLUTION 2022-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
REDESIGNATING ASSISTANT SECRETARY OF THE DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Country Walk Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously designated Aimee Brandon as Assistant Secretary pursuant to Resolution 2021-03; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Daryl Adams is appointed Assistant Secretary.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 14th DAY OF APRIL 2022.

**COUNTRY WALK
COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 13

Funez Drywall and Painting LLC

02/14/2022

Funez Drywall and Painting LLC

30300 Hatz Way

Wesley Chapel FL 33543

(646) 436-8574

funezdrywall@hotmail.com

PROPOSAL

Job Address

Country Walk CDD

30400 Country Point Blvd.

Wesley Chapel, FL 33543

Scope of Work: COUNTRY WALK COMMUNITY PLAYGROUND BENCHES

Install 3 new Benches at the community playground (to be cemented in place)

Paint 2 existing benches to match the color of the new benches

Clean the jobsite after finishing

Labor and materials included

Total: \$1500

X _____

Tab 14

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the **Country Walk Community Development District** was held on **Thursday, March 10, 2022, at 9:30 a.m.** at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543.

Present and constituting a quorum:

Luanne Dennis	Board Supervisor, Chairman
George O'Connor	Board Supervisor, Vice Chairman
Lou Pagliuca	Board Supervisor, Assistant Secretary
Alfonso Flores	Board Supervisor, Assistant Secretary
Jami Rekar	Board Supervisor, Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
Jason Liggett	Field Services Manager
Stephen Brletic	District Engineer, JMT
Sean Craft	Clubhouse Manager
Joe Hamilton	Steadfast
Vanessa Steinerts	DC; Straley & Robin
Craig Bramblett	Juniper Landscape
Josh Burton	Juniper Landscape

Audience	Audience in Attendance
----------	-------------------------------

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber opened the regular CDD Meeting in person at 9:30 a.m. and noted that there were no audience members in attendance.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments at this time.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Report

The Board reviewed the Steadfast Aquatics Report.

Mr. Hamilton spoke about the lack of rain and excessive heat and asked that all erosion questions be directed to the District Manager as the pond banks are exposed due to low water levels.

B. Field Services Report

Mr. Jason Liggett presented his report to the Board.

The Board requested copies of all the irrigation damaged by Duke Energy for reimbursement. Also, the Board requested copies of the Palm trees and soil damage by Duke Energy.

The Board requested Juniper provide flower sequence & time frame in advance.

The Board advised Juniper that they will approve the annual colors for each rotation.

*****Mr. Adams joined the meeting via conference call at 9:50 a.m.*****

C. District Engineer

Mr. Brletic presented his report for the Board.

Mr. Brletic informed the Board that Road Signs and Markings are handled by the County and not the CDD.

The Board held a brief discussion regarding the pool resurfacing project. Mr. Brletic let the Board know that this project would start 4/1/2023 and would take 6 weeks. The Board made a motion to have Mr. Brletic perform this work post spring break 2023, splitting the pools up working on one pool at a time.

On a motion from Ms. Dennis, seconded by Ms. Rekar, the Board agreed to have Mr. Brletic perform this work post spring break 2023, splitting the pools up, working on one pool at a time for the Country Walk Community Development District.

D. Clubhouse Manager

Mr. Craft presented his monthly report to the Board.

The Board requested Mr. Craft to get a cover for the electrical box, get clarification on pool storage with Jason and to reach out to the current furniture vendor and get their opinion on damaged pool furniture.

E. District Counsel

No updates.

The Board requested Ms. Steinerts to investigate the towing and parking policies for the District.

F. District Manager

The Board received the District Manager report from Mr. Adams.

Mr. Adams reminded the Board of their next regular scheduled meeting to be held on March 10, 2022, at 9:30 a.m.

Mr. Adams reminded the Board of the Budget Workshop that will be held on April 25, 2022 at 6:00 p.m.

Mr. Adams presented the Facility Use Agreement for ratification.

On a motion from Mr. O'Connor, seconded by Ms. Rekar, the Board ratified the Facility Use Agreement for the 2022 Primary and General Elections for the Country Walk Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Basketball Resurfacing Proposals

The Board reviewed the Basketball Court resurfacing proposals and after a brief discussion, they accepted the Taylor Tennis proposal in the amount of \$5,500.00.

On a motion from Mr. O'Connor, seconded by Ms. Rekar, the Board accepted the Taylor Tennis Proposal in the amount of \$5,500.00 for the Country Walk Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Tennis Court Resurfacing Proposals

The Board reviewed the Tennis Court resurfacing proposals and after a brief discussion, they accepted the Taylor Tennis proposal in the amount of \$11,500.00.

On a motion from Mr. O'Connor, seconded by Mr. Flores, the Board accepted the Taylor Tennis Proposal in the amount of \$11,500.00 for the Country Walk Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Juniper Proposal for Drip Lines
at the Gym**

On a motion from Ms. Dennis, seconded by Mr. Pagliuca, the Board approved the Juniper Proposal for Drip Lines at the Gym in the amount of \$1,641.71 for the Country Walk Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Juniper Proposal for Additional
Mulch at Five Arms**

After a brief discussion, the Board agreed to table this proposal.

*****Recess at 12:07 p.m.*****

**** *The meeting reconvened at 12:12 p.m. with all Board members back in attendance.* ****

EIGHTH ORDER OF BUSINESS

New Supervisor 101 Presentation

Mr. Huber conducted the New Supervisor 101 Presentation.

The Board requested a discussion of the Country Walk CDD policies at the next meeting.

NINTH ORDER OF BUSINESS

**Consideration of Minutes of Supervisors
Meeting held on March 6, 2022**

On a motion from Ms. Dennis, seconded by Mr. Rekar, the Board approved the Minutes from the Board of Supervisors Meeting on March 6, 2022, as amended, for the Country Walk Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Operations and Maintenance
Expenditures for January 2022**

The Board was presented with the Operation and Maintenance Expenditures for January 2022 in the amount of \$51,120.39.

On a motion from Mr. Pagliuca, seconded by Ms. Dennis, with all in favor, the Board approved to ratify the Operation and Maintenance Expenditures for January 2022 in the amount of \$51,120.39 for the Country Walk Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

During Supervisor Requests, the Board requested that Mr. Adams obtain proposals for a new conference call speaker and asked that he send the Dragon Fly contract to the entire Board.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Adams stated that if there were no further business items to come before the Board, then a motion to adjourn was in order.

On a motion from Ms. Dennis, seconded by Mr. O'Connor, with all in favor, the Board agreed to adjourn the meeting at 1:30 p.m. for Country Walk Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 15

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001

Mailing Address - 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

www.countrywalkcdd.org

Operation and Maintenance Expenditures February 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2022 through February 28, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$130,024.21**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Aquarius Water Refining, Inc.	008416	175343	Commercial Triplex Aris System Rental 01/22	\$ 395.00
Aquarius Water Refining, Inc.	008429	176326	Commercial Triplex Aris System Rental 02/22	\$ 395.00
Clean Sweep Supply Co., Inc.	008430	2733	Janitorial Supplies 01/22	\$ 113.90
Cool Coast Heating & Cooling Inc.	008441	7345	Quarterly Maintenance on A/C Unit 01/22	\$ 249.00
DCSI, Inc.	008443	29355	Replacing DVR / Installed Cameras 02/22	\$ 8,950.00
Digital Assurance Certification LLC	008422	57714	Annual Dissemination Services FY21/22	\$ 1,500.00
Fitness Logic	008444	105588	Weight Stack Pin 02/22	\$ 20.99
Fitness Logic	008444	105599	Quarterly General Equipment Maintenance 02/22	\$ 120.00
FITREV	008431	021522-Fitrev	Deposit Moving Gym Equipment 02/22	\$ 350.00
Florida Dept of Revenue	008432	61-8015817296-8 01/22	Sales & Use Tax 01/22	\$ 58.88
Funez Drywall And Painting LLC	008433	22	Clubhouse Multiple Repair Projects 02/22	\$ 3,600.00
Johnson, Mirmiran & Thompson, Inc.	008417	3-185916	Engineer Services 12/21	\$ 4,307.50

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Johnson, Mirmiran & Thompson, Inc.	008445	4-187310	Engineer Services 01/22	\$ 3,645.00
Julie Pertee	008425	012522 - Partee	Refund of Clubhouse Rental Canceled Event 01/22	\$ 125.00
Juniper Landscaping of Florida LLC	008418	147995	Monthly Landscape Pest Control 1/22	\$ 175.00
Juniper Landscaping of Florida LLC	008434	148540	Mulch Installation 01/22	\$ 22,500.00
Juniper Landscaping of Florida LLC	008434	148803	Monthly Landscape & Irrigation Maintenance 02/22	\$ 12,815.00
Juniper Landscaping of Florida LLC	008434	149525	Monthly Landscape Pest Control 02/22	\$ 175.00
Juniper Landscaping of Florida LLC	008446	150511	Landscape Enhancements 02/22	\$ 1,897.24
Juniper Landscaping of Florida LLC	008446	150816	Landscape Fertilization 02/22	\$ 625.00
Pasco County Utilities Services Branch	008423	16095935	Acct #0489145 30400 Country Point Blvd 01/22	\$ 432.66
Pasco Sheriff's Office	008424	I-12/3/2021-06672	Off Duty Detail 01/22	\$ 1,440.00
PC Consultants	008435	107694	Remote Assistance- Email Not Working 01/22	\$ 78.00
Poop 911 Tampa	008436	5104318	Dog Park Waste Removal 01/22	\$ 232.70

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	008419	INV0000065334	Personnel Reimbursement 01/21/22	\$ 5,696.11
Rizzetta & Company, Inc.	008419	INV0000065434	District Management Fees 02/22	\$ 6,670.00
Rizzetta & Company, Inc.	008437	INV0000065632	General Management & Oversight 02/22	\$ 7,038.27
Rizzetta & Company, Inc.	008447	INV0000065936	Out of Pocket Expenses 01/22	\$ 117.26
Rizzetta Amenity Services, Inc.	008426	INV000000000094	Out of Pocket Expenses 12/21	\$ 100.40
Romaner Graphics	008420	32 20936	Maintenance & Repairs Sidewalk 01/22	\$ 15,550.00
Romaner Graphics	008420	20964	Pool Rules Sign Install 01/22	\$ 680.00
Romaner Graphics	008448	20996	Amenity Sign Touch Up Paint 02/22	\$ 305.00
Security Lock Systems of Tampa, Inc	008449	1785	Monthly Maintenance Service for Monitoring System 02/22	\$ 324.21
Spectrum	20220202-01	048209801011422	30400 Country Point Blvd TV 01/22	\$ 307.93
Steadfast Environmental, LLC	008450	SE-20457	Aquatic Maintenance 02/22	\$ 1,648.00
Stellar Electrical Services LLC	008438	12062021002	Circuit Extension From Pool Sub Panel To Parking Lot 02/22	\$ 2,121.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Stellar Electrical Services LLC	008427	12062021003	Interior and Exterior Clubhouse Lighting Repair 01/22	\$ 3,072.90
Straley Robin Vericker	008439	20993	Legal Services 01/22	\$ 2,495.95
Suncoast Pool Service	008451	7985	Monthly Pool Maintenance 02/22	\$ 900.00
United Building Maintenance, Inc.	008421	346	Cleaning Services 02/22	\$ 700.00
Vilo Fence LLC	008440	021422-Vilo Fence	Deposit For Tennis Court Door Replacement And Fence 02/22	\$ 640.00
Vilo Fence LLC	008428	350	Repair 3 Panels for Broken Fence 02/22	\$ 690.00
Withlacoochee River Electric Cooperative, Inc	008452	10270434 01/22	Summary Billing 01/22	\$ 8,239.03
Withlacoochee River Electric Cooperative, Inc	20220203-1	10270434 12/21	Summary Billing 12/21	<u>\$ 8,527.28</u>
Report Total				<u>\$ 130,024.21</u>