



Rizzetta & Company

Country Walk Community Development District

**Board of Supervisor's
Regular Meeting
July 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

July 7, 2022

Board of Supervisors
Country Walk Community
Development District

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Country Walk Community Development District will be held on **Thursday, July 14, 2022 at 6:00 p.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 June Aquatics Report.....Tab 1
 - B. Field Services Manager**
 1. Review of June Field Inspection Report.....Tab 2
 2. Consideration of Juniper Proposal to Replace
Beds Damaged by Duke Energy (**under separate cover**)
 3. Discussion of Hurricane Action Plan.....Tab 3
 - C. District Engineer**
 1. Review of Stormwater Needs Analysis Report.....Tab 4
 2. Discussion of Natural Areas Policy.....Tab 5
 3. Consideration of Steadfast Proposal to Remove
Dead Trees.....Tab 6
 4. Consideration of Pond Aeration Proposal.....Tab 7
 - D. Clubhouse Manager Report.....Tab 8**
 - E. District Counsel**
 - F. District Manager**
 1. Review of June District Manager Report.....Tab 9
 2. Review of May 2022 Financial Statement.....Tab 10
 3. Review of 2nd Quarter Website Audit Report.....Tab 11
 4. Review of Open Items.....Tab 12
- 4. BUSINESS ITEMS**
 - A. Consideration of Pool Heating Proposals.....Tab 13**

5. BUSINESS ADMINISTRATION

- A.** Consideration of Minutes of Board of Supervisors Meeting
held on June 9, 2022.....Tab 14
- B.** Consideration of Operation and Maintenance Expenditures
for May 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

Inspection Date:

6/29/2022 9:15 AM

Prepared by:

Victor Paniagua

Business Development Coordinator

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 15A

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

Low water level, though shoreline and water are clear. Routine maintenance and monitoring will continue here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 58

Condition: ☐Excellent ☒Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

Low water level; Shoreline grasses composed of Slender Spikerush. To be addressed on the next visitation.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

Inspection Report

SITE: 17A

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

Routine maintenance and monitoring will continue here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 17B

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

Shoreline and water are clear. Some debris collected here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

Inspection Report

SITE: 14

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

The water level is low, like on many ponds in the community. Recently exposed Slender Spikerush is present close to the bank. This strip of nuisance grasses will be hit during the next visitation.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	Moderate <input checked="" type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:
			Chara

SITE: 9

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Despite the low water level, the exposed bank is clear of vegetation, and the water is free of any algae activity.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 9A

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Shoreline is clear. Water has some algae. No other issues at this time

<u>WATER:</u>	Clear	<input checked="" type="checkbox"/> Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous
		Planktonic	<input checked="" type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 10A

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Pond is completely dry. We await the shipment of the oil retention bags to clear the oil which has been dumped into this pond. exposed grassed on the bank to be addressed on the next visitation.

<u>WATER:</u>	Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 13A

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

A mild planktonic algae bloom has appeared in this pond, not uncommon this time of year. This will be hit on the next visitation. An additional courtesy visit will likely happen sooner than the next scheduled visit.

<u>WATER:</u>	Clear	Turbid	✗Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	✗Surface Filamentous
		✗Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	✗Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
✗Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	✗Slender Spikerush	Other:	

SITE: 10

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

There are small amounts of Slender Spikerush on the bank which have become recently exposed/are vulnerable. These will be hit next visit.

<u>WATER:</u>	✗Clear	Turbid	Tannic
<u>ALGAE:</u>	✗N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	✗Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	✗Slender Spikerush	Other:	

MANAGEMENT SUMMARY



With the passing of the solstice, we are currently in the longest, hottest part of the year, the height of Summer. As such algae and vegetation is growing as rapidly as possible. At this time of year, it will be a cyclical battle against these forces until more frequent rainfall or cooler temperatures bring relief with the onset of Fall.

Our most recent treatment visit was this Monday, and evidence of our technician's treatment was apparent all throughout the community. Any recently treated algae and vegetation on all ponds will begin to decay following treatment, and will disappear over the course of 7-10 days.

On this visit, nearly all ponds noted were in great condition, with many showing obvious signs of having recently been treated and on their way to improving. Shoreline grasses were minimal. Algae was noted in some locations, but was very decayed, and the majority will decay as previously stated.

Pond 10, 13A, 14, and 58 was noted as an area of special interest. Technicians continue to attempt to treat the nuisance Slender Spike Rush through routine treatments, but this is a difficult process during the height of the growing season without the use of specialty herbicides or the stocking of Triploid Carp to assist. A proposal for either can be offered if the board so desires. Also, an additional courtesy visit has been scheduled for Friday to assist with hitting these problem areas while they are vulnerable before the rains set in.

Routine treatments will continue to maintain the appearance & health of the ponds as we make our way through the height of the growing season.

RECOMMENDATIONS

Continue to treat for algal activity to prevent/treat local bloom events.

Continue managing grasses, below the high water mark, though treatments may be reduced during the rainy season to avoid damaging stabilizing grasses on the upper bank.

Watch out for debris items being washed into the ponds.

Consider the use of specialty herbicides or carp stocking to address Slender Spike Rush on pond 10, 13A, 14, and 58.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Tab 2

COUNTRY WALK

FIELD INSPECTION REPORT



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



Rizzetta & Company
Professionals in Community Management

SUMMARY & AMMENITIES CENTER

General Updates, Recent & Upcoming Maintenance Events

- ❖ Palm trimming is still needing to be completed. This was back from the April report and the district was told by the end of May.
- ❖ Correct the red items from the report.
- ❖ Improve the bed weed control and vine control throughout district property.

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. Remove the dead from the African iris to the right of the entrance to the clubhouse.(Pic 1)



2. Diagnose and treat the decline in the schilling hollies on the east side of the clubhouse up against the building.
3. **Provide the district a price to provide a buffer hedge around the AC unit on the southeast side of the clubhouse.(Pic 3)**
4. Diagnose and treat the decline in the saint Augustine on the southside of the clubhouse next to the sitting area.(Pic 4)



POOL DECK, AMENITIES CENTER & COUNTRY POINT

5. Palm trimming throughout the community is still not completed. In April we were told by the end of May for tall palms and an earlier date for shorter palms. This is a contracted obligations that needs to be completed.

6. Remove the tall weeds coming up in the container under the flagpole in the front of the clubhouse.

7. Remove the cogon grass from the liriopie in the thumbnail island in the pool parking lot area.

8. Remove the sucker growth growing in the viburnum hedge around the pool pump area.

9. Remove the pine tree debris at the back entrance to the pool area near the pool pump.

10. Lift the singular oak tree up on the southwest side of the basketball court to the contracted height of 10 feet.(Pic 10)



11. Diagnose and treat the brown patches throughout the soccer field. Make sure there are no signs of fungus or grubs.(Pic 11>)

12. Clean up the sucker growth from the hollies on the inbound and outbound side beds at the soccer field parking lot entrance.

13. Continue to work on the anise hedge at the front berm are in the pool parking lot. Some areas have improved other have not.

14. Hand pull the sucker growth and vines growing in the same anise hedge as above. These need to be removed from the bottom.

15. Diagnose and treat the decline in the buford hollies on the inbound side of the main entrance to the community center area.(Pic 15)



16. Lift the oak tree to the contracted height of 15 feet near the tennis court parking lot.

17. Treat the crack and crevice weeds in the road gutter along country point Blvd.



COUNTRY POINT

18. During my inspection both on the inbound and outbound side of country point in the natural area we need a bed weed treatment. We have areas that are being overtaken with weeds.(Pic 18,18a)



19. Remove the tall weeds growing in the deer run center island bed.

20. Remove the trash in the bed at the deer run entrance center island.

21. Remove the moss from the crape myrtles on the out bound side of country point Blvd. just pass the deer run entrance behind the natural area.(Pic 21)

22. Remove the tall weeds in the pocket bed on the outbound side of country point Blvd. just

pass the deer run entrance where we have coontie palms and Indian hawthorne.

23. Diagnose and treat the hot spotting in the center island as you enter country walks main entrance to the community. *Is the irrigation not working in this area?(Pic 23)*



24. Remove the weeds from the Indian Harthorne on the entrance and exit side of the main entrance to country walk.(Pic 24 Next Page)

25. Provide the district pricing to replace the saint Augustine strip on the entrance side to country walks main entrance.

26. Remove the tall weeds in the parsoni juniper just inside the main entrance to the community on the inbound side near the portico.



COUNTRY POINT



25. Remove the tall weeds and treat the bed weeds in the natural area on the inbound side of country point Blvd.
26. Remove the vines and weeds in the Indian Hawthorne on the inbound side of country point blvd before you get to English turn way.
27. Trim the plant material at the colony park center island and remove the taller weeds.
28. Remove the palm chute suckers in the center island flax lily beds the country point blvd and english turn way intersection.
29. Treat the bed weeds in the natural area next to 4506 pointe o woods drive.
30. Treat the natural area for weeds next to 303595 five farms road.
31. The recently installed firebush is still struggling on fresh meadow way. Will juniper be supplying replacements for deceased material?
32. Push back the overgrowth growing over the metal railing fence on rolling greene drive before walker cup place.



Tab 3

COUNTRY WALK

FIELD INSPECTION REPORT



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



Rizzetta & Company
Professionals in Community Management

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POOL DECK, AMENITIES CENTER & COUNTRY POINT

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9. Remove the pine tree debris at the back entrance to the pool area near the pool pump.

10. **Lift the singular oak tree up on the southwest side of the basketball court to the contracted height of 10 feet.(Pic 10)**



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COUNTRY POINT

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COUNTRY POINT



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32. Push back the overgrowth growing over the metal railing fence on rolling greene drive before walker cup place.



Tab 4



2022 Hurricane Season

Dear Valued Customer,

Hurricane season is upon us once again. With any luck, all preparations will have been made for storms that don't materialize this season. Please consider the following suggestions with respect to your landscape:

1. The learning experiences from prior year's hurricanes taught us how vulnerable communications can be during and after severe storms. Even cellular systems were taxed by immense traffic making it difficult to communicate damage assessments and needed response approval. Avoid a delay in response to the needs of your property by acknowledging pre-approval authorization with your Juniper representative now. Further, exchange and update phone numbers to be used during emergency response situations with your Juniper representative as well.
2. Communicate any special needs to your Juniper representative that may be required by your insurance carrier to document damages and corrective actions resulting from storm related damages. As a matter of protocol, Juniper will photo document some representative damage and will journal manpower, equipment, and brief description of work provided.

In the event of a hurricane or severe storm event, be aware that Juniper does have a response action plan to address the landscape needs of our customers. We are preparing now to effectively respond to the landscape damages left behind by a potential hurricane. In the event of a hurricane, we will initially canvas every property that Juniper provides landscape or tree care services to and then will dispatch to customer authorized/approved clean-up sites based on the following priorities:

PRE-APPROVAL ITEMS -----VALID FOR 2 WEEKS POST EVENT

- Priority One- Clearing vehicle access to allow emergency personnel ability to service needs and access to your property (typically begins within 72 hours after a storm passes)
- Priority Two- Clearing debris from structural dwellings that may pose immediate risk or danger

ITEMS REQUIRING ADDITIONAL AUTHORIZATION POST EVENT

- Priority Three- Re-planting plant material that may have a chance of surviving if root-balls can be planted and watered soon (requires additional authorization). Plants that within our professional opinion can be salvaged and re-staked safely will be. Trees and/or plants that could create a liability will be removed.
- Priority Four- Trim and remove hazardous damaged limbs that still remain in trees versus on the ground (requires additional authorization)

As a company, we will be prepared to import additional Juniper resources from around the state if needed to help expedite clean-up response efforts. Once the priorities detailed above



2022 Hurricane Season

have been met, we would address chipping and removing tree limbs left on the ground from initial clearing efforts as well as removal of root balls and large wood remaining on properties. The final phase would include restoration of damages or losses resulting from the storm and associated clean-up. We would anticipate a return to expected maintenance operations the following week for all but the most severely debris impacted properties. These prices will be enforced for a two week period unless extended by mutual agreement. Following this time frame any proposal will be site specific and delivered to you by the Account Manager. Payment terms for all invoices are Net 30 days.

We encourage you to be as prepared as you can to help assure a timely and effective response should luck elude us and we once again face damaging storms.



HURRICANE/STORM PRICING PLAN

In the event a storm approaches or makes landfall in Central & SWFL, Juniper Landscaping will be prepared to respond to the needs of your property. During service operations, our proactive communication will position us for responsiveness and help you make the best-informed decisions. Our entire management team is equipped with smart phone technology and available for contact 24 hours a day. Juniper Landscaping will always be equipped with all the materials needed for proactive preparedness of any storm. When conditions are safe for our teams to deploy, our cleanup efforts will begin by clearing all exits and roadways of debris for emergency vehicle access.

All emergency clean-up and debris removal will be priced at a **Time and Material Rate** as follows:

\$80.00 per man hour (labor clean up, tree removal).

\$345.00 per truck of debris removed.

\$165.00 per hour for use of heavy equipment (includes operator).

\$65.00 staking of trees/palms (cost of materials), larger trees may have additional charges.

The rates above are Juniper's standard pricing for storm cleanup. However, Juniper will honor contract pricing if stated and different than above.

Our Standard Operating Procedure Is:

- Clearing Roadways and Exits First.
- Clearing Any Debris Off Homes or Property, Unless Notified Otherwise.
- Staking/Replanting of Downed Palms or Trees.
- Debris Clean Up Common areas.

Juniper landscaping appreciates your business and will take all necessary steps for a quick and safe response to your property during a storm. In the event a Hurricane shall track toward Central or SWFL, a Juniper Landscaping representative will complete a pro-active tour of the property, keep in constant contact with the property manager or representative(s) for the community, and create a cleanup plan to allow safe entry and existing to the community.

By signing below, you agree to the above referenced pricing in the event a storm shall approach and give full authorization for Juniper Landscaping to proceed when conditions are safe **without any further approval needed**. It will be necessary for a Juniper Account Manager or representative to have full access to any locked exit, or entry gates to the community, along with full authorization for any assistants needed from a sub-contractor or affiliate of Juniper Landscaping to enter the property.

Any letters not signed, we must prioritize clients who have approved prior to any storms.

PROPERTY NAME: _____ NOT TO EXCEED AMOUNT: \$ _____

PROPERTY MANAGER/REPRESENTATIVE: _____ MGMT COMPANY _____

ACCOUNT MANAGER/JUNIPER REPRESENTATIVE: _____

APPROVAL SIGNATURE: _____

DATE: _____

THANK YOU FOR CHOOSING JUNIPER LANDSCAPING!

AM INITIALS: _____

Tab 5



June 16, 2022

STORMWATER NEEDS ANALYSIS REPORT

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
Pasco County, Florida**

21-02480-001

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Contents

PURPOSE AND SCOPE	1
GENERAL INFORMATION.....	1
EXISTING PUBLIC FACILITIES	1
STORMWATER MANAGEMENT FACILITIES	1
COST ESTIMATION.....	
INVENTORY SHEETS & INVENTORY ESTIMATE.....	
STORMWATER NEEDS ANALYSIS REPORTING.....	

List of Figures

Figure 1

Location Map/Site Plan



PURPOSE AND SCOPE

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include many assumptions about future actions. These assumptions are based on any available information coupled with best professional judgment.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the “program” is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The “system” comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

This report consists of the filled out template for Local Governments and Special Districts for Performing a Stormwater Needs Analysis Pursuant to Section 5 of Section 403.9302, Florida Statutes along with an inventory spreadsheet collected using as-builts and existing permitting to complete the stormwater needs analysis reporting.

GENERAL INFORMATION

Country Walk Community Development District (“District”) is located in Wesley Chapel in Pasco County, Florida. The District was established for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District.

EXISTING PUBLIC FACILITIES

STORMWATER MANAGEMENT FACILITIES

The District-wide Stormwater system consists of wet retention ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water retained. In general, the stormwater runoff will flow from the developed parcels to the roads into the ponds/lakes via inlet structures, overland flow, and pipes. The CDD currently owns the community stormwater management facilities which provide stormwater treatment and storage for the Country Walk development as permitted by the Southwest Florida Water Management District. The District will be responsible for maintaining the stormwater management facilities on district owned properties.



COST ESTIMATION

Routine Operations and Maintenance

The routine operations and maintenance costs are designated for pond maintenance items which includes aquatic maintenance contracts, emergency pond or pipe repairs, and any contingency for stormwater-related maintenance activities. The current costs for the above mentioned line items were taken from the current budget for the operations and maintenance. Future costs are anticipated to increase 10% per 5 years and is reflected in the report spreadsheet accordingly.

End of Useful Life/Replacement Costs

The cost estimation portion of the report for end of useful life/replacement cost was completed by taking an inventory of the existing infrastructure the CDD maintains per the record drawings of the community, and assigning a service life and unit cost for replacement for each infrastructure item. Assignment of service life and unit cost is based on industry standard expected service life and current FDOT historical cost data. Other factors such as real knowledge based on any recent community inspections and most recent bids for similar infrastructure replacement were considered in the assignment of service life and unit cost. An inflation rate each year of 3% was assumed. It was also assumed that no infrastructure replacement had occurred to date for consistency in estimation and possibility of underestimating costs. Costs were projected to the assigned service life however only the next 20 years as requested are shown in this report.

Note, that these estimates are intended to be a reflection of anticipated reserves needed and not for use in routine operation and maintenance annual budgeting unless desired by the CDD board. It is acknowledged that the CDD board has the ability and responsibility to explore multiple options for funding of the future replacement noted and the cost estimation does not reflect any currently planned projects to be actively funded. In short, assessments and funding it is at the complete discretion of the CDD board.



STORMWATER NEEDS ANALYSIS REPORT

Country Walk CDD

Location Map/Site Plan





STORMWATER NEEDS ANALYSIS REPORT

Country Walk CDD

FACILITY OWNER:		COUNTRY WALK			
INVENTORIED BY:		Alexandra Serra			
CDD TOTALS		QTY	SERVICE LIFE (YRS)	UNIT COST TO REPLACE	2023
POND PERIMETER:		39,084 LF	75	\$ 60.00	\$ 39,278.74
DREDGING		41 AC	75	\$ 40,000.00	\$ 27,238.93
CONTROL STRUCTURE:		8 EA	50	\$ 5,000.00	\$ 1,152.09
MITERED END SECTION:		57 EA	50	\$ 2,500.00	\$ 4,104.33
SMALL PIPE (≤ 18"):		20,624 LF	50	\$ 80.00	\$ 47,522.33
MEDIUM PIPE (24" to 42"):		8,639 LF	50	\$ 115.00	\$ 28,613.33
Ditch Bottom Inlet		23 EA	50	\$ 5,000.00	\$ 3,312.26
CURB INLET:		190 EA	50	\$ 7,000.00	\$ 38,307.06
MANHOLE:		39 EA	50	\$ 3,000.00	\$ 3,369.87
CONCRETE FLUME		41 EA	50	\$ 1,000.00	\$ 1,180.89
					\$ 194,079.84

1st 5 YR Total Cost (YRS 2023-2027)	2nd 5 YR Total Cost (YRS 2028-2032)	3rd 5 YR Total Cost (YRS 2033-2037)	4th 5 YR Total Cost (YRS 2038-2042)
\$1,030,396.24	\$1,194,511.65	\$1,384,766.39	\$1,605,323.77

**Using a 3% inflation rate year over year.

STORMWATER INVENTORY ESTIMATE

FACILITY OWNER: COUNTRY WALK

INVENTORIED BY: Alexandra Serra

INFLATION RATE: 3.00%

DATE: 3/30/2022

CONSTRUCTION DATE: 1/1/2007

		SERVICE	UNIT																				REPLACE-	YEARS		
		LIFE (YRS)	COST	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2042	MENT	TO		
CDD TOTALS	QTY	UNIT																								REPLACE
POND PERIMETER:	39,084 LF	75	\$60.00	\$39,278.74	\$40,457.10	\$41,670.81	\$42,920.93	\$44,208.56	\$45,534.82	\$46,900.86	\$48,307.89	\$49,757.13	\$51,249.84	\$52,787.34	\$54,370.96	\$56,002.08	\$57,682.15	\$59,412.61	\$61,194.99	\$63,030.84	\$64,921.76	\$66,869.42	\$68,875.50	12/13/2081	59.70	
	40.66 AC	75	\$27,238.93	\$28,056.10	\$28,897.78	\$29,764.72	\$30,657.66	\$31,577.39	\$32,524.71	\$33,500.45	\$34,505.47	\$35,540.63	\$36,606.85	\$37,705.05	\$38,836.21	\$40,001.29	\$41,201.33	\$42,437.37	\$43,710.49	\$45,021.81	\$46,372.46	\$47,763.63	12/13/2081	59.70		
	CONTROL STRUCTURE:	8 EA	50	\$5,000.00	\$1,152.09	\$1,186.65	\$1,222.25	\$1,258.92	\$1,296.69	\$1,335.59	\$1,375.66	\$1,416.93	\$1,459.44	\$1,503.22	\$1,548.32	\$1,594.77	\$1,642.61	\$1,691.89	\$1,742.64	\$1,794.92	\$1,848.77	\$1,904.23	\$1,961.36	\$2,020.20	12/19/2056	34.72
	MITERED END SECTION:	57 EA	50	\$2,500.00	\$4,104.33	\$4,227.46	\$4,354.28	\$4,484.91	\$4,619.46	\$4,758.04	\$4,900.78	\$5,047.81	\$5,199.24	\$5,355.22	\$5,515.87	\$5,681.35	\$5,851.79	\$6,027.34	\$6,208.16	\$6,394.41	\$6,586.24	\$6,783.83	\$6,987.34	\$7,196.96	12/19/2056	34.72
	SMALL PIPE (6-18"):	20,624 LF	50	\$80.00	\$47,522.33	\$48,948.00	\$50,416.44	\$51,928.93	\$53,486.80	\$55,091.40	\$56,744.14	\$58,446.47	\$60,199.86	\$62,005.86	\$63,866.03	\$65,782.01	\$67,755.48	\$69,788.14	\$71,881.78	\$74,038.24	\$76,259.38	\$78,547.17	\$80,903.58	\$83,339.69	12/19/2056	34.72
	MEDIUM PIPE (24" to 42"):	8,639 LF	50	\$115.00	\$28,613.33	\$29,471.73	\$30,355.88	\$31,266.56	\$32,204.56	\$33,170.69	\$34,165.82	\$35,190.79	\$36,246.51	\$37,333.91	\$38,453.93	\$39,607.54	\$40,795.77	\$42,019.64	\$43,280.23	\$44,578.64	\$45,916.00	\$47,293.48	\$48,712.28	\$50,173.65	12/19/2056	34.72
	Ditch Bottom Inlet	23 EA	50	\$5,000.00	\$3,312.26	\$3,411.63	\$3,513.98	\$3,619.40	\$3,727.98	\$3,839.82	\$3,955.02	\$4,073.67	\$4,195.88	\$4,321.75	\$4,451.41	\$4,584.95	\$4,722.50	\$4,864.17	\$5,010.10	\$5,160.40	\$5,315.21	\$5,474.67	\$5,638.91	\$5,808.08	12/19/2056	34.72
	CURB INLET:	190 EA	50	\$7,000.00	\$38,307.06	\$39,456.28	\$40,639.96	\$41,859.16	\$43,114.94	\$44,408.39	\$45,740.64	\$47,112.86	\$48,526.24	\$49,982.03	\$51,481.49	\$53,025.94	\$54,616.71	\$56,255.22	\$57,942.87	\$59,681.16	\$61,471.59	\$63,315.74	\$65,215.21	\$67,171.67	12/19/2056	34.72
	MANHOLE:	39 EA	50	\$3,000.00	\$3,369.87	\$3,470.97	\$3,575.09	\$3,682.35	\$3,792.82	\$3,906.60	\$4,023.80	\$4,144.51	\$4,268.85	\$4,396.92	\$4,528.82	\$4,664.69	\$4,804.63	\$4,948.77	\$5,097.23	\$5,250.15	\$5,407.65	\$5,569.88	\$5,736.98	\$5,909.09	12/19/2056	34.72
	CONCRETE FLUME	41 EA	50	\$1,000.00	\$1,180.89	\$1,216.32	\$1,252.81	\$1,290.40	\$1,329.11	\$1,368.98	\$1,410.05	\$1,452.35	\$1,495.92	\$1,540.80	\$1,587.02	\$1,634.63	\$1,683.67	\$1,734.18	\$1,786.21	\$1,839.80	\$1,894.99	\$1,951.84	\$2,010.39	\$2,070.71	12/19/2056	34.72
Individual Yr Total			\$194,079.84	\$199,902.24	\$205,899.30	\$212,076.28	\$218,438.57	\$224,991.73	\$231,741.48	\$238,693.73	\$245,854.54	\$253,230.17	\$260,827.08	\$268,651.89	\$276,711.45	\$285,012.79	\$293,563.18	\$302,370.07	\$311,441.17	\$320,784.41	\$330,407.94	\$340,320.18				

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document. Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (i.e., dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (i.e., the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (*e.g.*, Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Country Walk CDD
Name of stormwater utility, if applicable:	n/a
Contact Person	
Name:	Matthew Huber
Position/Title:	District Manager
Email Address:	mhuber@rizzetta.com
Phone Number:	813-933-5571

Indicate the Water Management District(s) in which your service area is located.

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | Northwest Florida Water Management District (NFWFMD) |
| <input type="checkbox"/> | Suwannee River Water Management District (SRWMD) |
| <input type="checkbox"/> | St. Johns River Water Management District (SJRWMD) |
| <input checked="" type="checkbox"/> | Southwest Florida Water Management District (SWFWMD) |
| <input type="checkbox"/> | South Florida Water Management District (SFWMD) |

Indicate the type of local government:

- | | |
|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Municipality |
| <input type="checkbox"/> | County |
| <input checked="" type="checkbox"/> | Independent Special District |

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

The District-wide Stormwater system consists of wet retention ponds/lakes to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water retained. In general, the stormwater runoff will flow from the developed parcels to the roads into the ponds/lakes via inlet structures, overland flow, and pipes. The CDD will be responsible for maintaining the stormwater management facilities on district owned properties.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?
If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?
If no, do you have another funding mechanism?
If yes, please describe your funding mechanism.

Ad valorem taxes pursuant to the operations and maintenance assessments set forth by the CDD
- Does your jurisdiction have a Stormwater Master Plan or Plans?
If Yes:
How many years does the plan(s) cover?
Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?
If Yes, does it include 100% of your facilities?
If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	No
An illicit discharge inspection and elimination program?	No
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	No
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?	No
A system for managing stormwater complaints?	No
Other specific activities?	

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

No

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, <i>etc.</i> ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, <i>etc.</i> ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vacator trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, <i>etc.</i>)?	
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, <i>etc.</i> ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	29,263.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	0.00	
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	28	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :		
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	0	
Other:		
Control Structures/Weirs	8.00	
Mitered End Section	57.00	
Manholes	39.00	
Ditch Bottom Inlet	23.00	
Curb Inlet	190.00	
Concrete Flume	41.00	
Notes or Comments on any of the above:		

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	
Rain gardens	No	
Green roofs	No	
Pervious pavement/pavers	No	
Littoral zone plantings	Yes	
Living shorelines	No	

Other Best Management Practices:

Please indicate which resources or documents you used when answering these questions (check all that apply).

- ☐ Asset management system
- ☐ GIS program
- ☐ MS4 permit application
- ☒ Aerial photos
- ☐ Past or ongoing budget investments
- ☐ Water quality projects

Other(s):

Asbuilts, SWFWMD/ERP Permits

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

n/a

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

n/a

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	29	29	32	35	39
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
n/a					

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
n/a					

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source**5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
n/a					

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
n/a					

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify: <input type="text"/>
<input type="checkbox"/>	Other(s): <input type="text"/>

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
n/a					

Resiliency Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
n/a					

- Has a vulnerability assessment been completed for your jurisdiction's storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)					
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
		1,030	195	1,385	1,605

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)					
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	28	28					
2017-18	28	28					
2018-19	104	104					
2019-20	39	39					
2020-21	30	30					

Expansion

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Resiliency

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	29	32	35	39
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	1,030	195	1,385	1,605
Total Committed Revenues (=Total Committed Projects)	1,059	227	1,420	1,644

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Additional Table Rows

Choose from the drop-down lists for Project Type and Funding Source Type, then fill in the project name and expenditure estimates.

Rows that are highlighted RED are either missing information in a "Project & Type Information" column or have zero expenditures.

[Link to aggregated table to crosscheck category totals and uncategorized projects.](#)

[illegible]

[illegible]

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0

Tab 6

Natural Areas Policy Statement

The following is the policy statement of the District as it regards the natural buffer or environmentally sensitive areas that are scattered in large numbers throughout the Community. This policy statement is consistent with the policies of other governments including Pasco County and the State of Florida as it regards natural upland and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Any vegetation that dies or is damaged by storms or other “acts of God” is to remain in its existing configuration within these areas to fulfill its role in nature’s process.

Trees, within or immediately adjacent to these areas that have died and appear to pose a threat of falling and damaging an abutting property owner’s property may be addressed by the abutting property owner. The abutting property owner must initially contact the Pasco County Development Review Division or the Southwest Florida Water Management District (SWFWMD) to assess the threat. Any subsequent trimming and/or removal, if warranted/permitted by the appropriate governing entity shall be done at the expense of the abutting property owner. The goal is to prohibit or minimize disturbance to these areas.

In the event that a tree does fall onto another’s property, that property owner has the right to cut back or “limb” the tree, as necessary to their individual property line. The rest of the tree is to be left alone. Notwithstanding, removal of native vegetation within and immediately surrounding these areas is discouraged and may be restricted or prohibited by Pasco County, and ultimately the Southwest Florida Water Management District (SWFWMD) to protect the upland/wetland area or water body. Ultimately, no one is allowed to encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind.

The above policy statement may be amended as the District Board of Supervisors deems necessary.

Tab 7



Steadfast Environmental, LLC

FKA Flatwoods Environmental

30435 Commerce Drive Ste 102 | San Antonio, FL 33576

813.836.7940 | office@steadfastenv.com

www.SteadfastEnv.com

Proposal

Date 6/10/2022

Proposal #

518

Customer Information		Project Information Countrywalk CDD Pond 5A Dead ...	
Countrywalk CDD Rizzetta & Company Matt Huber, District Manager 5844 Old Pasco Rd. Suite 100 Wesley Chapel, FL 33544	Contact Phone 813.994.1001 E-mail hoainvoices@rizzetta.com Account #	Countrywalk CDD Pond 5A Cons. Buffer Dead Tree Removal	Proposal Prepared By: Kevin Riemensperger Type Of Work Tree Removal

Steadfast Environmental, LLC. formally known as Flatwoods Environmental proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
Removal of 17 deceased trees of varying sizes. all within the conservation buffer which runs along the back side of pond 5A. Scope: Flush cut dead trees at base, once down trees will be scattered within the natural area as refill to decay naturally and provide cover area for wildlife. Larger trees to be taken down from the top. EST timeframe: 1-2 Days		1,550.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total

\$1,550.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

Tab 8



Steadfast Environmental, LLC

FKA Flatwoods Environmental

30435 Commerce Drive Ste 102 | San Antonio, FL 33576

813.836.7940 | office@steadfastenv.com

www.SteadfastEnv.com

Proposal

Date

6/6/2022

Proposal #

510

Customer Information		Project Information Countrywalk CDD Pond 3C Aerat...	
Countrywalk CDD Rizzetta & Company Matt Huber, District Manager 5844 Old Pasco Rd. Suite 100 Wesley Chapel, FL 33544	Contact Phone 813.994.1001 E-mail hoainvoices@rizzetta.com Account #	Countrywalk CDD Pond 3C Aeration Install	Proposal Prepared By: Kevin Riemensperger Type Of Work Aeration Inst

Steadfast Environmental, LLC. formally known as Flatwoods Environmental proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
AerMaster Pro 5 Rocking Piston Pond Aerator Kit: 1/2 hp Quantum™ Rocking Piston Compressor (Made in the USA) 70db 600' - 3/8" weighted tubing (2) Dual Head Air diffusers with check valve and diffuser base Powder-coated Aluminum cabinet with circulating fans 2 Way Valved Outlet Can aerate up to 40' deep 4.3 CFM of air up to 5 psi 220 CFM Circulating Fans 3.6 amps @115v 1.8 amps @230v 3-year-warranty All parts and labor required for install included.		3,950.00
Electricial Pedestal and Meter to be installed by Certified & Licensed Electrical Contractor. Contractor to coordinate with Steadfast Environmental, all permits, labor and material to be furnished by Electrical Contractor & Steadfast Env.		5,800.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total

\$9,750.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

Tab 9

Monthly Manager's Report – Country Walk



Country Walk Community Development District (CDD)

Country Walk Clubhouse

30400 Country Point Blvd. • Wesley Chapel, FL • 33543

Phone: 813-991.6102 • Fax: 813-991.6127

Operations/Maintenance Updates & Date: June 2022

- Had new pet waste stations installed on Sotogrande Loop and Pecan Valley Loop.
- Had window sill in fitness center bathroom replaced as previous one had broken in half.
- Had crumbling stonework at bridge on Fresh Meadow Way repaired.
- Had basketball court and community tennis courts resurfaced.
- Executed proposal to re-level all off kilter drains out by the pool bar area.
- Submitted proposal for the removal of several dead trees (17) along pond 5A on Olympic Club Way.
- Contacted Florida Patio Furniture and requested a new proposal for the sling style pool furniture they first submitted to us this past February, as the Board seems to be prioritizing this project for the next fiscal year. Told that the pricing is still the same for now (\$21690) but will increase in 2023.
- Met with Stellar Electric to discuss providing power to the subdivision monuments. Proposal pending. Also exploring the option to go with a high end solar solution. Requested separate proposal for repairs to outages throughout the amenities areas (clubhouse interior/exterior, fitness center, pool bar area, pool bar restrooms, and pavilion). Proposals pending.
- Executed proposal to replace the flag in front of the clubhouse as the current one is torn.
- Had leaking cycle stop repaired at the well pump station nearest the tennis courts.
- Had Osprey nests over the tennis courts removed and industrial grade cones installed to prevent future nests from being built.
- Washed all pool furniture with soap and water as recommended (monthly).
- Logged and reported all potholes in community to Pasco County (monthly).



Rizzetta & Company

- Patrolled community for street light outages (monthly) and reported them to WREC.

Projected Projects:

- Re-strapping and powder coating the chairs at the lap and recreational pools, or possibly replacing with all new sling style furniture if the Board desires to go that route.

Vendor Site Visits Performing a Service:

- Insect IQ on site to perform monthly maintenance.
- Aquarius on site to install new electrical box, new piping, new valves, and spot treat the clubhouse and surrounding area for rust.
- DCSI on site to address connectivity issues with AEC (software that enables activation and monitoring of access cards).

Off Duty Sheriff Reports:

- See attached file for patrol details.

Gym Equipment/Playground/Pool Safety Checks:

- Playground safety inspection performed June 2nd.

Facilities Usage:

- Bridgewater CDD met in the clubhouse lobby on June 14th, 1pm.
- Country Walk HOA met in the clubhouse lobby for their regular monthly meeting on June 6th, 7pm.
- Country Walk CDD met in clubhouse lobby for their regular monthly meeting on June 9th, 6pm.
- Soccer Shots ran their weekly soccer clinic on beginning on June 7th, 5pm.
- MahJong group met in the clubhouse lobby June 2nd, 14th, 21st, and 28th @ 6pm.
- 5 Private parties held in the clubhouse.
- 6 Private parties held at the pool bar.

Resident Payment Log:

- See attached files for Monthly Financial Transactions as well as Access Card Log for the month of June.



Rizzetta & Company

Upcoming Events:

- Paint & Sip event, July 15th @ 6:30pm.
- Back to School Party, July 31st, 12-3pm.

Board of Supervisor's Requests & Updates:

- None to report.

Resident Requests:

- To add landscaping to the common area near 4318 English Turn Way. Proposal from Juniper Landscaping submitted to District Management for review.



Rizzetta & Company

Exhibits:

New Pet Waste Stations:



Rizzetta & Company

Stonework on Bridge at Fresh Meadow Way (Before):



Rizzetta & Company

After:



Rizzetta & Company

Broken Window Sill in Fitness Center Bathroom (Before):



Rizzetta & Company



Rizzetta & Company

After:



Rizzetta & Company

Resurfaced Basketball Court:



Rizzetta & Company

Resurfaced Tennis Courts:



Rizzetta & Company

Flag in front of the Clubhouse (Before):



Rizzetta & Company

After:

PENDING



Rizzetta & Company

Drains at Pool Bar Area (Before):



Rizzetta & Company

After:

PENDING



Rizzetta & Company

Leaking Cycle Stop (Before):



Rizzetta & Company

After:



Rizzetta & Company

Osprey Nests at Tennis Courts (Before):



Rizzetta & Company

After:

PENDING



Rizzetta & Company

DEPUTY REPORT

OFF DUTY PATROL LOGS

June 2022

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Country Walk CDD
Report Sent To: Country Walk CDD
Employee Reporting : Larry Roberts
Date of Work : 06/07/2022

Event Number : 2022300464
Arrival Time : 1900
On arrival did you check in : no
Number of field interview reports: 0
Number of parking tickets: 0
Amount of time running radar: 2 hours

Were there any other types of violations, such as trespassing, written warnings :
0

Please document a detailed Narrative of events that took place during your detail:

Provided over watch and security throughout the community. I was unable to issue parking citations due to inclement weather or conduct traffic enforcement

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Country Walk

Report Sent To: N/A

Employee Reporting : M. Brewer

Date of Work : 6/10/22

Event Number : 2022306099

Arrival Time : 1800

On arrival did you check in : Yes

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :
see below

Please document a detailed Narrative of events that took place during your detail:

Upon arrival, I arrived at the clubhouse and spoke to the on duty manger and inquired about issues in the community. I patrolled the community to include the guard house, dog-park, tennis courts, newly developed houses and ponds. I also conducted foot patrols of the pavilion, playground, basketball court, soccer field and pool area. I repeated these activities throughout my shift. I did not observe any suspicious activity during this shift.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Country Walk CDD
Report Sent To: Country Walk CDD
Employee Reporting : Larry Roberts
Date of Work : 06/16/2022

Event Number : 2022316036
Arrival Time : 1700
On arrival did you check in : yes
Number of field interview reports: 0
Number of parking tickets: 0
Amount of time running radar: 0

Were there any other types of violations, such as trespassing, written warnings :
0

Please document a detailed Narrative of events that took place during your detail:

Provided over watch and security throughout the community. I was unable to issue parking citations due to inclement weather or conduct traffic enforcement.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: Country Walk
Report Sent To: NA
Employee Reporting : Sergeant Wayne Mulder 3917
Date of Work : 06/22/2022

Event Number : 2022328338
Arrival Time : 1900 HRS
On arrival did you check in : Yes- see notes
Number of field interview reports: 0
Number of parking tickets: 0
Amount of time running radar: 0- traffic enforcement/ 45 minutes

Were there any other types of violations, such as trespassing, written warnings :
no- handled call for service [see notes]

Please document a detailed Narrative of events that took place during your detail:

Checked in at clubhouse. Conducted traffic enforcement- no violations. Drove all streets in community several times. Handled call for service 2022328553, in reference to "noisy kids." Nothing suspicious observed. Detailed notes can be provided upon request, are not included here due to character limit.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Sean Craft ,

You are receiving this notification because you have been identified as the Contact to receive the Activity Report Notification being submitted.

The following are the responses reported by the employee noted having worked your service request on the date noted.

Employer: PSO
Report Sent To: Country Walk Community

Employee Reporting : W. Nelson
Date of Work : 06/25/2022

Event Number : 2022333897
Arrival Time : 1800
On arrival did you check in : Yes
Number of field interview reports: NA
Number of parking tickets: NA
Amount of time running radar: NA

Were there any other types of violations, such as trespassing, written warnings :
NA

Please document a detailed Narrative of events that took place during your detail:

On the listed date and time I conducted multiple patrols around the listed community and observed no signs of suspicious activity nor did I see any suspicious people during my patrols. No further action.... WN6016

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Tab 10



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 11, 2022, at 6:00pm
- **Next Election (Seats):** Term 11/18 – 11/22 (Seat 4- George) Unopposed; Term 11/18-11/22 (Seat 5- Luanne) Unopposed

District Manager's Report

July 14

2022

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FINANCIAL SUMMARY

5/31/2022

General Fund Cash &
Investment Balance:

\$940,088

Reserve Fund Cash &
Investment Balance:

\$1,488,386

Debt Service Fund
Investment Balance:

\$303,749

**Total Cash and Investment
Balances:**

\$2,732,223

**General Fund Expense
Variance: \$74,497**

**Over
Budget**



Supervisor Request Updates

Budget- The General Fund is over budget by \$74,497. Items from line-items Sidewalk Repair & Maintenance & Lake/Pond Bank Maintenance has been coded to the reserves, but it will show on the June Financials. Overall, the District is under Budget for the year.

Supervisor Requests

- Proposed Budget- Country Walk Adopted Proposed Budget for FY 2022-2023 was sent to the County and mailed to the residents of Country Walk. Which puts the District on track for the Public Hearing in August.
- Country Walk Storm Water Needs Analysis-Country Walk Storm Water Needs Analysis was sent to the County. Country Walk complies with the County regulations.
- Residents have been reaching out to myself about the increase in assessments regarding the budget. There haven't been any issues so far.
- Fishing on Waterville-The resident was notified by certified mail that their credentials would be suspended from July 3, 2022, to July 9, 2022.
- Resident on Hatz Way- The resident was notified by certified mail instructing them not to place personal items on CDD property. As of today, there has been no response.
- Country Walk Calendar- Country Walk CDD calendar was sent to the Board and saved on the shared drive.
- Pond Clean-up- Oil contaminates was dump down a storm drain which flowed into a small pond n Sotogrande Loop. We executed a proposal to have Steadfast clean the pond. As of 7.7.22 Steadfast hasn't received the ordered chemical parts so I asked them to put a barrel around the pond so animals or people can't get into the pond.
- Professional Field Service Contract- I sent the Field Service Contract to the Board as requested.
- PC Consultants-The Board is paying for two email domains. Countrywalkwc.net and Countrywalkwc.com. The Board went with Countrywalkwc.net doing inception since Countrywalkwc.com wasn't available. The Board can cancel one of the domains and receive a partial refund of the \$35 yearly fee.
- Blue Dye- I reached out to Steadfast regarding the Blue Dye for the ponds. They informed me that Blue Dye has gotten very expensive. There are focusing on providing other methods to improve quality without increasing cost for the District.
- Light Poles Repair- I spoke with the Line Crew Supervisor Kevin Hays and he informed me that they 're 2-3 months behind. They are waiting on the appropriate paint, but this is on backorder because of the shortage.



Rizzetta & Company

- Back to School- I assisted Board of Supervisor Lou with his donation to the Back-to-School event. Accounting has received the donation and it will show up in the Country Walk Finals.
- The Community Updates- MP II & MP III Joint Meeting- MP II & MP III had a joint meeting on 6-29-2022 to discuss issues regarding Wrencrest. Both Districts plan to meet again within the next two months.

Tab 11



Rizzetta & Company

Country Walk Community Development District

**Financial Statements
(Unaudited)**

May 31, 2022

Prepared by: Rizzetta & Company, Inc.

countrywalkcdd.org
rizzetta.com

Country Walk Community Development District

Balance Sheet

As of 5/31/2022

(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	164,588	0	0	164,588	0	0
Investments	775,500	0	303,749	1,079,249	0	0
Investments - Reserves	0	1,488,386	0	1,488,386	0	0
Accounts Receivable	1,203	0	574	1,777	0	0
Prepaid Expenses	7,500	0	0	7,500	0	0
Deposits	15,437	0	0	15,437	0	0
Due From Other Funds	0	0	1,950	1,950	0	0
Due From Others	0	0	0	0	0	0
Amount Available-Debt Service Fund	0	0	0	0	0	306,274
Amount To Be Provided-Debt Service	0	0	0	0	0	4,413,726
Fixed Assets	0	0	0	0	6,072,546	0
Total Assets	964,228	1,488,386	306,274	2,758,887	6,072,546	4,720,000
Liabilities						
Accounts Payable	37,938	0	0	37,938	0	0
Sales Tax Payable	97	0	0	97	0	0
Accrued Expenses Payable	14,338	0	0	14,338	0	0
Other Current Liabilities	0	0	0	0	0	0
Due To Other Funds	1,950	0	0	1,950	0	0
Rental Deposits	2,200	0	0	2,200	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	4,720,000
Total Liabilities	56,523	0	0	56,523	0	4,720,000
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	266,274	(5,832)	(95,250)	165,193	0	0
Total Fund Equity & Other Credits	907,705	1,488,386	306,274	2,702,365	6,072,546	0
Total Liabilities & Fund Equity	964,228	1,488,386	306,274	2,758,887	6,072,546	4,720,000

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 5/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	134	134	0.00%
Special Assessments					
Tax Roll	1,028,000	1,028,000	1,031,544	3,544	(0.34)%
Other Miscellaneous Revenues					
Miscellaneous	0	0	8,896	8,896	0.00%
Total Revenues	<u>1,028,000</u>	<u>1,028,000</u>	<u>1,040,573</u>	<u>12,573</u>	<u>(1.22)%</u>
Expenditures					
Legislative					
Supervisor Fees	13,000	8,667	8,600	67	33.84%
Financial & Administrative					
Administrative Services	6,120	4,080	4,080	0	33.33%
District Management	36,225	24,150	24,150	0	33.33%
District Engineer	18,000	12,000	30,973	(18,973)	(72.06)%
Disclosure Report	1,600	1,600	1,500	100	6.25%
Trustees Fees	6,000	6,000	1,886	4,114	68.57%
Tax Collector/Property Appraiser Fees	150	150	150	0	0.00%
Financial & Revenue Collections	5,355	3,570	3,570	0	33.33%
Accounting Services	22,440	14,960	14,960	0	33.33%
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	1,333	591	742	70.43%
Miscellaneous Mailings	1,000	667	0	667	100.00%
Dues, Licenses & Fees	1,000	870	1,582	(712)	(58.23)%
Website Hosting, Maintenance, Backup (and Email)	3,640	2,938	2,938	1	19.29%
Legal Counsel					
District Counsel	20,000	13,333	27,445	(14,112)	(37.22)%
Law Enforcement					
Deputy	30,000	20,000	7,140	12,860	76.20%
Electric Utility Services					
Utility Services	30,000	20,000	16,198	3,802	46.00%

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 5/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Street Lights	80,000	53,333	47,948	5,385	40.06%
Garbage/Solid Waste Control Services					
Garbage-Recreation Facility	750	500	621	(121)	17.22%
Solid Waste Assessment	1,000	1,000	991	9	0.94%
Water-Sewer Combination Services					
Utility Services	7,250	4,833	5,557	(724)	23.35%
Stormwater Control					
Aquatic Maintenance	23,000	15,333	13,184	2,149	42.67%
Lake/Pond Bank Maintenance	1,500	1,000	12,000	(11,000)	(700.00)%
Fountain Service Repair & Maintenance	2,000	1,333	750	583	62.50%
Stormwater Assessment	2,250	2,250	1,933	317	14.06%
Other Physical Environment					
Field Operations	7,800	5,200	5,200	0	33.33%
Landscape Replacement Plants, Shrubs, Trees	25,000	16,667	18,771	(2,105)	24.91%
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	4,000	3,160	840	47.33%
Entry & Walls Maintenance	2,500	1,667	1,243	424	50.29%
Landscape Maintenance	135,780	90,520	106,908	(16,388)	21.26%
Tree Trimming Services	5,000	3,333	2,912	421	41.75%
Irrigation Repairs	18,000	12,000	31,225	(19,225)	(73.47)%
Holiday Decorations	17,000	17,000	15,000	2,000	11.76%
Landscape Mulch	30,800	20,533	23,884	(3,351)	22.45%
Annual Flower Rotation	25,100	16,733	12,550	4,183	50.00%
Top Choice Ant Treatment	6,300	4,200	0	4,200	100.00%
Stormwater Pond Cutbacks	9,000	6,000	6,245	(245)	30.61%
Multi-Purpose Field Maintenance	11,500	7,667	0	7,667	100.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	2,500	1,667	0	1,667	100.00%
Sidewalk Repair & Maintenance	2,000	1,333	35,045	(33,712)	(1,652.25)%
Common Areas Pressure Washing	16,000	10,667	18,870	(8,203)	(17.93)%
Parking Lot Repair & Maintenance	2,500	1,667	0	1,667	100.00%
Parks & Recreation					
Management Contract	18,000	12,000	12,000	0	33.33%

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 5/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Payroll Reimbursement -Onsite Staff	175,620	117,080	107,699	9,381	38.67%
Maintenance & Repair	30,000	20,000	31,208	(11,208)	(4.02)%
Telephone, Fax, Internet	4,300	2,867	2,536	330	41.01%
Clubhouse - Facility Janitorial Service	7,400	4,933	5,300	(367)	28.37%
Computer Support, Maintenance & Repair	1,000	667	460	207	54.00%
Office Supplies	2,500	1,667	2,197	(531)	12.10%
Clubhouse - Facility Janitorial Supplies	8,500	5,667	2,634	3,032	69.00%
Furniture Repair/Replacement	3,000	2,000	1,315	685	56.17%
Dog Waste Station Supplies	2,800	1,867	2,612	(745)	6.72%
Athletic/Park Court/Field Repairs	4,000	2,667	10,735	(8,068)	(168.36)%
Pool Service Contract	12,000	8,000	7,200	800	40.00%
Pool Repairs	5,000	3,333	121	3,212	97.58%
Playground Equipment & Maintenance	3,459	2,306	2,406	(100)	30.44%
Security System Monitoring & Maintenance	6,500	4,333	17,234	(12,901)	(165.14)%
Special Events					
Special Events	15,000	10,000	13,574	(3,574)	9.50%
Contingency					
Wildlife Management Services	15,600	10,400	10,400	0	33.33%
Fitness Equipment Repair & Maintenance	1,000	667	2,171	(1,504)	(117.09)%
Pavilion Drain Cleaning	5,000	0	0	0	100.00%
Capital Improvements	35,000	23,333	0	23,333	100.00%
Total Expenditures	<u>1,028,000</u>	<u>699,802</u>	<u>774,299</u>	<u>(74,497)</u>	<u>24.68%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>328,198</u>	<u>266,274</u>	<u>(61,924)</u>	<u>0.00%</u>
Exc. of Rev/Other Sources Over/(Under) Exp/Other Uses	<u>0</u>	<u>328,198</u>	<u>266,274</u>	<u>(61,924)</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>328,198</u>	<u>907,705</u>	<u>579,506</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 5/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percentage Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	300	300	0.00%
Total Revenues	0	300	300	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	(5,832)	(5,832)	0.00%
Exc. of Rev/Other Sources Over/(Under) Exp/Other Uses	0	(5,832)	(5,832)	0.00%
Fund Balance, Beginning of Period	0	1,494,218	1,494,218	0.00%
Fund Balance, End of Period	0	1,488,386	1,488,386	0.00%

Country Walk Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2021 Through 5/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percentage Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	197	197	0.00%
Special Assessments				
Tax Roll	491,393	492,498	1,105	0.22%
Total Revenues	491,393	492,694	1,302	0.26%
Expenditures				
Debt Service				
Interest	216,393	207,944	8,449	3.90%
Principal	275,000	380,000	(105,000)	(38.18)%
Total Expenditures	491,393	587,944	(96,551)	(19.65)%
Excess of Revenues Over (Under) Expenditures	0	(95,250)	(95,250)	0.00%
Exc. of Rev/Other Sources Over/(Under) Exp/Other Uses	0	(95,250)	(95,250)	0.00%
Fund Balance, Beginning of Period	0	401,523	401,523	0.00%
Fund Balance, End of Period	0	306,274	306,274	0.00%

Country Walk CDD
Investment Summary
May 31, 2022

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2022</u>
The Bank of Tampa	Money Market	\$ 105,110
	Subtotal	105,110
The Bank of Tampa ICS - Bond Excess Bremer Bank, National Association	Money Market	\$ 106,482
	Subtotal	106,482
The Bank of Tampa ICS - Operating Bangor Savings Bank	Money Market	\$ 67,151
Bremer Bank, National Association	Money Market	5
Customers Bank	Money Market	1
First International Bank & Trust	Money Market	248,366
First Republic Bank	Money Market	248,375
First United Bank and Trust Company	Money Market	6
Pacific Western Bank	Money Market	4
	Subtotal	563,908
Total General Fund Investments		\$ 775,500
The Bank of Tampa ICS - Cap Reserve Bangor Savings Bank	Money Market	\$ 104,547
Bremer Bank, National Association	Money Market	141,899
City National Bank of Florida	Money Market	248,386
Customers Bank	Money Market	12
First United Bank and Trust Company	Money Market	3
NexBank	Money Market	248,369
Pacific Western Bank	Money Market	12
Pinnacle Bank	Money Market	248,386
Umpqua Bank	Money Market	248,386
United Bank	Money Market	248,386
	Total Reserve Fund Investments	\$ 1,488,386
US Bank Series 2015 Prepayment	First American Treasury Obligation Fund Class Z	\$ 2,884
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	122,782
US Bank Series 2015 Reserve A1	First American Treasury Obligation Fund Class Z	162,819
US Bank Series 2015 Reserve A2	First American Treasury Obligation Fund Class Z	15,262
Total Debt Service Fund Investments		\$ 303,749

Country Walk Community Development District

Summary A/R Ledger

001 - General Fund

From 5/1/2022 Through 5/31/2022

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Pasco County Tax Collector	FY21-22	<u>1,203.01</u>
		Total 001 - General Fund	1,203.01

Country Walk Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 5/1/2022 Through 5/31/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Pasco County Tax Collector	FY21-22	574.37
		Total 200 - Debt Service Fund	574.37
Report Balance			1,777.38

Country Walk Community Development District

Aged Payables by Invoice Date

Aging Date - 4/1/2022

001 - General Fund

From 5/1/2022 Through 5/31/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Aquarius Water Refining, Inc.	4/1/2022	178065	Commercial Triplex Aris System Rental 04/22	395.00
Cool Coast Heating & Cooling Inc.	5/2/2022	7761	Quarterly Maintenance on A/C Unit 05/22	547.00
Pasco Sheriff's Office	5/3/2022	I-5/3/2022-07309	Off Duty Detail 05/22	720.00
Juniper Landscaping of Florida LLC	5/4/2022	162232	Irrigation Repairs 04/22	450.00
Juniper Landscaping of Florida LLC	5/4/2022	162233	Irrigation Repairs 04/22	600.00
Times Publishing Company	5/22/2022	0000225285 05/22/22	Account 113773 Legal Advertising 05/22	175.50
Poop 911 Tampa	5/24/2022	5545966	Dog Park Waste Removal 05/22	232.70
Fitness Logic	5/25/2022	107325	Quarterly General Equipment Maintenance 05/22	120.00
Gladiator Pressure Cleaning Inc	5/26/2022	21176	Pressure Washing 04/22	9,920.00
Gladiator Pressure Cleaning Inc	5/26/2022	21177	Pressure Washing 04/22	1,550.00
Rizzetta & Company, Inc.	5/27/2022	INV0000068907	Personnel Reimbursement 05/27/22	5,960.02
Rizzetta & Company, Inc.	5/31/2022	INV0000068972	Out of Pocket Expenses 05/22	103.10
Poop 911 Tampa	5/31/2022	053122	Dog Park Waste Installation 05/22	750.00
Juniper Landscaping of Florida LLC	5/31/2022	166283	Tree Removal 05/22	4,161.19
Juniper Landscaping of Florida LLC	5/31/2022	166284	Debris Removal 05/22	978.50
Juniper Landscaping of Florida LLC	5/31/2022	166299	Irrigation Repairs 05/22	11,275.00
Total 001 - General Fund				37,938.01
Report Total				37,938.01

Country Walk Community Development District
Notes to Unaudited Financial Statements
May 31, 2022

Balance Sheet

1. Trust statement activity has been recorded through 05/31/22.
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.

Tab 12



Quarterly Compliance Audit Report

Country Walk

Date: June 2022 - 2nd Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

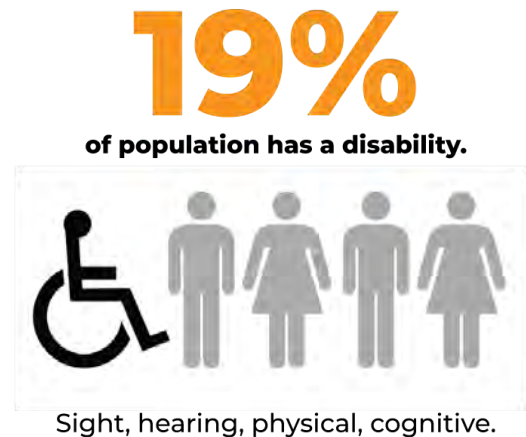
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 13

Country Walk Open List Items					
Project	The Month Approved	Open	Closed	Comments	Lead
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 will be presented to the Board at the July Meeting.	District Engineer
Sidewalk Inspection	June		Closed	Completed	District Engineer
Pond Erosion	NA	Open		By the end of August DE will take a look at the area of concerns.	District Engineer
Sidewalk Audit	NA	Open		Inspection will be July 2022.	District Engineer
Storm Water Needs Analysis	Not Yet Approved		Closed	District Engineer is working on a proposal.	District Engineer
2nd Quarter Annuals	Not Yet Approved		Closed	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		Closed	Installation date to be determine.	Juniper
Palm Tree Removal	April		Closed	Proposal #156765-Trees has been removed on 5/5/2022. Juniper will come back onsite to put mulch down by 5/20/22	Juniper
Tree Limb Pick Up	April		Closed	Proposal #156722-Project completed 5/5/2022	Juniper
Drain Atrium Grate	April		Closed	Proposal #156144- Project completed on 5/5/2022	Juniper
Diagnosis after Irrigation Inspection	March		Closed	Proposal #156933	Juniper
Reduce Bed size-Sod	May		Closed	Completed	Juniper
Replacment of Atrium Drain Grate	June		Closed	Completed	Juniper
Irrigation pump/motor replacement	June		Closed	Completed	Juniper
Viburnum and Oleander Installation	June	Open			Juniper
Value Replacement	June	Open		Approved by District Manager on 6/9/22	Juniper
Reduce Bed size-Sod	June	Open		Approved by District Manager on 6/9/22	Juniper
Rain Sensor Replacement	June	Open		Approved by District Manager on 6/9/22	Juniper
Lop/Scatter	June	Open			Juniper
Power Company Landscape Bed Install	June	Open			Juniper
Playground Benches	April		Closed	Project completed.	Clubhouse Manager
Power cables has to be closed by camera	NA		Closed	Project completed.	Clubhouse Manager
Clubhouse and Pool Building Lighting replacement		Open		Approved by District Manager on 7/7/22	Clubhouse Manager
Street Lights	NA	Open		I spoke with the Line Crew Supervisor Kevin Hays and he informed me that they 're 2-3 months behind. They are waiting on the appropriate paint, but this is on backorder because of the shortage.	District Manager
Share File	NA		Closed	I created a shared folder for the entire Board.	District Manager

Tab 14



State of Florida Pool Contractor, License # CPC1457968

Custom Proposal Prepared For

Country Walk CDD Lap & Family Pool Heating Solution

By
Dawn Shanley
The Pool Works of Florida
May 24, 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

Estimated Annual Operating
Cost (Lap & Family Pools)
\$14,061.17/year

vs. Propane \$134,418.35/yr



State of Florida Pool Contractor, License # CPC1457968



LAP & FAMILY POOL HEATING PROPOSAL

Submitted To: Country Walk CDD

Date: May 24, 2022

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

Point of Contact: Stephen Brletic, P.E. | 813.868.6508 | 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.

Pool Data

Pool Volume: Lap Pool 58,800 Gallons | Family Pool 71,900 Gallons

- Install (7) New AquaCal SQ166R SuperQuiet Heat Pumps for the **Pool** { (3) Lap Pool & (4) Family Pool}
 - AquaCal Manufacturer Warranty
 - Titanium Heat Exchanger with Lifetime Warranty, (5) Years Labor, (7) Years Parts
- Qty. (7) New 3x3 Hurricane Concrete Pads
- Plumb with proper size piping, valves, flowmeters and connect to electrical service.
- **Electrical Allowance:** Customer will hire their preferred licensed electrician
- **Permitting**, if needed
- **See Optional ANNUAL 20 Point Annual Preventative Maintenance Program:** Offered directly by AquaCal
- **The Pool Works of Florida 5 Year Workmanship Warranty**
- The Pool Works of Florida Applies to Apples Price Match Guarantee

- ❖ The AquaCal SQ166R performs well in Commercial Environments
It has a hot gas defrost, which means it manually defrosts itself in 10-15 minutes. As opposed to other ambient defrost units which rely on the air temperature to defrost that can take hours and hours, in which your pool is not actively be heating.
- ❖ Useful Life: 10-12 Years (However we have retired them at 22 years old!)
- ❖ AquaCal is located in St. Petersburg. Their Team of AquaCal Factory Trained Technicians are AquaCal employees.

Project Total \$71,358.76



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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 & Family Pool Heating **Date:** May 24, 2022

1. Payment schedule as follows:

50% due at contract signing.	\$ 35,679.38
40% due upon heater delivery to site.	\$ 28,543.50
10% due within 7 days of completion	\$ 7,135.88

Customer will hire their preferred licensed electrician

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 _____

Signature _____ Date _____

- Please Register your heater(s) with the manufacturer at www.aquacal.com
- Please consider the Annual Planned Maintenance from AquaCal

Estimated Annual Operating
Cost (Lap Pool)

\$6,032.46/year

vs. Propane \$60,472.83/yr



State of Florida Pool Contractor, License # CPC1457968



LAP POOL HEATING PROPOSAL

Submitted To: Country Walk CDD

Date: May 24, 2022

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

Point of Contact: Stephen Brletic, P.E. | 813.868.6508 | 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.

Pool Data

Pool Volume: Lap Pool 58,800 Gallons

- Install (3) New AquaCal SQ166R SuperQuiet Heat Pumps for the **Pool** { (3) Lap Pool & (4) Family Pool}
 - AquaCal Manufacturer Warranty
 - Titanium Heat Exchanger with Lifetime Warranty, (5) Years Labor, (7) Years Parts
- Qty. (3) New 3x3 Hurricane Concrete Pads
- Plumb with proper size piping, valves, flowmeters and connect to electrical service.
- **Estimated Electrical Allowance:** Customer will hire their preferred licensed electrician
- **Permitting**, if needed
- **See Optional ANNUAL 20 Point Annual Preventative Maintenance Program:** Offered directly by AquaCal
- **The Pool Works of Florida 5 Year Workmanship Warranty**
- The Pool Works of Florida Applies to Apples Price Match Guarantee

- ❖ The AquaCal SQ166R performs well in Commercial Environments
It has a hot gas defrost, which means it manually defrosts itself in 10-15 minutes. As opposed to other ambient defrost units which rely on the air temperature to defrost that can take hours and hours, in which your pool is not actively be heating.
- ❖ Useful Life: 10-12 Years (However we have retired them at 22 years old!)
- ❖ AquaCal is located in St. Petersburg. Their Team of AquaCal Factory Trained Technicians are AquaCal employees.

Project Total \$31,786.78



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 Heating **Date:** May 24, 2022

1. Payment schedule as follows:

50% due at contract signing.	\$ 15,884.39
40% due upon heater delivery to site.	\$ 12,707.51
10% due within 7 days of completion	\$ 3,176.88

Customer will hire their preferred licensed electrician

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 _____

Signature _____ Date _____

- Please Register your heater(s) with the manufacturer at www.aquacal.com
- Please consider the Annual Planned Maintenance from AquaCal

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

Estimated Annual Operating
Cost (Family Pool)
\$7,376.43/yr.

Vs. Propane \$73,945.52/yr



State of Florida Pool Contractor, License # CPC1457968



FAMILY POOL HEATING PROPOSAL

Submitted To: Country Walk CDD

Date: February 17, 2022

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

Point of Contact: Stephen Brletic, P.E. | 813.868.6508 | 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.

Pool Data

Pool Volume: Family Pool 71,900 Gallons

- Install (4) New AquaCal SQ166R SuperQuiet Heat Pumps for the Pool { (3) Lap Pool & (4) Family Pool}
 - AquaCal Manufacturer Warranty
 - Titanium Heat Exchanger with Lifetime Warranty, (5) Years Labor, (7) Years Parts
- Qty. (4) New 3x3 Hurricane Concrete Pads
- Plumb with proper size piping, valves, flowmeters and connect to electrical service.
- **Estimated Electrical Allowance:** Customer will hire their preferred licensed electrician
- **Permitting**, if needed
- **See Optional ANNUAL 20 Point Annual Preventative Maintenance Program:** Offered directly by AquaCal
- **The Pool Works of Florida 5 Year Workmanship Warranty**
- The Pool Works of Florida Applies to Apples Price Match Guarantee

- ❖ The AquaCal SQ166R performs well in Commercial Environments
It has a hot gas defrost, which means it manually defrosts itself in 10-15 minutes. As opposed to other ambient defrost units which rely on the air temperature to defrost that can take hours and hours, in which your pool is not actively be heating.
- ❖ Useful Life: 10-12 Years (However we have retired them at 22 years old!)
- ❖ AquaCal is located in St. Petersburg. Their Team of AquaCal Factory Trained Technicians are AquaCal employees.

Project Total \$39,590.00



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 Heating

Date: May 24, 2022

2. Payment schedule as follows:

50% due at contract signing.	\$ 19,795.00
40% due upon heater delivery to site.	\$ 15,836.00
10% due within 7 days of completion	\$ 3,959.00

Customer will hire their preferred licensed electrician

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 _____

Signature _____ Date _____

- Please Register your heater(s) with the manufacturer at www.aquacal.com
- Please consider the Annual Planned Maintenance from AquaCal



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.



Price Match Guarantee Program

The Pool Works of Florida will match an actively licensed competitor's price on any comparable project scope.
(Please see the Apples to Apples Comparison Checklist)



State of Florida Pool Contractor, License # CPC1457968

Price Match Guarantee Program Comparison Checklist

The Pool Works proudly offers the Apples to Apples Price Match Guarantee Program. As an industry leader, we provide the most comprehensive proposal packages, assisting our customers to understand the scope and details of the project, the level of our professionalism, our quality craftsmanship, materials and warranties.

As they say, no two companies are the same, but without being an industry expert, how does a Board of Directors make the most informed decision. That is why we have created this Comparison Checklist to help in gathering specifics concerning scope. Tangible comparisons will assist in qualifying your choice.

Comparison Points	The Pool Works	Competitor(s)
○ AquaCal is the manufacturer of the Air Source Heat Pump	✓	
○ The heater unit is the SQ166R. It manually defrosts itself vs. ambient defrost units which can take considerably longer to defrost and get back up and heating.	✓	
○ AquaCal is located in St. Petersburg, FL. They will service and repair their heaters with quick response time. Most other manufacturers have outside labor service to repair their heaters.	✓	
○ No Pool staining	✓	
○ Warranty: 5 Years Labor 7 Years Parts & Compressor Lifetime Titanium Heat Exchanger	✓	
○ 20 Point Planned Maintenance Program (Optional via AquaCal)	✓	
○ 5 Year Workmanship Warranty offered by The Pool Works	✓	



20-Point Planned Maintenance & Equipment Safety Check

PROTECT YOUR INVESTMENT!



PLANNED MAINTENANCE SERVICE

Only

\$199.00

plus tax
(where applicable)
*Exclusively for Florida

*Planned Maintenance is only available in Florida - not available in the Panhandle or the Keys. We recommend all heat pump owners to take advantage of this annual service, starting one year after the installation of the unit.

Just as you would have yearly service performed on your air conditioning system, regular inspection & maintenance of your AquaCal heat pump will ensure highest operating efficiencies while also protecting your investment...Potentially extending the useful life of your heat pump far beyond the warranty period.

Our expertly trained factory service technicians conduct comprehensive maintenance and equipment safety check procedures that will ensure your heat pump operates efficiently and reliably when you need it to.

Annual Maintenance & Safety Check Points:

- Clean Evaporator Coil
- Check Contactor Points
- Check Fan Capacitor Values
- Clean Heat Pump Cabinet
- Check Flow/Pressure Switch
- Check Fan Blade Clearances
- Apply Rust Inhibitors (As Applicable)
- Verify/Check Air Flow Delta
- Verify/Check Water Flow Delta
- Check Fan Motor Amperage Draw
- Check & Clear Condensate Drains
- Check Compressor Capacitor Values
- Check Compressor Amperage Draw
- Check Internal Electrical Connections
- Check Operating Refrigerant Pressures (As Applicable)
- Check Ambient & Water Temperature Sensors
- Check Proper Line & Control Voltage to Unit
- Identify Insect & Rodent Issues Within the Unit
- Identify Environmental Conditions of Concern (Run Off, Sprinklers, etc.)
- Perform Operating Orientation (As Applicable)

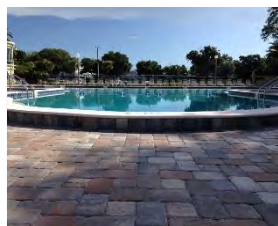
Schedule Your Planned Maintenance

We recommend all AquaCal heat pump owners take advantage of this annual service, starting one year after the installation of the unit. You will be surprised at the minimal cost of this service... The service is very reasonably priced for what is included. Please call AquaCal Customer Support, **800.878.0998**, for further information.

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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

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



We'll match a competitor's price on any exact project scope.

State of Florida Pool Contractor, License # CPC1457968

Commercial Pool Furniture

Servicing Greater Tampa Bay's Commercial Properties



The Pool Works is your one-stop resource for commercial pool furniture. We represent the leading American manufacturers in the industry. This brings diversity in design and style, while delivering on quality and performance.

Whether you are looking for something simple or resort-style elements, we have it all. Our prices can't be beat...let us quote your next project!

Commercial Pool Furniture and Umbrellas

We are proud to represent the leading manufacturers of commercial pool furniture in the industry. Our pricing is so competitive, we aren't allowed to advertise it. Contact us for a quote or request an On-Site Consultation and experience incredible savings versus retail shopping!

Call Dawn Shanley 727.938.8389

Email Requests: dshanley@thepoolworks.com

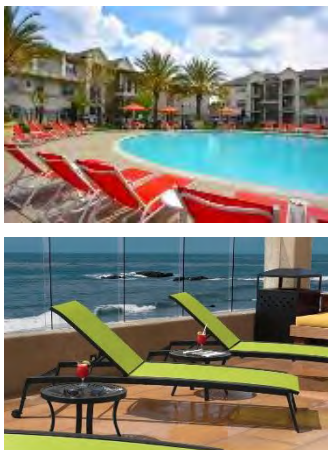


Furniture Refurbishment Services

If your frames are still in great shape and it's simply time to re-strap, re-sling or replace cushions... We can refurbish any manufacturers chairs, chaise, ottomans and tables with a great selection of powder coating colors, fabrics and vinyl. We deliver, unpack, assemble & set up.

- Re-Sling
- Re-Strap
- Powder Coat
- Replacement Cushions

Set up an appointment at our place or yours.



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 Heating Solution



About the Manufacturer...

AquaCal has achieved outstanding growth since it opened for business in 1981, becoming the world's largest and leading heat pump manufacturer. As a matter of fact, they have set the standards for the industry. In addition to producing reliable products, they are located in St. Petersburg.

How Does a Swimming Pool Heat Pump Work?

Unlike gas heaters or electric resistance heaters, air-source heat pumps, like AquaCal's, use electricity to transfer heat instead of creating it.

**SAVE
ENERGY**

The electricity is used to circulate refrigerant over an evaporator coil, which contains a refrigerant. As the air collected from the outside passes over the coil, the refrigerant heats and becomes gas, this gas goes through a condenser where the water enters and leaves the unit as warm water into your swimming pool.

Save Money...

Delineate it by the numbers. We offer a non-biased Cost Calculator Analysis which demonstrates the cost comparison and savings during your planned months of use.



Features...

- ✓ **Titanium Heat Exchanger** is impervious to chemical corrosion, offers durability without sacrificing performance. Patented counter-flow water management system. LIFETIME Warranty.
- ✓ **Microprocessor Controlled with Digital Display**
- ✓ **Scroll Compressor**
- ✓ **Corrosion Proof Cabinet**
- ✓ **AquaCal Warranty**
 - 3 Years Labor for Tropical, 5 Years Labor for SQ Units
 - 7 Years Parts



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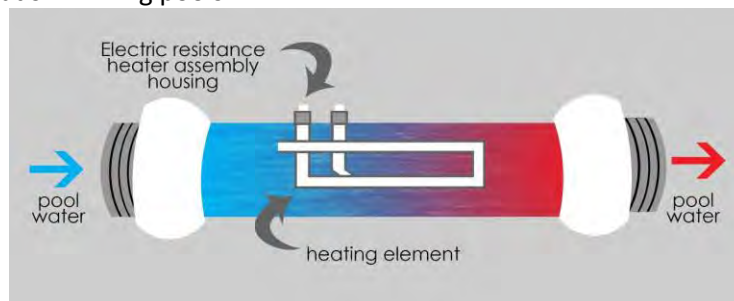
State of Florida Pool Contractor, License # CPC1457968

How Can I Heat My Swimming Pool?

Several heating methods are available to you, each with its own advantages and disadvantages. This section discusses electric resistance heaters, gas heaters, heat pumps, and solar heaters. Different methods are best suited for different swimming pools. Therefore, when shopping for a heater, you should consider both the features of the heater itself and the environment in which the heater would operate.

Electric Resistance Heaters

Electric resistance heaters use electric currents to create heat. Because electric resistance heaters consume large amounts of electricity, they are primarily used to heat spas and small therapy pools and are rarely used to heat swimming pools.



An electric resistance heater creates heat by applying an electrical current to a metal resistor, which acts as a heating element. The metal resistor extends throughout assembly housing inside the unit. The metal resistor heats when a current is applied to it. The spa water enters the assembly housing, washes over the resistor, heats, and exits the assembly housing warm.

Advantages of Electric Resistance Heaters

- With many available for purchase for under \$2,000, electric resistance heaters are relatively inexpensive.
- Electric resistance heaters operate independently of air temperature.
- Because electric resistance heaters emit no air pollution, they are environmentally-friendly.
- Electric resistance heaters occupy very little space, with most occupying less than 12 ft³.

Disadvantages of Electric Resistance Heaters

- Electric resistance heaters are expensive to operate because they require large amounts of electricity.
- With a Coefficient of Performance of 1.00 (See Appendix A), electric resistance heaters are not the most energy-efficient heating system.
- Electric resistance heaters are expensive to install, as they require heavy-duty electrical wiring and large-amperage circuit breakers

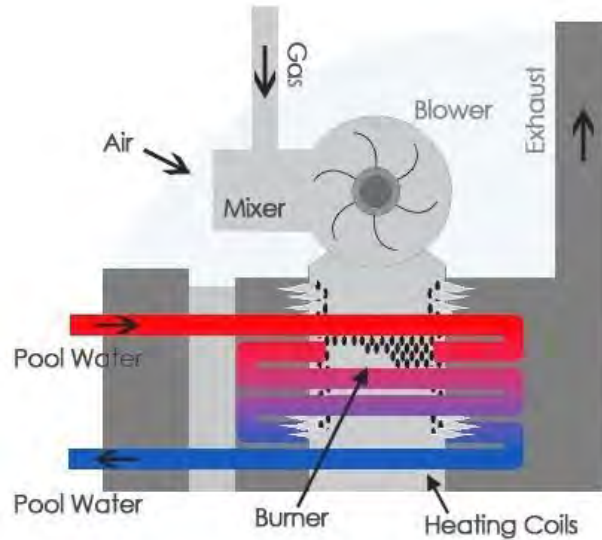


State of Florida Pool Contractor, License # CPC1457968

Gas Heaters

Gas heaters have been the primary source of swimming pool heating for several decades due to low gas prices. As gas prices have increased, however, consumers have begun searching for more affordable alternatives, and, as a result, other heating methods have increased in popularity. Gas heaters are still very useful, however. They are very effective in cold climates and when used sporadically. We have found that gas heaters greatly benefit swimming pool owners who live in climates where the air temperature is below 60°F (15.5°C) and swimming pool owners who only heat their swimming pools a few times each year.

The diagram to the left shows how a gas heater operates. A gas heater burns either natural gas or liquid propane inside a combustion chamber. Copper coils, which contain swimming pool water, run through the combustion chamber. As the gas burns, swimming pool water runs through these copper coils, and returns to the swimming pool warm. Exhaust created by burning the gas leaves the chamber through a flue.



Advantages of Gas Heaters

- With many available for under \$1,500, gas heaters have relatively low purchase costs.
- Gas heaters offer fast heating. To learn more about quickly heating your swimming pool, [click here](#).
- Because gas heaters create energy by burning gas, they operate independently of air temperature.

Disadvantages of Gas Heaters

- Gas heaters have a Coefficient of Performance between 0.80 and 0.85, which makes them the least efficient heating method.
- Due to high gas prices, gas heaters are very expensive to operate.
- The life span of gas heaters is typically five years.
- Because gas heaters emit pollution as they burn gas, they are not environmentally-friendly.

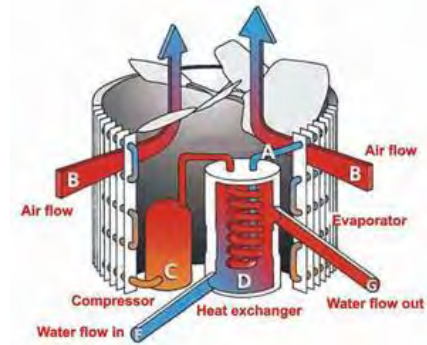


State of Florida Pool Contractor, License # CPC1457968

Air-Source Heat Pumps

Due to their energy efficiency and low operating costs, air-source heat pumps are rapidly growing in popularity. Heat pumps use electricity to transfer heat from the air to your swimming pool. They are most effective in warmer climates and when used regularly. We have found that air-source heat pumps greatly benefit consumers who live in climates where the average air temperature exceeds 60°F (15.5°C) and consumers who use their swimming pools year-round.

Air-source heat pumps transfer heat from the air to swimming pool water. The diagram to the right shows how an air-source heat pump works. Air is drawn into the heat pump and over an evaporator coil, which contains a very cold liquid refrigerant, sometimes referred to as “Freon.” As air passes over the evaporator coil, the refrigerant heats to become warm Freon gas. The warm Freon gas passes through a compressor, which compresses it to a hot Freon gas. Inside the compressor, large amounts of pressure are placed on the warm Freon gas until it becomes hot Freon gas. Then, the hot Freon gas passes through a condenser, which is where the swimming pool water enters and exits the heat pump. The swimming pool water enters the condenser, washes over the condenser coil, heats, and exits the condenser. As the swimming pool water heats, the hot Freon gas cools and becomes a warm liquid. Then, the warm liquid passes through a metering device. Inside the metering device, pressure is reduced on the warm liquid until it once again becomes very cold.



Advantages of Air-Source Heat Pumps

- With their Coefficient of Performance measuring between 5 and 6, heat pumps offer very efficient heating.
- Because of their high Coefficient of Performance, heat pumps have very low operating costs. Specifically, heat pumps typically cost between \$50 and \$150 per month to operate.
- The life span of heat pumps is typically ten years.
- Because heat pumps only use electricity to transfer energy and emit no pollution, they are very environmentally-friendly
- Some air-source heat pumps can be used to both heat **and** cool your swimming pool.

Disadvantages of Air-Source Heat Pumps

- Heat pumps have high upfront costs, with many available for purchase for between \$2,000 and \$4,000.
- Heat pumps offer slower heating than gas heaters.
- Air-source heat pumps operate less efficiently in lower temperatures.

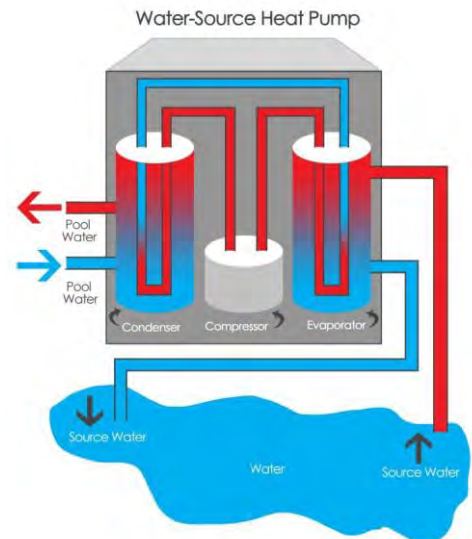


State of Florida Pool Contractor, License # CPC1457968

Water-Source Heat Pumps

Water-source heat pumps embrace newer technology, and therefore are not as widely-used as other types of heating systems. They are, however, growing in popularity, as they have high efficiency and low operating costs. We have found that water-source heat pumps greatly benefit consumers who live in climates where the average air temperature is below 60°F (15.5°C) and consumers who use their swimming pools year-round.

A water-source swimming pool heat pump, also referred to as a geothermal heat pump, transfers heat from a water-source to your swimming pool water. Source water enters the unit and passes over an evaporator coil, which contains a cold liquid refrigerant, often referred to as "Freon." As the source water passes over the coil, the refrigerant heats to become warm Freon gas. The source water cools, exits the evaporator, and travels back to the water source. The warm Freon gas passes through a compressor, which compresses it to hot Freon gas. Then, this hot Freon gas passes through a condenser, which is where the swimming pool water enters and exits the unit. The swimming pool water washes over the coil, heats, and leaves the unit warm. As heat transfers from the coil to the swimming pool water, the hot Freon gas cools to once again become cold refrigerant, and the process starts again.



Water-Source Systems

Because many types of bodies of water exist, many types of water-source heat pumps exist. Some common water-source systems are explained below.

An **open loop**, also known as a deep ground well, consists of two deep wells: one that supplies water to the heat pump and one that returns water back to the ground. How can you tell if your well is deep enough? The bottoms of deep wells should be within porous rock-based soil. By contrast, the bottoms of shallow wells are typically within sandy soil. A shallow well is subject to rapid draw down and clogging from loose soil.



State of Florida Pool Contractor, License # CPC1457968

A **closed loop**, also known as a ground loop, uses the ground as the heat source, rather than the water itself. In this system, plastic tubing is placed underground. A mixture of water and glycol (an antifreeze) circulates through the tubing and collects heat from the ground. The heated mixture returns to the heat pump to heat the evaporator coil. A closed loop system can be either shallow and wide (called a horizontal closed group) or deep and narrow (called a vertical closed group).

A **surface water system** is a type of open loop system. This system draws water from an open body of water. Keep in mind, however, that higher maintenance is required to keep the water-to-refrigerant heat exchangers free of fouling from organic materials. Either fresh water-sources or salt-based water-sources can be used. We do not recommend salt-based water-sources because barnacles and sea mussels can clog the plumbing system and cause a need for equipment replacement.

A **mechanical loop** is part of a large system that uses water to remove heat from a commercial air conditioning system. As the air conditioning system removes “waste” heat from indoors, it transfers it into a water loop. This loop is then cooled using a rooftop cooling tower. A water-source heat pump helps the air conditioning system operate more efficiently by tapping into this loop and removing this “waste” heat from the air conditioning system.

A **pool/spa loop** transfers heat from unheated swimming pools to spas. Because of the large size of a swimming pool, you can transfer enough heat from a swimming pool to warm a spa without noticeable decreasing the swimming pool’s temperature. Specifically, you can use a 50°F (10°C) swimming pool warm a spa to 104°F (40°C).

Advantages of Water-Source Heat Pumps

- With their Coefficient of Performance measuring between 5 and 6, heat pumps offer very efficient heating.
- Because of their high Coefficient of Performance, heat pumps have very low operating costs. Specifically, heat pumps typically cost between \$50 and \$150 per month to operate.
- Water-source heat pumps operate independently of air temperature.
- The life span of heat pumps is typically ten years.
- Because heat pumps only use electricity to transfer energy and emit no pollution, they are very environmentally-friendly

Disadvantages of Water-Source Heat Pumps

- Heat pumps have high upfront costs, with many available for purchase for between \$2,000 and \$4,000.
- Heat pumps offer slower heating than gas heaters.



State of Florida Pool Contractor, License # CPC1457968

Solar Heaters

Within the swimming pool industry, solar energy plays a dominant role in environmentally-friendly products. Solar swimming pool heating systems obtain their heat from the sun. Because solar heaters depend on the sun to heat swimming pools, they mostly benefit consumers who live in very sunny areas.

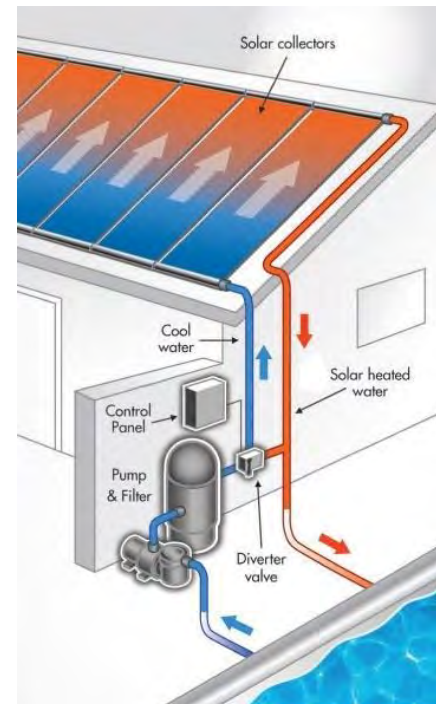
The diagram to the right shows how a solar heater works. When the swimming pool circulation pump operates, swimming pool water travels through solar collectors, which are usually located on the consumer's roof or in the consumer's yard. As the swimming pool water travels through the solar collectors, it heats. The swimming pool water exits the solar collectors warm and returns to the pool.

Advantages of Solar Heaters

- Because solar heaters operate with the swimming pool circulation pump, they have no additional operating costs.
- Solar energy systems are environmentally friendly: they use a clean energy source and they emit no pollutants.
- The typical life span of a solar heater is about 25 years.
- Solar energy systems are energy-efficient, as they require no additional electricity to operate.
- Solar heaters can be used to both heat **and** cool your swimming pool.

Disadvantages of Solar Heaters

- While solar energy is free, a solar heater is the most expensive heating system to purchase, with many available for between \$4,000 and \$7,000.
- A solar heater's efficiency depends upon the amount of sunlight that reaches its solar collectors. Moreover, a solar heater cannot heat a swimming pool during the night. An auxiliary heater is necessary to heat a swimming pool during nights and cloudy days.
- Solar heaters offer slower heating than electric resistance heaters and gas heaters.
- The solar panels of a solar heater occupy a lot of space. Specifically, the surface area of the solar panels will equal the surface area of the swimming pool.



* Information from "The Definitive Guide to Heating Your Swimming Pool"

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Office: 813-871-6610

Fax: 813.871.6726

www.HawkinsServiceCo.com

EC13004385 – CAC1814017

LP16002

COUNTRY WALK CLUB HOUSE
BRIETIC STEPHEN
30400 COUNTRY POINT BLVD,
WESLEY CHAPEL, FL 33543.

The Following Quote is to:

- Furnish and install 400amp meter can.
- Furnish and install (2) 200amp outdoor panels.
- Build service with concrete post, lightning arrestor ground.
- Run 400amp circuit from TECO transformer to new service.
- Install (7) circuits to heat pump 50amp.
- Permit.

TOTAL: \$31,381.00

50% down payment required to start job and remainder will be due upon completion.

X _____ DATE _____
Signature

X _____
Printed Name

Please sign, print full name and date and fax back this proposal to initiate work.

***By signing the above document confirms you are in agreement of pricing and work to be performed at the address listed on this document.

***By signing customer agrees that payment is due upon completion of work unless specified in actual quote above. Any payment that is not paid within said parameters will result in Notice to Owner rights to be filed for non-payment. Lien rights apply on all unpaid work completed.

*******ATTENTION*******

ALL BIDS ARE HONORED FOR THIRTY (30) DAYS ONLY. ANY BID OVER THIRTY DAYS MAY BE SUBJECT TO INCREASES DUE TO MATERIAL COSTS OR LABOR INCREASE.

Thank you for the opportunity to bid on your electrical or Pool Service needs and I look forward to hearing back from you!

Manuela Munoz
Hawkins Service Company
813-871-6610 Office
mmunoz@hawkinsserviceco.com



Office: 813-871-6610

Fax: 813.871.6726

www.HawkinsServiceCo.com

EC13004385 – CAC1814017

LP16002 – CFC025633

Below is for the work to be done at 30400 Country Point Blvd for Mr. Brletic.

Installation of heaters for larger main pool

COD: \$30,252

- * Furnish and install a (4) Aquacal Super Quiet 143K BTU heat pump
- * Furnish and Install 3'x3' hurricane rated concrete pads for each unit
- * Furnish and Install 2 flow meters (one on input side and one on output side of heaters) to ensure proper flow and turnover of water
- * All labor and misc. plumbing material needed for install
- * Heat Pump has a 5 year parts and labor warranty, 2 additional years coverage on parts only and lifetime coverage on the heat exchanger.
- * It is highly recommended for customer to register product with the manufacturer. Your warranty card will have the information on how to register the product.
- * It is recommended to have a gutter system above your pool equipment to prevent large amounts of water running off the roof which can damage pool components. The equipment is meant to be outside, but not under a water fall like scenario.

****WARRANTY IS FOR MECHANICAL DEFECTS ONLY. DAMAGE CAUSED BY ROOF RUN OFF, INSECTS, RODENTS, REPTILES, SPRINKLERS, INADEQUATE DRAINAGE AT EQUIPMENT PAD, POWER SURGES OR IMPROPER CHEMICAL UP KEEP IS NOT COVERED.**

***** IT IS NORMAL FOR A HEAT PUMP TO DRIP WATER FROM BOTTOM UNIT. THE MOISTURE IS CAUSED BY CONDENSATION. A HEAT PUMP MAY CONDENSATE 5-10 GALLONS OF WATER PER DAY DEPENDING ON AMBIENT AIR TEMPERATURE. WARRANTY IS TRANSFERABLE THROUGH MANUFACTURER AND THERE MAY BE A COST TO TRANSFER WARRANTY TO NEW OWNER.**

Installation of heaters for smaller lap loop

COD: \$22,689

- * Furnish and install a (3) Aquacal Super Quiet 143K BTU heat pump
- * Furnish and Install 3'x3' hurricane rated concrete pads for each unit
- * Furnish and Install 2 flow meters (one on input side and one on output side of heaters) to ensure proper flow and turnover of water
- * All labor and misc. plumbing material needed for install
- * Heat Pump has a 5 year parts and labor warranty, 2 additional years coverage on parts only and lifetime coverage on the heat exchanger.
- * It is highly recommended for customer to register product with the manufacturer. Your warranty card will have the information on how to register the product.
- * It is recommended to have a gutter system above your pool equipment to prevent large amounts of water running off the roof which can damage pool components. The equipment is meant to be outside, but not under a water fall like scenario.

****WARRANTY IS FOR MECHANICAL DEFECTS ONLY. DAMAGE CAUSED BY ROOF RUN OFF, INSECTS, RODENTS, REPTILES, SPRINKLERS, INADEQUATE DRAINAGE AT EQUIPMENT PAD, POWER SURGES OR IMPROPER CHEMICAL UP KEEP IS NOT COVERED.**

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X _____ DATE _____
Signature

X _____
Printed Name

Please sign, print full name and date and fax back this proposal to initiate work.

***By signing the above document confirms you are in agreement of pricing and work to be performed at the address listed on this document.

***By signing customer agrees that payment is due upon completion of work unless specified in actual quote above. Any payment that is not paid within said parameters will result in Notice to Owner rights to be filed for non payment. Lien rights apply on all unpaid work completed.

***** ATTENTION*****

ALL BIDS ARE HONORED FOR THIRTY (30) DAYS ONLY. ANY BID OVER THIRTY DAYS MAY BE SUBJECT TO INCREASES DUE TO MATERIAL COSTS OR LABOR INCREASE.

**** IF PERMIT IS REQUIRED, PERMIT PULLED IS ONLY FOR ITEMS LISTED ABOVE. ANY OTHER CORRECTIONS OR ISSUES THE INSPECTOR FINDS THAT IS NOT RELATED TO THIS INSTALL ARE NOT INCLUDED IN THIS QUOTE. THE CUSTOMER WOULD BE RESPONSIBLE TO PAY TO MAKE CORRECTIONS NOTED BY INSPECTOR IN ORDER TO PASS FINAL.

**** Hawkins Service Company is not responsible for damages to drywall during installation. Hawkins is not responsible to re paint areas exposed due to panel change outs or equipment movement.

Thank you for the opportunity to bid on your electrical or Pool Service needs and I look forward to hearing back from you!

Tab 15

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, June 9, 2022, at 6:00 p.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.
Sean Craft	Clubhouse Manager
Vanessa Steinerts	DC; Straley & Robin
Josh Burton	Juniper Landscape (via conference call)
Jason Liggett	Landscape Specialist

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

FIRST ORDER OF BUSINESS

Call to Order

Mr. Adams opened the regular CDD Meeting in person at 6:00 p.m. and noted that there were audience members in attendance.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

The Board heard audience comments regarding the fish dying in the ponds. The Board explained that when the water levels get low, it depletes the oxygen levels which makes it difficult for the fish to breath which in turn suffocates them and they die.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Report

The Board reviewed the Steadfast Aquatics Report.

The Board would like a discussion regarding blue dye for the ponds at the next regular meeting.

The Board requested a proposal from Steadfast to remove 17 dead trees around the ponds.

B. Field Services Report

Mr. Jason Liggett presented his report to the Board.

The Board reviewed two proposals to cut down lop/scatter dead trees.

Mr. Flores made a motion to approve the Steadfast Proposal in the amount of \$800.00.

On a motion from Mr. Flores, seconded by Mr. O'Connor, the Board approved the Steadfast Proposal to cut down lop/scatter dead trees in the amount of \$800.00 for the Country Walk Community Development District.

Mr. Liggett presented the Juniper Proposal to replace the beds damaged by Duke Energy in the amount of \$10,263.57. The Board held a brief discussion and asked that sod be included in this proposal with pictures. This proposal was tabled, and Juniper will provide an updated proposal at the next meeting.

C. District Engineer

Mr. Brletic presented his report for the Board.

The Board asked Mr. Brletic to look into permitting for no fishing signs at every pond.

D. Clubhouse Manager

Mr. Craft presented his monthly report to the Board.

A discussion was held regarding the resident fishing in the pond on Waterville Ave. The Board asked Ms. Steinerts to retrieve the letter that was previously sent to this resident by Mr. Babbar. This letter states that clubhouse privileges will be revoked if you are caught fishing in the ponds. The Board directed Mr. Adams to send another letter to the resident, letting them know that if they continue to fish in the pond their privileges will be revoked.

There was brief discussion held regarding the lack of special events funds.

Mr. O'Connor suggested having a back-to-school event and Mr. Pagliuca generously volunteered to fund the back-to-school event. He presented a check to the Board in the amount of \$3,500.

Mr. O'Connor made a motion to accept this offer and the Board scheduled this event for July 31st from 12 p.m. to 3 p.m.

On a motion from Mr. O'Connor, seconded by Ms. Dennis, the Board accepted Mr. Pagliuca's offer to fund the back-to-school event on July 31, 2022 from 12 p.m. to 3 p.m. in the amount of \$3,500 for the Country Walk Community Development District.

E. District Counsel

Ms. Steinerts gave the Board an update and the Board had no questions or comments.

Ms. Steinerts reminded the Board the importance of the Sunshine Laws in the State of Florida and asked that Supervisors do not discuss District business with each other outside of the meeting.

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 July 14, 2022, at 6:00 p.m.

FOURTH ORDER OF BUSINESS

Presentation of FY 2022-2023 Proposed Budget

Mr. Adams presented the FY 2022-2023 Proposed Budget to the Board and explained that if they accept this proposed budget, there would be a 5.32% increase for the year.

The Board held a lengthy discussion regarding the items they want to include in the budget for Capital Improvements. The Board unanimously agreed, that at this time, the funds for Capital Improvements will be used to heat the family pool.

Mr. Craft requested that the budget for offices supplies be increased. He suggested lowering the budget for janitorial supplies from \$8,500 to \$7,500 and increase the office supplies from \$2,500 to \$3,500. The Board accepted this change and Mr. Adams will update these line items on the budget to reflect this change.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03,
Approving FY 2022-2023 Proposed Budget and
Setting the Public Hearing**

On a motion from Ms. Rekar, seconded by Ms. Dennis, the Board adopted Resolution 2022-03, Approving FY 2022-2023 Proposed Budget and Setting the Public Hearing for August 11, 2022 at 6:00 p.m., as amended, for the Country Walk Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Supervisor Resignation –
Luanne Dennis**

Ms. Dennis informed the Board that she is no longer resigning as Board of Supervisor for Country Walk Community Development District and plans to continue her roll as Chair.

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT

June 9, 2022 Minutes of Meeting

Page 4

SEVENTH ORDER OF BUSINESS

**Consideration of Minutes of Supervisors
Meeting held on May 12, 2022**

On a motion from Ms. Dennis, seconded by Mr. O'Connor, the Board approved the Minutes from the Board of Supervisors Meeting on May 12, 2022, as amended, for the Country Walk Community Development District.

EIGHTH ORDER OF BUSINESS

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

The Board was presented with the Operation and Maintenance Expenditures for April 2022 in the amount of \$93,561.46.

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 April 2022 in the amount of \$93,561.46 for the Country Walk Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests at this time.

TENTH 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 Mr. O'Connor, seconded by Mr. Dennis, with all in favor, the Board agreed to adjourn the meeting at 9:19 p.m. for Country Walk Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 16

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

May 2022

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2022 through May 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$104,880.66**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADT Commercial	008577	142957686	Monitoring Services 11/21	\$ 3,611.98
ADT Commercial	008577	143750751	Monitoring Services 03/22	\$ 155.22
ADT Commercial	008556	145131348	Monitoring Services 05/22	\$ 165.23
ADT Commercial	008577	145567777	Monitoring Services 06/22	\$ 165.23
Alfonso Flores	008538	AF042522	Board of Supervisor Meeting Budget Workshop 04/25/22	\$ 200.00
Alfonso Flores	008566	AF051222	Board of Supervisor Meeting 05/12/22	\$ 200.00
Aquarius Water Refining, Inc.	008557	178772	Commercial Triplex Aris System Rental 04/22	\$ 395.00
Bryan Haviland	008549	050222 Haviland	Deposit Clubhouse Refund 05/22	\$ 250.00
Clean Sweep Supply Co., Inc.	008578	3872	Janitorial Supplies 05/22	\$ 255.85
Country Walk CDD	CD397	CD397	Debit Card Replenishment	\$ 1,192.30
DCSI, Inc.	008547	29571	ISO ProxII - 1386 Access Cards 04/22	\$ 499.00
Florida Department of Health in Pasco County	008571	51 60 00646 06/22	Permit 51-60-00646 - Lap Pool 06/22	\$ 280.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Department of Health in Pasco County	008571	51 60 00647 06/22	Permit 51-60-00647 Main Pool 06/22	\$ 280.00
Florida Dept of Revenue	20220531-2	61-8015817296-8 04/22	Sales & Use Tax 04/22	\$ 50.12
Funez Drywall And Painting LLC	008548	24	Tennis Court and Fitness Center Repairs 04/22	\$ 500.00
Funez Drywall And Painting LLC	008567	25	Clubhouse Area Repairs 05/22	\$ 800.00
George O'Connor	008540	GO042522	Board of Supervisor Meeting Budget Workshop 04/25/22	\$ 200.00
George O'Connor	008569	GO051222	Board of Supervisor Meeting 05/12/22	\$ 200.00
Giella Designs, LLC	008558	4021067	Final 10% Due Holiday Lighting 20/21	\$ 1,500.00
Giella Designs, LLC	008558	52201	50% Deposit On Holiday Lighting 21/22	\$ 7,500.00
Insect IQ Inc.	008559	54057	Pest Management & Treatment 05/22	\$ 80.00
Jami Dock Rekar	008544	JR042522	Board of Supervisor Meeting Budget Workshop 04/25/22	\$ 200.00
Jami Dock Rekar	008573	JR051222	Board of Supervisor Meeting 05/12/22	\$ 200.00
Jerry Richardson	008582	1628	Wildlife Removal Service 05/22	\$ 1,300.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Johnson, Mirmiran & Thompson, Inc.	008560	7-191758	Engineer Services 04/22	\$ 4,440.00
Juniper Landscaping of Florida LLC	008539	159634	Fertilize Turf 04/22	\$ 1,350.00
Juniper Landscaping of Florida LLC	008550	160210	Removal Of Fire Bush 04/22	\$ 11,912.73
Juniper Landscaping of Florida LLC	008568	161865	Monthly Landscape & Irrigation Maintenance 05/22	\$ 13,199.45
Juniper Landscaping of Florida LLC	008568	162499	Irrigation Repairs 04/22	\$ 778.88
Juniper Landscaping of Florida LLC	008568	163030	Monthly Landscape Pest Control 05/22	\$ 180.25
Juniper Landscaping of Florida LLC	008568	163176	Irrigation Repairs 05/22	\$ 314.15
Juniper Landscaping of Florida LLC	008568	163177	Fertilize Turf 05/22	\$ 309.00
Juniper Landscaping of Florida LLC	008580	163727	Fertilize Turf 05/22	\$ 360.50
Louis V Pagliuca	008541	LP042522	Board of Supervisor Meeting Budget Workshop 04/25/22	\$ 200.00
Louis V Pagliuca	008570	LP051222	Board of Supervisor Meeting 05/12/22	\$ 200.00
Luanne Dennis	008537	LD042522	Board of Supervisor Meeting Budget Workshop 04/25/22	\$ 200.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Luanne Dennis	008565	LD051222	Board of Supervisor Meeting 05/12/22	\$ 200.00
Lucia Gibson	008579	052122 Gibson	Refund of Rental Deposit 05/22	\$ 75.00
Navneet Multani	008584	050822 Multani	Deposit Clubhouse Refund 05/22	\$ 75.00
Pasco County Property Appraiser	008561	042922	Non-Ad Valorem Assessment Annual Fee 22/23	\$ 150.00
Pasco County Utilities Services Branch	008542	16514006	Acct #0489145 30400 Country Point Blvd 03/22	\$ 490.55
Pasco County Utilities Services Branch	008581	16643556	Acct #0489145 30400 Country Point Blvd 04/22	\$ 683.10
Pasco Sheriff's Office	008551	I-3/1/2022-07013	Off Duty Detail 04/22	\$ 360.00
Poop 911 Tampa	008552	5426383	Dog Park Waste Removal 04/22	\$ 232.70
Rizzetta & Company, Inc.	008543	INV0000067885	District Management Fees 05/22	\$ 6,670.00
Rizzetta & Company, Inc.	008553	INV0000068080	Personnel Reimbursement 04/29/22	\$ 5,909.75
Rizzetta & Company, Inc.	008562	INV0000068131	Out of Pocket Expenses 04/22	\$ 115.49
Rizzetta & Company, Inc.	008572	INV0000068158	General Management & Oversight 05/13/22	\$ 7,353.08

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Romaner Graphics	008574	21166	No Trespassing, Swimming, Fishing, Boating Sign 05/22	\$ 180.00
Roto-Rooter Services Company	008554	186-22536879	Clean Out Sewer Pipe 04/22	\$ 1,750.00
Security Lock Systems of Tampa, Inc	008555	1820	Monthly Maintenance Service for Monitoring System 05/22	\$ 324.21
Spectrum	20220531-1	0034122118-01 04/22	30400 Country Point Blvd TV 04/22	\$ 8.99
Spectrum	20220531-1	0034122118-01 05/22	30400 Country Point Blvd TV 05/22	\$ 9.99
Spectrum	20220531-11	048209801041322	30400 Country Point Blvd TV 04/22	\$ 307.93
Spectrum	20220531-11	048209801051322	30400 Country Point Blvd TV 05/22	\$ 307.93
Steadfast Environmental, LLC	008583	SE-20934	Aquatic Maintenance 05/22	\$ 1,648.00
Stellar Electrical Services LLC	008545	04152022001	Electrical Work In Gym Clubhouse 04/22	\$ 487.10
Straley Robin Vericker	008563	21464	Legal Services 04/22	\$ 5,033.50
Suncoast Pool Service	008575	8239	Monthly Pool Maintenance 05/22	\$ 900.00
Taylor Tennis & More LLC	008564	050222 Taylor	Deposit Tennis Court Basketball Court Resurfacing 05/22	\$ 8,500.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
United Building Maintenance, Inc.	008546	349	Cleaning Services 05/22	\$ 700.00
Waste Management Inc. of Florida	20220531-3	0745078-1568-1	Waste Disposal Services 05/22	\$ 68.96
West Coast Rental Inc	008576	051222 West	Deposit Furniture Rental 05/22	\$ 140.19
Withlacoochee River Electric Cooperative, Inc	20220531-4	10270434 04/22	Summary Billing 04/22	<u>\$ 8,574.30</u>
Report Total				<u>\$ 104,880.66</u>