



Rizzetta & Company

Country Walk Community Development District

**Board of Supervisor's
Regular Meeting
August 11, 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

August 10, 2022

Board of Supervisors
Country Walk Community
Development District

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Country Walk Community Development District will be held on **Thursday, August 11, 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 July Aquatics Report.....Tab 1
 2. Consideration of Steadfast Pond Dye Proposal.....Tab 2
 - B. Field Services Manager**
 1. Review of July Field Inspection Report.....Tab 3
 2. Landscape Response to Field Inspection Report.....Tab 4
 - C. District Engineer**
 1. Discussion of Revised Pool Heating Proposals.....Tab 5
 - D. Clubhouse Manager Report.....Tab 6**
 - E. Deputy Report.....Tab 7**
 - F. District Counsel**
 - 1. Update on Resident Incident at Park**
 - G. District Manager**
 1. Review of July District Manager Report.....Tab 8
 2. Review of June 2022 Financial Statement.....Tab 9
 3. Review of Open Items.....Tab 10
- 4. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2022/2023 Final Budget.....Tab 11**
 1. Consideration of Resolution 2022-04, Adopting
Fiscal Year 2022/2023 Final Budget.....Tab 12
 - B. Public Hearing on Fiscal Year 2022/2023 Assessments**
 1. Consideration of Resolution 2022-05, Levying O&M
Assessments for FY 2022/2023.....Tab 13
 - C. Consideration of Resolution 2022-06, Setting the Meeting
Schedule for Fiscal Year 2022/2023.....Tab 14**

- D. Consideration of Carl Hawkins Boring for Monument
Lights Proposal.....Tab 15
- E. Discussion of Suspension of Amenities Privileges – Waterville Ave
- 5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors Meeting
held on July 14, 2022.....Tab 16
 - B. Consideration of Operation and Maintenance Expenditures
for June 2022.....Tab 17
- 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:

8/3/2022 11:08 AM

Prepared by:

Kevin Riemensperger

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 3C

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Site 3C was observed to have trace amounts of residual pond weed that was in the decomposition stage from prior treatment.

Algal activity was low, some planktonic will require attention during future maintenance visits.

<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: 8A

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Moderate levels of planktonic algae will require attention during the next maintenance visit. Summertime is notorious for producing these blooms as they prefer high levels of sunlight and heat.

Typically, results from treatment are evident within 7-10 days of the algaecide application.

<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:		

Inspection Report

SITE: 16B

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Dye will be added in the near future to not only improve aesthetics, it will serve as a tool to aid in sunlight reduction within the water column of the pond. Reducing sunlight in the water column will help abate algae growth and submersed vegetation presence.

Recommend targeting Primrose Willow on the "wild side" of the pond.

<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: 29

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Routine monitoring and maintenance will continue here. Overall Pond 29 was observed to be in good health.

<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:	

Inspection Report

SITE: 27B

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

Majority of the material it was treated last visit Hydrilla has floated to the service and is decaying. 10% of the material still remains rooted to the bottom. follow up treatment being scheduled. routine treatments continue to expedite decomposition of the material on the surface.

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

SITE: 2A

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Technicians continue to maintain a buffer between interior growth and the Pond bank. No nuisance grass growth observed along the shore. Moderate planktonic algae activity here. nutrient locking treatment recommended (PhosLoc / Eutrosorb)

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

Inspection Report

SITE: 10A

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Oil absorbent bags have been removed from the pond, there was no film or "oily" substance observed during the inspection report.

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

SITE: 3B

Condition: Excellent Great Good Poor ☒Mixed Condition Improving



Comments:

Shoreline areas have been targeted successfully for Torpedograss and other nuisance vegetation. Planktonic algae levels are significant within this pond. Recommend a nutrient reduction program using phosphorus reduction agents.

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

Inspection Report

SITE: 8C

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Algal levels were observed to minimal at the time of inspection. Some remnants of previously treated grasses were visible and well into the decomposition stage.

Follow up treatments will occur during upcoming maintenance events.

<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: 8B

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

The center "island" needs attention for Primrose Willow growth among other vegetation such as Torpedograss and some Cattails.

<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: Primrose Willow, Cattails		

MANAGEMENT SUMMARY



Oddly enough, despite an increase in rainfall, the water levels of a number of Countrywalk's retention ponds remain low. Increased rainfall and water levels can aid in improved aesthetics of the ponds as fresh rainwater pushes out stagnant water into wetlands. A continued occurrence to be mindful of is the compounds that runoff water entering the ponds contains: fertilizers and organic debris. These are primarily composed of nitrogen and phosphorus, both nutrients that largely contribute to algal growth, and their influx can provide the needed ingredients for a bloom. In periods between rains, hot daytime temperatures and high humidity continue, treating a perfect storm for rapid algae takeover.

Full spectrum Copper Sulfate treatments continue to combat these seasonal algal blooms, and have most likely prevented the worst of them. In ponds whose construction lends to backflow and high nutrient retention, or those adjacent to greenery, this will be a constant battle against the algal growth until fresh rains once again bring relief, or until we see a reduction in growth rates during the onset of Fall, where many nutrients will have time to settle on the bottom and get locked away.

Planktonic algae was observed in some areas of the community. Our next routine maintenance event will prioritize controlling and maintaining the growth. is the priority at this time of year, water levels low.

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 during the rainy season.
- Focus on planktonic algae.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Tab 2



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 7/26/2022

Proposal #

550

Customer Information		Project Information Countrywalk CDD Entrance Pond...	
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 Dye	Proposal Prepared By: Kevin Riemensperger Type Of Work General

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
Scope: Initial dye application of the entrance ponds along the main BLVD, to improve aesthetics. Ponds to be dyed: 8A, 8B, 8C, 3C, 3D, 21A, 16B Total AC: 13.04 Technician will be deployed with dye to be dosed from the shoreline at different locations to ensure uniformity of color. Following an assessment of the general inflow/outflow of these designated ponds, Steadfast will reevaluate the current contract to include dye applications of these ponds to maintain their hue year-round. EST Timeframe: 1 day		895.00

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

\$895.00

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

Accepted this _____ day of _____, 20____.

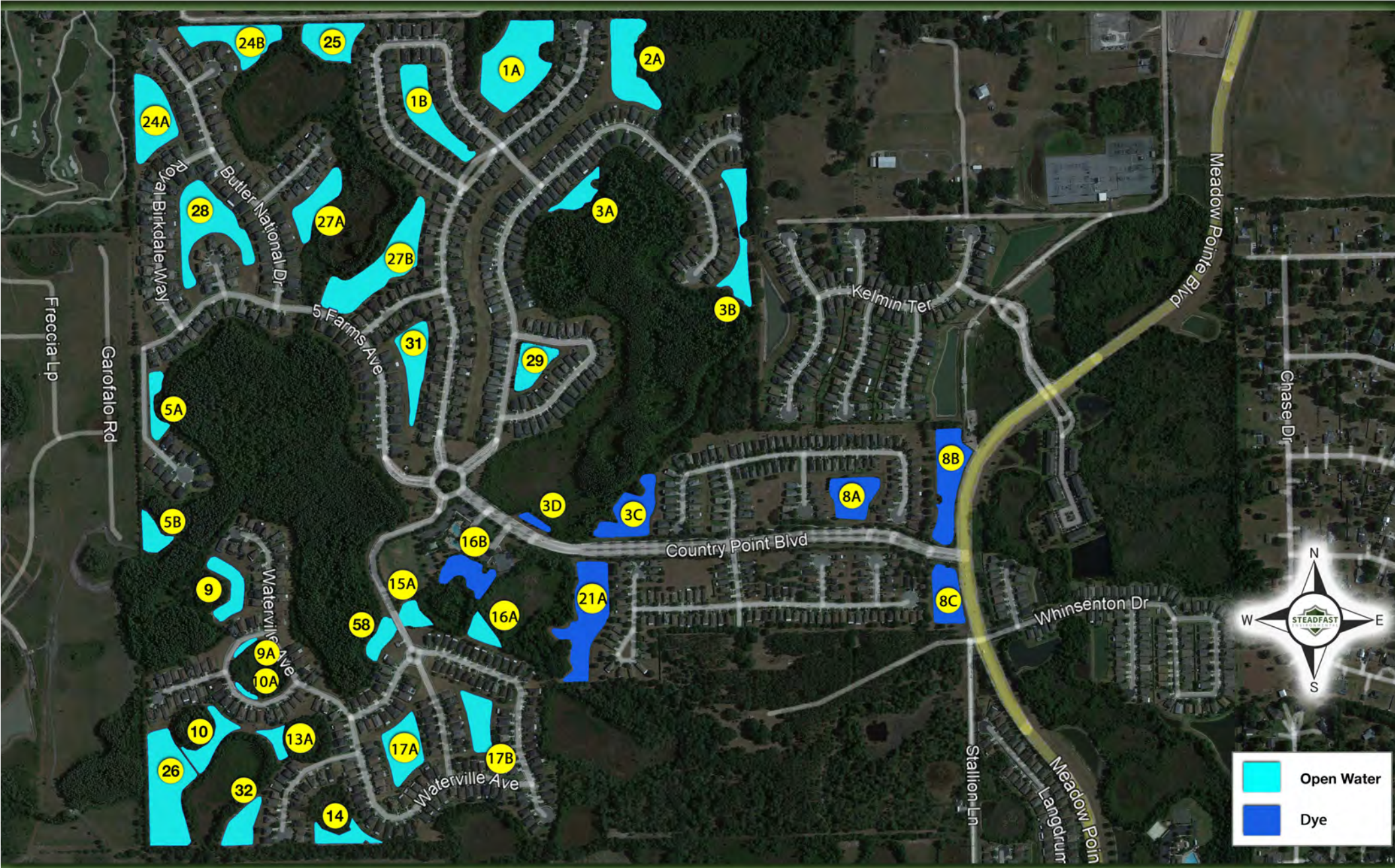
Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____



COUNTRYWALK CDD

30400 Country Pointe Boulevard, Wesley Chapel, FL 33543



Tab 3

COUNTRY WALK

FIELD INSPECTION REPORT



July 25, 2022
Rizzetta & Company
Jason Liggett - Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & AMMENITIES CENTER

General Updates, Recent & Upcoming Maintenance Events

- ❖ Monitor all recently installed plants and ensure that they are getting adequate irrigation.
- ❖ Improve the soft edging on the backside of the natural area along Country Point Blvd
- ❖ Make sure we are pruning the annuals to prevent them from becoming leggy and allowing them to fill in.
- ❖ Next Inspection date is August 22nd at 9:00 am.

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.

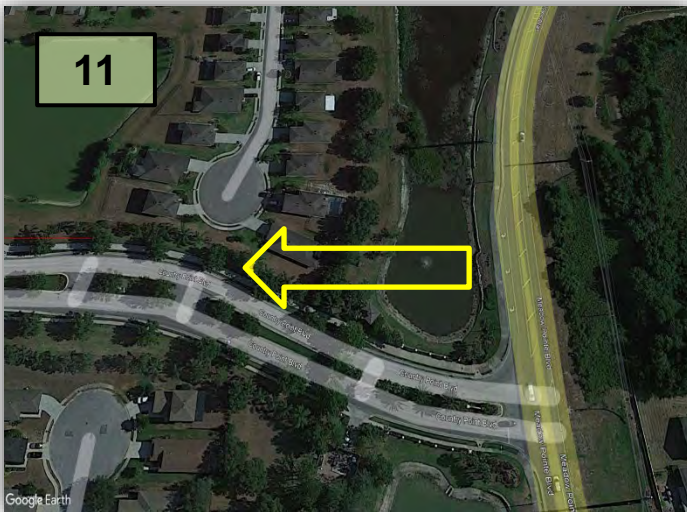
1. During my inspection there was a lot of palm debris from recent storms in the pool area. During service just make sure the guys are policing for the debris. I would suggest maintenance onsite staff to help with this during nonservice days.
2. Perform a Pocket prune to remove the dead from the Schilling Hollies to the east of the Amenity center building along the wall.
4. Make sure the Coleus Annuals in the district are being pocket pruned to promote the filling in instead of growing up.
5. Remove the dead from the base of the Liriope in the pool parking lot in the thumbnail islands.
6. **Replace 5 3 Gallon Jack Frost Ligustrum along the eastside of the pool snack building. Invoice out to the district once completed.(Pic 6)**



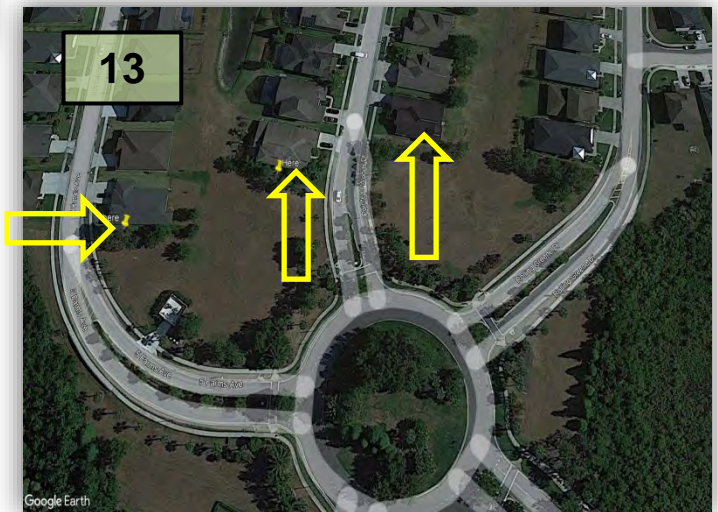
3. Remove the dead stocks from the Ginger on the Southside of The Amenity center near the sitting area.

POOL DECK, AMENITIES CENTER & COUNTRY POINT

7. Remove the dead from the African Iris on Country Point Blvd at the English Turn Way intersection. This is all these beds at this intersection.
8. We are still running into issues with the soft edging in the back of the natural areas along Country Point Blvd. Make sure this is being done during normal sift edging services.
9. Remove the taller weeds growing out of the Indian Hawthorne on Country Point Blvd on the outbound side just pass English Turn Way.
10. Treat the bed weeds and vines on the inbound side of Country Point Blvd in the natural areas where the first unit of houses start. This was on last months report as well.(Pic 11)
14. Provide the district pricing to improve the bed spaces at the outside of the traffic circles and for the entry beds at each community at the traffic circle. Keep these separated and provide design graphics for these areas.
15. Make sure to talk to the crews about the trimming of the hedge around the dog area and allow this to grow up to the fence.
16. Treat the crack weeds at the bridge on Five Farms Ave after Red Culver Way.



11. Treat the Jasmine Minima beds on Country Point Blvd with a selective herbicide before you go over the bridge on the inbound side.
12. Provide the district a proposal to infill the same area above with 1 Gallon Jasmine Minima.
13. Treat the bed weeds in the Natural areas next to the homes on both Five Farms Ave and Pointe O Woods Drive.(Pic 13>)



Tab 4

COUNTRY WALK

FIELD INSPECTION REPORT



July 25, 2022
Rizzetta & Company
Jason Liggett - Field Services Manager



Rizzetta & Company
Professionals in Community Management


SUMMARY & AMMENITIES CENTER

General Updates, Recent & Upcoming Maintenance Events

- ❖ Monitor all recently installed plants and ensure that they are getting adequate irrigation.
- ❖ Improve the soft edging on the backside of the natural area along Country Point Blvd
- ❖ Make sure we are pruning the annuals to prevent them from becoming leggy and allowing them to fill in.

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. During my inspection there was a lot of palm debris from recent storms in the pool area.

 During service just make sure the guys are policing for the debris. I would suggest maintenance onsite staff to help with this during nonservice days.

2. Perform a Pocket prune to remove the dead from the Schilling Hollies to the east of the Amenity center building along the wall.



3. Remove the dead stocks from the Ginger on the Southside of The Amenity center near the sitting area.



4. Make sure the Coleus Annuals in the district are being pocket pruned to promote the filling in instead of growing up.



5. Remove the dead from the base of the Liriope in the pool parking lot in the thumbnail islands.



6. **Replace 5 3 Gallon Jack Frost Ligustrum along the eastside of the pool snack building.**
Invoice out to the district once completed.(Pic 6)



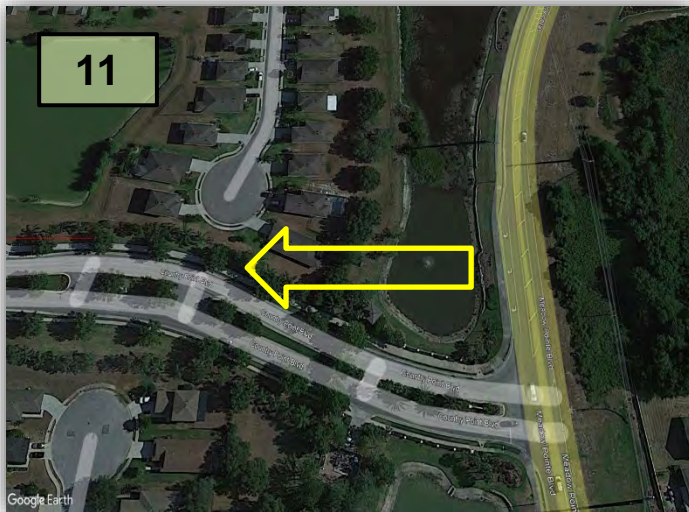
POOL DECK, AMENITIES CENTER & COUNTRY POINT

7. Remove the dead from the African Iris on Country Point Blvd at the English Turn Way intersection. This is all these beds at this intersection.

8. We are still running into issues with the soft edging in the back of the natural areas along Country Point Blvd. Make sure this is being done during normal sift edging services.

9. Remove the taller weeds growing out of the Indian Hawthorne on Country Point Blvd on the outbound side just pass English Turn Way.

10. Treat the bed weeds and vines on the inbound side of Country Point Blvd in the natural areas where the first unit of houses start. This was on last months report as well.(Pic 11)



11. Treat the Jasmine Minima beds on Country Point Blvd with a selective herbicide before you go over the bridge on the inbound side.

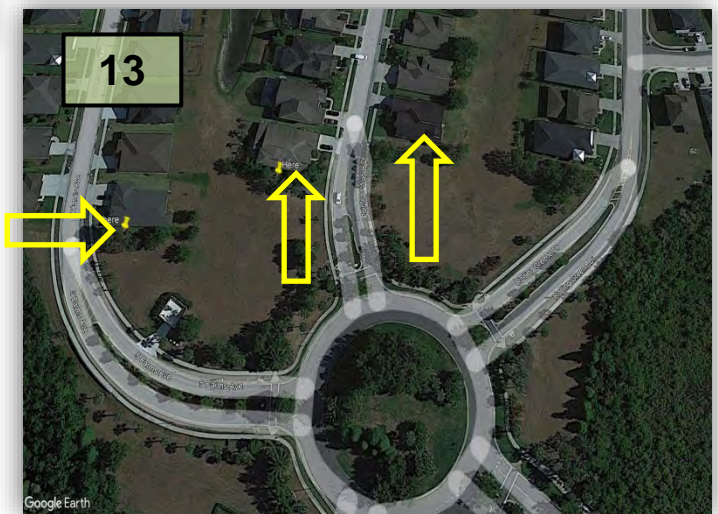
12. Provide the district a proposal to infill the same area above with 1 Gallon Jasmine Minima.

13. Treat the bed weeds in the Natural areas next to the homes on both Five Farms Ave and Pointe O Woods Drive.(Pic 13>)

14. Provide the district pricing to improve the bed spaces at the outside of the traffic circles and for the entry beds at each community at the traffic circle. Keep these separated and provide design graphics for these areas.

15. Make sure to talk to the crews about the trimming of the hedge around the dog area and allow this to grow up to the fence.

16. Treat the crack weeds at the bridge on Five Farms Ave after Red Culver Way.



Tab 5



State of Florida Pool Contractor, License # CPC1457968

Custom Proposal Prepared For

Country Walk CDD Family Pool Heating Solution

By
Dawn Shanley
The Pool Works of Florida
July 27, 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 (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: July 27, 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
 - 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.



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

Total \$39,590.00
Professional Courtesy - \$2,500.00
Project Total \$37,090.00



State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

Submitted To: Country Walk CDD – Family Pool Heating

Date: July 27, 2022

1. Payment schedule as follows:

50% due at contract signing.	\$ 18,545.00
40% due upon heater delivery to site.	\$ 14,836.00
10% due within 7 days of completion	\$ 3,709.00

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)

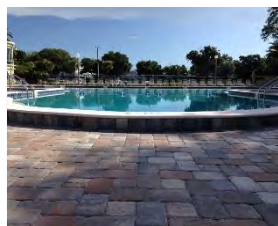
Schedule Your Planned Maintenance

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.

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



State of Florida Pool Contractor, License # CPC1457968



commercial 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

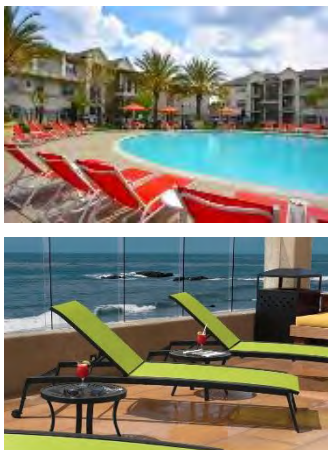


Furniture Refurbishment Services

If you're 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



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



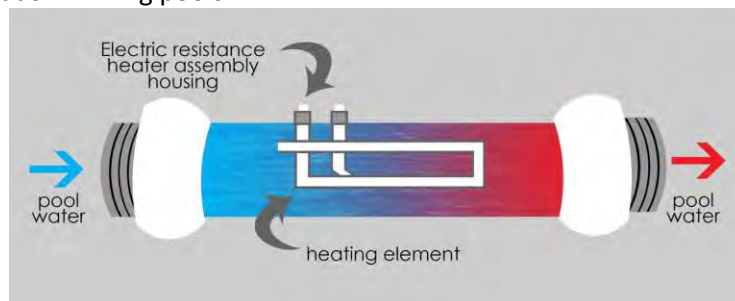
State of Florida Pool Contractor, License # CPC1457968

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

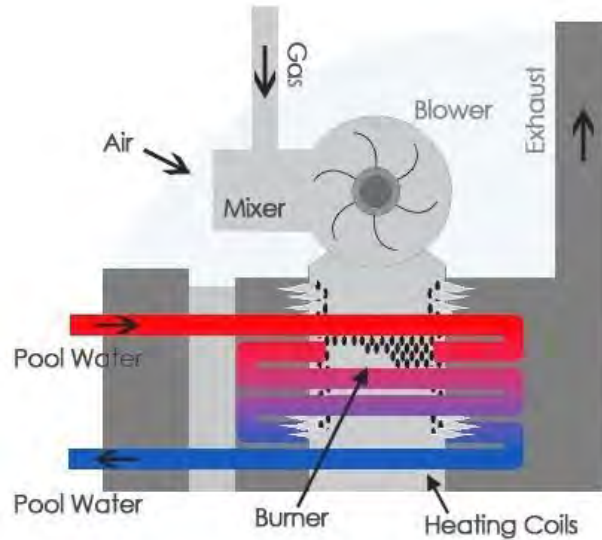


State of Florida Pool Contractor, License # CPC1457968

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.

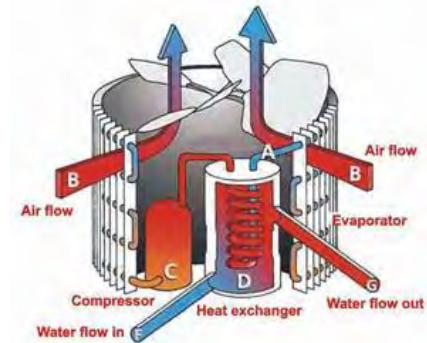


State of Florida Pool Contractor, License # CPC1457968

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.

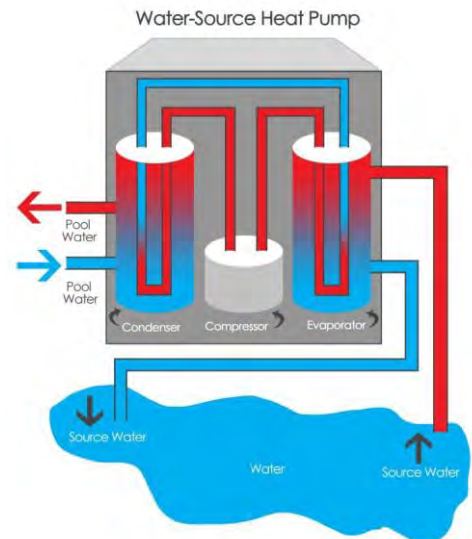


State of Florida Pool Contractor, License # CPC1457968

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

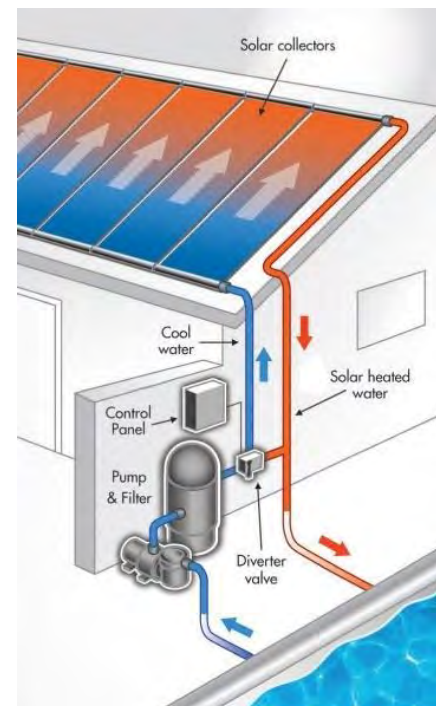
Solar Heaters

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"

BLANK



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: \$32,752

- * 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: \$24,789

- * 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.**

***** 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.**

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 6

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: July 2022

- Had drains at the pool area cleaned out and re-leveled.
- Had several electrical items at the amenities areas repaired (clubhouse, pool bar, and pavilion). Discussed proposal to provide power to the monuments and learned that there will likely be an issue with the county inspector (especially at English Turn Way) being that the underground boring company does not want to be listed underneath them. Working now towards setting up a pilot program for a solar solution where one will be installed as a test, and if the Board is happy with the results then additional commercial grade solar lights will be installed throughout the rest of the monuments.
- Received proposal for underground boring in conjunction with the electricity needed at the monuments.
- Had the flag in front of the clubhouse replaced as the current one was torn.
- Had Osprey nests over the tennis courts removed and industrial grade spider legs installed to prevent future nests from being built.
- Held Paint & Sip for resident adults, July 15th. Sold out every available seat.
- Held back to School Party for both adult and child residents, July 31st.
- Executed proposal to replace the windscreens on the south side of the tennis courts as the current ones are torn in several areas.
- Executed proposal to add two new No Fishing signs and replace the amenities rules sign at the basketball court.
- Executed proposal to have the clubhouse and pool house, windows, playground equipment, and shade sail soft washed.
- Washed all pool furniture with soap and water as recommended (monthly).
- Logged and reported all potholes in community to Pasco County (monthly).
- Patrolled community for street light outages (monthly) and reported them to WREC.

Projected Projects:



Rizzetta & Company

- 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.
- ADT Security on site to replace faulty burglar alarm sensor.
- Spectrum on site to replace faulty cable box in the fitness center.
- Fit Logic on site to perform quarterly maintenance. Discovered damaged cord connected to the Stepmaster which needs to be replaced. Proposal pending.

Off Duty Sheriff Reports:

- See attached file for patrol details.

Gym Equipment/Playground/Pool Safety Checks:

- Playground safety inspection performed July 5th. No new issues discovered.

Facilities Usage:

- Bridgewater CDD met in the clubhouse lobby on July 7th, 6:30pm.
- Country Walk HOA met in the clubhouse lobby for their regular monthly meeting on July 25th, 7pm.
- Country Walk CDD met in clubhouse lobby for their regular monthly meeting on July 14th, 6pm.
- Soccer Shots ran their weekly soccer clinic every Tuesday evening in July, 5pm.
- MahJong group met in the clubhouse lobby every Tuesday evening in July, 6pm.
- 5 Private parties held in the clubhouse.
- 7 Private parties held at the pool bar.
- 1 Private parties held in the pavilion area.

Resident Payment Log:

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



Rizzetta & Company

Upcoming Events:

- None to report.

Board of Supervisor's Requests & Updates:

- None to report.

Resident Requests:

- To build a lending library to be placed at the playground and stocked with children's books.

Exhibits:**Flag in Front of Clubhouse (Before):**

Rizzetta & Company

After:



Rizzetta & Company

Drains at Pool Area (Before):



Rizzetta & Company

After:



Rizzetta & Company

Osprey Nests at Tennis Courts (Before):



Rizzetta & Company

After:



Rizzetta & Company

Windscreens at Tennis Courts (Before):



Rizzetta & Company

Tab 7

OFF DUTY PATROL LOGS

July 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: Sean Craft

Employee Reporting : Deputy A. Jasper

Date of Work : 07/01/2022

Event Number : 2022345298

Arrival Time : 1900

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 :
Yes

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

At the beginning of my shift, I checked in with the clubhouse. I monitored a residence complaining of property damage as a result of neighborhood kids playing with a ball near their home and observed no activity. I addressed 7 street parking issues. I completed one traffic stop and issued a written warning. I monitored for golf carts as they were expressed as a concern, but did not observe any on the roadways or sidewalks. I addressed two motorists who stopped in the middle of Country Point Blvd blocking traffic, neither of which had any mechanical issues. I checked the clubhouse and amenities multiple times and observed nobody using the pool, courts, or playground after hours. I made contact with a resident in the parking lot of the clubhouse after hours who was waiting for a friend. I did not observe any suspicious or criminal activity at any of the residences during my various patrols of the neighborhood. I took no additional law enforcement action.

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: Regina Trani

Employee Reporting : Deputy Ashley Brock

Date of Work : 07/4/22

Event Number : 2022

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 :
None

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

During this detail I maintained presence in the neighborhood during the Fourth of July. I did instruct juveniles to leave the park area when it became dark out and not to light off fireworks over there.

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 : 7/13/22

Event Number : 2022367346

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 :
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

Report Sent To: Regina Trani

Employee Reporting : Brian McGavock

Date of Work : 7/19/2022

Event Number : 2022378835

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: not issued a radar

Were there any other types of violations, such as trespassing, written warnings :
no

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

I patrolled the amenity center and found no suspicious activity. Rainy weather most likely subdued any foot traffic at the courts and playgrounds. I also patrolled for speeders and did not observe anything egregious. I monitored street parking, with very few vehicles being parked in the street and moving quickly after being observed.

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 Angela Savinon ,

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: Off-duty coordinator

Employee Reporting : K. Walker

Date of Work : 7/28/2022

Event Number : 2022396172

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 :
8 written warnings for illegal parking

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

Upon my arrival, I checked in with the attendant working at the clubhouse, who briefed me on concerns within the community to include illegal parking and residents driving golf carts, which is not permitted. After leaving the clubhouse, I patrolled throughout the community and left several written warnings on vehicles illegally parked; none of the vehicle had previous warnings. I also kept watch for any suspicious people, vehicles, and activities, however, nothing of concern was observed. I also did not observe any golf carts being driven within the community. At 2200 hours, I responded to the amenities area to ensure everyone had cleared out, which everyone had.

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 8



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 8, 2022, at 9:30am
- **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

August 11

2022

C
O
U
N
T
R
Y

W
A
L
K

FINANCIAL SUMMARY

6/30/2022

General Fund Cash &
Investment Balance:

\$845,133

Reserve Fund Cash &
Investment Balance:

\$1,488,753

Debt Service Fund
Investment Balance:

\$303,892

**Total Cash and Investment
Balances:**

\$2,637,778

**General Fund Expense
Variance: \$26,645**

**Over
Budget**



Rizzetta & Company

Supervisor Request Updates

Budget- The General Fund is over budget by \$26,645. District Engineer is over budget by \$17,373, District Counsel is over budget by \$10,945, and Irrigation Repair is over by \$16,125.

Supervisor Requests

- Proposed Budget- Country Walk Public Hearing will be held on August 11, 2022.
- Residents have been reaching out to me about the increase in assessments regarding the budget. There haven't been any issues so far.
- Clubhouse Incident-I reached out to Gloria regarding the Board's decision not to allow her son and friend to use the Amenities center until the Board decides at the next meeting. Also, I had a conference call with District Counsel and the Chair. Counsel advised that I send Gloria a copy of the incident report.
- Fishing on Waterville-The resident was notified by certified mail that their credentials would be suspended from July 25, 2022, to August 25, 2022. I spoke with the residents, and they informed me that they will be in attendance for the CDD meeting. I sent them the Country Walk CDD policies as they requested.
- Fishing on Waterville-On July 28, 2022, Harris and I went planted the No Fishing Sign. We used the CDD easement to access the pond.
- Resident on Hatz Way- The resident continues to put items on CDD property after a certified cease and desist letter was sent. I would need direction from the Board to proceed with the next steps. I would recommend that District Counsel draft a letter and send it to the resident.
- Juniper Pine Tree Proposal-As requested by the Board this was executed. Josh informed me that this project will be completed in August.
- Campus Suite ADA Contract- The Quarterly Audit Report is included in the Campus Suite ADA services. The Board can request for the Campus Suites to reduce the quarterly audits, but it wouldn't lower the cost.
- Country Walk Calendar- The Country Walk CDD calendar was sent to the Board and saved on the shared drive. Jason's Inspection date was added to the calendar as requested by the Board.
- Pond Clean-up- I will provide an update at the meeting.
- Light Poles Repair- Withlacoochee Crew Chief informed George and me that they will be on-site to paint the transformers and streetlights towards the end of August.
- Accounting Updates-On August 5, 2022 I have Intacct Training. I will provide an update at the meeting.
- The Community Updates- MP II & MP III Joint Meeting- MP II & MP III will have another joint meeting on the second Wednesday of September to discuss issues regarding the community.

Tab 9



Rizzetta & Company

Country Walk Community Development District

**Financial Statements
(Unaudited)**

June 30, 2022

Prepared by: Rizzetta & Company, Inc.

**countrywalkcdd.org
rizzetta.com**

Country Walk Community Development District

Balance Sheet

As of 6/30/2022

(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	169,466	0	0	169,466	0	0
Investments	675,667	0	303,892	979,559	0	0
Investments - Reserves	0	1,488,753	0	1,488,753	0	0
Accounts Receivable	0	0	0	0	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	45,745	0	3,776	49,521	0	0
Due From Others	0	0	0	0	0	0
Amount Available-Debt Service Fund	0	0	0	0	0	307,668
Amount To Be Provided-Debt Service	0	0	0	0	0	4,412,332
Fixed Assets	0	0	0	0	6,072,546	0
Total Assets	913,815	1,488,753	307,668	2,710,236	6,072,546	4,720,000
Liabilities						
Accounts Payable	9,321	0	0	9,321	0	0
Sales Tax Payable	162	0	0	162	0	0
Accrued Expenses Payable	18,495	0	0	18,495	0	0
Other Current Liabilities	0	0	0	0	0	0
Due To Other Funds	3,776	45,745	0	49,521	0	0
Rental Deposits	1,200	0	0	1,200	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	4,720,000
Total Liabilities	32,954	45,745	0	78,699	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	239,430	(51,209)	(93,855)	94,365	0	0
Total Fund Equity & Other Credits	880,861	1,443,008	307,668	2,631,537	6,072,546	0
Total Liabilities & Fund Equity	913,815	1,488,753	307,668	2,710,236	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 6/30/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	301	301	0.00%
Special Assessments					
Tax Roll	1,028,000	1,028,000	1,034,165	6,165	(0.59)%
Other Miscellaneous Revenues					
Miscellaneous	0	0	11,210	11,210	0.00%
Back to School Event Revenue	0	0	3,500	3,500	0.00%
Total Revenues	1,028,000	1,028,000	1,049,176	21,176	(2.06)%
Expenditures					
Legislative					
Supervisor Fees	13,000	9,750	9,600	150	26.15%
Financial & Administrative					
Administrative Services	6,120	4,590	4,590	0	25.00%
District Management	36,225	27,169	27,169	0	25.00%
District Engineer	18,000	13,500	35,373	(21,873)	(96.51)%
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	4,016	4,016	0	25.00%
Accounting Services	22,440	16,830	16,830	0	25.00%
Auditing Services	3,500	3,500	3,629	(129)	(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	1,500	699	801	65.07%
Miscellaneous Mailings	1,000	750	0	750	100.00%
Dues, Licenses & Fees	1,000	903	1,543	(640)	(54.27)%
Website Hosting, Maintenance, Backup (and Email)	3,640	3,113	3,113	1	14.49%
Legal Counsel					
District Counsel	20,000	15,000	30,945	(15,945)	(54.72)%
Law Enforcement					
Deputy	30,000	22,500	7,950	14,550	73.50%
Electric Utility Services					

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 6/30/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Utility Services	30,000	22,500	18,578	3,922	38.07%
Street Lights	80,000	60,000	54,348	5,652	32.06%
Garbage/Solid Waste Control Services					
Garbage-Recreation Facility	750	563	690	(127)	8.03%
Solid Waste Assessment	1,000	1,000	991	9	0.94%
Water-Sewer Combination Services					
Utility Services	7,250	5,438	6,021	(583)	16.95%
Stormwater Control					
Aquatic Maintenance	23,000	17,250	14,832	2,418	35.51%
Lake/Pond Bank Maintenance	1,500	1,125	775	350	48.33%
Fountain Service Repair & Maintenance	2,000	1,500	750	750	62.50%
Stormwater Assessment	2,250	2,250	1,933	317	14.06%
Other Physical Environment					
Field Operations	7,800	5,850	5,850	0	25.00%
Landscape Replacement Plants, Shrubs, Trees	25,000	18,750	18,771	(21)	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	4,500	3,555	945	40.75%
Entry & Walls Maintenance	2,500	1,875	1,243	632	50.29%
Landscape Maintenance	135,780	101,835	121,287	(19,452)	10.67%
Tree Trimming Services	5,000	3,750	2,912	838	41.75%
Irrigation Repairs	18,000	13,500	34,125	(20,625)	(89.58)%
Holiday Decorations	17,000	17,000	15,000	2,000	11.76%
Landscape Mulch	30,800	23,100	23,884	(784)	22.45%
Annual Flower Rotation	25,100	18,825	19,013	(188)	24.25%
Top Choice Ant Treatment	6,300	4,725	0	4,725	100.00%
Stormwater Pond Cutbacks	9,000	6,750	7,045	(295)	21.72%
Multi-Purpose Field Maintenance	11,500	8,625	0	8,625	100.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	2,500	1,875	0	1,875	100.00%
Sidewalk Repair & Maintenance	2,000	1,500	1,300	200	35.00%
Common Areas Pressure Washing	16,000	12,000	18,870	(6,870)	(17.93)%
Parking Lot Repair & Maintenance	2,500	1,875	0	1,875	100.00%
Parks & Recreation					
Management Contract	18,000	13,500	13,500	0	25.00%

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 6/30/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Payroll Reimbursement -Onsite Staff	175,620	131,715	120,513	11,202	31.37%
Maintenance & Repair	30,000	22,500	31,406	(8,906)	(4.68)%
Telephone, Fax, Internet	4,300	3,225	2,546	679	40.78%
Clubhouse - Facility Janitorial Service	7,400	5,550	6,000	(450)	18.91%
Computer Support, Maintenance & Repair	1,000	750	460	290	54.00%
Office Supplies	2,500	1,875	2,563	(688)	(2.51)%
Clubhouse - Facility Janitorial Supplies	8,500	6,375	2,784	3,591	67.24%
Furniture Repair/Replacement	3,000	2,250	1,315	935	56.17%
Dog Waste Station Supplies	2,800	2,100	2,844	(744)	(1.58)%
Athletic/Park Court/Field Repairs	4,000	3,000	19,323	(16,323)	(383.06)%
Pool Service Contract	12,000	9,000	8,100	900	32.50%
Pool Repairs	5,000	3,750	160	3,591	96.80%
Playground Equipment & Maintenance	3,459	2,594	2,406	188	30.44%
Security System Monitoring & Maintenance	6,500	4,875	17,558	(12,683)	(170.12)%
Special Events					
Special Events	15,000	11,250	14,524	(3,274)	3.17%
Contingency					
Wildlife Management Services	15,600	11,700	11,700	0	25.00%
Fitness Equipment Repair & Maintenance	1,000	750	2,171	(1,421)	(117.09)%
Pavilion Drain Cleaning	5,000	0	0	0	100.00%
Capital Improvements	35,000	26,250	0	26,250	100.00%
Total Expenditures	<u>1,028,000</u>	<u>783,101</u>	<u>809,746</u>	<u>(26,645)</u>	<u>21.23%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>244,899</u>	<u>239,430</u>	<u>(5,469)</u>	<u>0.00%</u>
Exc. of Rev/Other Sources Over/(Under) Exp/Other Uses	<u>0</u>	<u>244,899</u>	<u>239,430</u>	<u>(5,469)</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>244,899</u>	<u>880,861</u>	<u>635,961</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 6/30/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget to Actual Variance</u>	<u>Budget Percentage Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>667</u>	<u>667</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>667</u>	<u>667</u>	<u>0.00%</u>
Expenditures				
Contingency				
Capital Reserve	<u>0</u>	<u>51,877</u>	<u>(51,877)</u>	<u>0.00%</u>
Total Expenditures	<u>0</u>	<u>51,877</u>	<u>(51,877)</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(51,209)</u>	<u>(51,209)</u>	<u>0.00%</u>
Exc. of Rev/Other Sources Over/(Under) Exp/Other Uses	<u>0</u>	<u>(51,209)</u>	<u>(51,209)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>1,494,218</u>	<u>1,494,218</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,443,008</u></u>	<u><u>1,443,008</u></u>	<u><u>0.00%</u></u>

Country Walk Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2021 Through 6/30/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percentage Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	339	339	0.00%
Special Assessments				
Tax Roll	491,393	493,749	2,356	0.47%
Total Revenues	491,393	494,088	2,696	0.55%
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	(93,855)	(93,855)	0.00%
Exc. of Rev/Other Sources Over/(Under) Exp/Other Uses	0	(93,855)	(93,855)	0.00%
Fund Balance, Beginning of Period	0	401,523	401,523	0.00%
Fund Balance, End of Period	0	307,668	307,668	0.00%

Country Walk CDD
Investment Summary
June 30, 2022

<u>Account</u>	<u>Investment</u>	<u>Balance as of June 30, 2022</u>
The Bank of Tampa	Money Market	\$ 5,112
	Subtotal	5,112
The Bank of Tampa ICS - Bond Excess Bremer Bank, National Association	Money Market	\$ 106,508
	Subtotal	106,508
The Bank of Tampa ICS - Operating Bangor Savings Bank	Money Market	\$ 67,226
Bremer Bank, National Association	Money Market	76,388
First International Bank & Trust	Money Market	22
First Republic Bank	Money Market	248,412
Western Alliance Bank	Money Market	171,999
	Subtotal	564,047
	Total General Fund Investments	\$ 675,667
The Bank of Tampa ICS - Cap Reserve Bangor Savings Bank	Money Market	\$ 104,799
Bremer Bank, National Association	Money Market	65,515
City National Bank of Florida	Money Market	248,411
NexBank	Money Market	248,411
Pinnacle Bank	Money Market	248,411
Umpqua Bank	Money Market	248,411
United Bank	Money Market	248,411
Western Alliance Bank	Money Market	76,384
	Total Reserve Fund Investments	\$ 1,488,753
US Bank Series 2015 Prepayment	First American Treasury Obligation Fund Class Z	\$ 2,886
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	122,923
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	\$ 303,892

Country Walk Community Development District

Aged Payables by Invoice Date

Aging Date - 6/1/2022

001 - General Fund

From 6/1/2022 Through 6/30/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Clean Sweep Supply Co., Inc.	6/20/2022	4115	Janitorial Supplies 06/22	97.45
Pasco County Utilities Services Branch	6/23/2022	16789588	Acct #0489145 30400 Country Point Blvd 05/22	588.60
Rizzetta & Company, Inc.	6/24/2022	INV0000069557	Personnel Reimbursement 06/24/22	6,574.77
Elaine Tricarico	6/26/2022	062622 Tricarico	Pool Bar Party Deposit 06/22	75.00
Juniper Landscaping of Florida LLC	6/27/2022	168293	Irrigation Repairs 06/22	204.31
Juniper Landscaping of Florida LLC	6/27/2022	168294	Irrigation Repairs 06/22	811.26
Pope's Water Systems, Inc	6/28/2022	71546	Cycle Stop Leaking By Tennis Courts 06/22	160.00
Pasco Sheriff's Office	6/30/2022	I-4/18/2022-07242	Off Duty Detail 06/22	810.00
			Total 001 - General Fund	9,321.39
Report Total				9,321.39

Country Walk Community Development District
Notes to Unaudited Financial Statements
June 30, 2022

Balance Sheet

1. Trust statement activity has been recorded through 06/30/2022.
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.

Tab 10

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		Closed	Completed July 29, 2022	Juniper
Value Replacement	June		Closed	Approved by District Manager on 6/9/22 and completed	Juniper
Reduce Bed size-Sod	June	Open		Approved by District Manager on 6/9/22. Schedule for August but will be completed by the end of the month.	Juniper
Rain Sensor Replacement	June		Closed	Approved by District Manager on 6/9/22 and completed	Juniper
Lop/Scatter	June		Closed	Completed	Juniper
Power Company Landscape Bed Install	June		Closed	Completed August 1, 2022.	Juniper
Value Replacment at Country Walk	July		Closed	Proposal #169540 and it was approved by the District Manager on 7-13-22. Completed on August 1, 2022.	Juniper
Hurricane Pricing Plan	July		Closed	Approve on 7-14-22 by the Board	Juniper
New Bed on South Side of English Turn Way	July		Closed	Approve on 7-14-22 by the Board. Completed on August 1, 2022.	Juniper
Remove Dead Pine Tree and install new tree	July	Open		Approved by District Manager on 7/15/22. Will be completed in August.	Juniper
Remove and Replace Shrubs to make border around ac on s	July	Open		Approved by District Manager on 7/22/22. Will be completed in August.	Juniper
Installation of St. Augustine sod behind the Clubhouse	August	Open		Approved by District Manager on 7/22/22. Will be completed in August.	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 11



Rizzetta & Company

Country Walk Community Development District

www.Countrywalkcdd.org

**Proposed Budget
for
Fiscal Year 2022/2023**

Table of Contents

	<u>Page</u>
General Fund Budget for Fiscal Year 2022/2023	3
Reserve Fund Budget for Fiscal Year 2022/2023	6
Debt Service Fund Budget for Fiscal Year 2022/2023	7
Assessments Charts for Fiscal Year 2022/2023	8
General Fund Budget Account Category Descriptions	10
Reserve Fund Budget Account Category Descriptions	16
Debt Service Fund Budget Account Category Descriptions	17



Rizzetta & Company

Proposed Budget
Country Walk Community Development District
General Fund
2022/2023 Budget

	Chart of Accounts Classification	Actual YTD through 06/30/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 301	\$ 301	\$ -	\$ 301	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll	\$ 1,034,165	\$ 1,034,165	\$ 1,028,000	\$ 6,165	\$ 1,111,592	\$ 83,592	
8	Other Miscellaneous Revenues							
9	Miscellaneous Revenues	\$ 11,210	\$ 11,210	\$ -	\$ 11,210	\$ -	\$ -	
10	Back to School Event Revenue	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ -	\$ -	
11	TOTAL REVENUES	\$ 1,049,176	\$ 1,049,176	\$ 1,028,000	\$ 21,176	\$ 1,111,592	\$ 83,592	
12								
13	Balance Fund Forward	\$ -	\$ -	\$ -	\$ -	\$ 160,000	\$ 160,000	Carry fund monies
14								
15	TOTAL REVENUES AND BALANCE FORWARD	\$ 1,049,176	\$ 1,049,176	\$ 1,028,000	\$ 21,176	\$ 1,271,592	\$ 243,592	
16								
17	EXPENDITURES - ADMINISTRATIVE							
18								
19	Legislative							
20	Supervisor Fees	\$ 9,600	\$ 12,800	\$ 13,000	\$ 200	\$ 13,000	\$ -	
21	Financial & Administrative		\$ -					
22	Administrative Services	\$ 4,590	\$ 6,120	\$ 6,120	\$ -	\$ 6,120	\$ -	Price stays the same
23	District Management	\$ 27,169	\$ 36,225	\$ 36,225	\$ -	\$ 36,225	\$ -	Price stays the same
24	District Engineer	\$ 35,373	\$ 47,164	\$ 18,000	\$ (29,164)	\$ 33,000	\$ 15,000	2020-\$29,423 and 2021-\$35,690. Avg of the 3.
25	Disclosure Report	\$ 1,500	\$ 1,600	\$ 1,600	\$ -	\$ 1,600	\$ -	
26	Trustees Fees	\$ 1,886	\$ 2,515	\$ 6,000	\$ 3,485	\$ 6,000	\$ -	
27	Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
28	Financial & Revenue Collections	\$ 4,016	\$ 5,355	\$ 5,355	\$ -	\$ 5,355	\$ -	Price stays the same
29	Accounting Services	\$ 16,830	\$ 22,440	\$ 22,440	\$ -	\$ 22,440	\$ -	Price stays the same
30	Auditing Services	\$ 3,629	\$ 3,629	\$ 3,500	\$ (129)	\$ 3,500	\$ -	
31	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
32	Assessment Roll	\$ 5,355	\$ 5,355	\$ 5,355	\$ -	\$ 5,355	\$ -	Price stays the same
33	Public Officials Liability Insurance	\$ 4,274	\$ 4,274	\$ 4,500	\$ 226	\$ 5,129	\$ 629	Estimated cost by EGIS
34	Workers Comp Ins. for Board members	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	
35	Legal Advertising	\$ 699	\$ 932	\$ 2,000	\$ 1,068	\$ 2,000	\$ -	
36	Miscellaneous Mailings	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	
37	Dues, Licenses & Fees	\$ 1,543	\$ 2,057	\$ 1,000	\$ (1,057)	\$ 1,000	\$ -	
38	Website Hosting, Maintenance, Backup (and	\$ 3,113	\$ 4,151	\$ 3,640	\$ (511)	\$ 3,813	\$ 173	Increase in contract
39	Legal Counsel		\$ -					
40	District Counsel	\$ 30,945	\$ 41,260	\$ 20,000	\$ (21,260)	\$ 32,000	\$ 12,000	Trend averaging \$2,670 per month
41								
42	Administrative Subtotal	\$ 150,672	\$ 196,027	\$ 151,385	\$ (46,642)	\$ 179,187	\$ 27,802	
43								
44	EXPENDITURES - FIELD OPERATIONS							
45								
46	Law Enforcement							
47	Off-Duty Sheriff Deputy	\$ 7,950	\$ 10,600	\$ 30,000	\$ 19,400	\$ 20,000	\$ (10,000)	lower to \$20,00 based on Trent; last FY 20/21 we spent \$18,000
48	Police Liability and Workers Compensation							
49	Electric Utility Services							
50	Utility Services	\$ 18,578	\$ 24,771	\$ 30,000	\$ 5,229	\$ 30,000	\$ -	
51	Street Lights	\$ 54,348	\$ 72,464	\$ 80,000	\$ 7,536	\$ 80,000	\$ -	
52	Garbage/Solid Waste Control Services							

Proposed Budget
Country Walk Community Development District
General Fund
2022/2023 Budget

	Chart of Accounts Classification	Actual YTD through 06/30/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
53	Garbage - Recreation Facility	\$ 690	\$ 920	\$ 750	\$ (170)	\$ 750	\$ -	
54	Solid Waste Assessment	\$ 991	\$ 991	\$ 1,000	\$ 9	\$ 1,000	\$ -	
55	Water-Sewer Combination Services							
56	Utility Services	\$ 6,021	\$ 8,028	\$ 7,250	\$ (778)	\$ 7,250	\$ -	
57	Stormwater Control							
58	Aquatic Maintenance	\$ 14,832	\$ 19,776	\$ 23,000	\$ 3,224	\$ 23,000	\$ -	Recommend to keep same
59	Lake/Pond Bank Maintenance	\$ 775	\$ 1,033	\$ 1,500	\$ 467	\$ 1,500	\$ -	
60	Fountain Service Repairs & Maintenance	\$ 750	\$ 1,000	\$ 2,000	\$ 1,000	\$ 2,000	\$ -	
61	Stormwater Assessment	\$ 1,933	\$ 1,933	\$ 2,250	\$ 317	\$ 2,250	\$ -	
62	Other Physical Environment							
63	Landscape Inspection Services	\$ 5,850	\$ 7,800	\$ 7,800	\$ -	\$ 7,800	\$ -	Price stays the same
64	Landscape Replacement Plants, Shrubs, Trees	\$ 18,771	\$ 25,028	\$ 25,000	\$ (28)	\$ 50,000	\$ 25,000	Board directions
65	Property Insurance	\$ 15,384	\$ 15,384	\$ 16,117	\$ 733	\$ 18,461	\$ 2,344	Estimated cost by EGIS
66	General Liability Insurance	\$ 4,094	\$ 4,094	\$ 4,289	\$ 195	\$ 4,913	\$ 624	Estimated cost by EGIS
67	Rust Prevention	\$ 3,555	\$ 4,740	\$ 6,000	\$ 1,260	\$ 6,000	\$ -	
68	Entry & Walls Maintenance	\$ 1,243	\$ 1,657	\$ 2,500	\$ 843	\$ 2,500	\$ -	
69	Landscape Maintenance	\$ 121,287	\$ 161,716	\$ 135,780	\$ (25,936)	\$ 180,000	\$ 44,220	
70	Tree Trimming Services	\$ 2,912	\$ 3,883	\$ 5,000	\$ 1,117	\$ 5,000	\$ -	
71	Irrigation Repairs	\$ 34,125	\$ 45,500	\$ 18,000	\$ (27,500)	\$ 25,285	\$ 7,285	Avg. 2021 \$32,568
72	Holiday Decorations	\$ 15,000	\$ 15,000	\$ 17,000	\$ 2,000	\$ 17,000	\$ -	
73	Mulching	\$ 23,884	\$ 31,845	\$ 30,800	\$ (1,045)	\$ 30,800	\$ -	
74	Annuals Flower Rotation	\$ 19,013	\$ 25,351	\$ 25,100	\$ (251)	\$ 25,100	\$ -	Same base off contract and Josh
75	Top Choice Ant treatment	\$ -	\$ -	\$ 6,300	\$ 6,300	\$ 6,300	\$ -	Same/Josh
76	Stormwater Pond Cutbacks (33)	\$ 7,045	\$ 9,393	\$ 9,000	\$ (393)	\$ 9,000	\$ -	
77	Multi-Purpose Field maintenance	\$ -	\$ -	\$ 11,500	\$ -	\$ 11,500	\$ -	
78	Road & Street Facilities							
79	Street Light Decorative Light Maintenance	\$ -	\$ -	\$ 2,500	\$ -	\$ 2,500	\$ -	
80	Sidewalk Repair & Maintenance	\$ 1,300	\$ 1,733	\$ 2,000	\$ 267	\$ 2,000	\$ -	
81	Common area pressure washing community wide	\$ 18,870	\$ 25,160	\$ 16,000		\$ 16,000	\$ -	
82	Parking Lot Repair & Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
83	Parks & Recreation							
84	Management Contract	\$ 13,500	\$ 18,000	\$ 18,000	\$ -	\$ 18,000	\$ -	No increase in management.
85	Payroll Reimbursement -onsite staff	\$ 120,513	\$ 160,684	\$ 175,620	\$ 14,936	\$ 220,937	\$ 45,317	•The increase is based on an increase in inflation to include the
86	Amenity Maintenance & Repair	\$ 31,406	\$ 41,875	\$ 30,000	\$ (11,875)	\$ 30,000	\$ -	
87	Telephone Fax, Internet	\$ 2,546	\$ 3,395	\$ 4,300	\$ 905	\$ 4,300	\$ -	
88	Clubhouse - Facility Janitorial Service	\$ 6,000	\$ 8,000	\$ 7,400	\$ (600)	\$ 8,400	\$ 1,000	New contract-\$700 per month. Signed on 12-6-21
89	Computer Support, Maintenance & Repair	\$ 460	\$ 613	\$ 1,000	\$ 387	\$ 1,000	\$ -	
90	Office Supplies	\$ 2,563	\$ 3,417	\$ 2,500	\$ (917)	\$ 3,500	\$ 1,000	Per Board
91	Clubhouse - Facility Janitorial Supplies	\$ 2,784	\$ 3,712	\$ 8,500	\$ 4,788	\$ 7,500	\$ (1,000)	Per Board
92	Furniture Repair/Replacement	\$ 1,315	\$ 1,753	\$ 3,000	\$ 1,247	\$ 3,000	\$ -	
93	Dog Waste Station Supplies	\$ 2,844	\$ 3,792	\$ 2,800	\$ (992)	\$ 2,800	\$ -	
94	Athletic/Park Court/Field Repairs	\$ 19,323	\$ 25,764	\$ 4,000	\$ (21,764)	\$ 4,000	\$ -	
95	Pool Service Contract	\$ 8,100	\$ 10,800	\$ 12,000	\$ 1,200	\$ 12,000	\$ -	
96	Pool Repairs	\$ 160	\$ 213	\$ 5,000	\$ 4,787	\$ 5,000	\$ -	
97	Playground Equipment and Maintenance	\$ 2,406	\$ 3,208	\$ 3,459	\$ 251	\$ 3,459	\$ -	
98	Security System Monitoring & Maintenance	\$ 17,558	\$ 23,411	\$ 6,500	\$ (16,911)	\$ 6,500	\$ -	
99	Special Events							
100	Special Events	\$ 14,524	\$ 14,524	\$ 15,000	\$ 476	\$ 15,000	\$ -	
101	Capital Improvements							
102	Capital Improvements	\$ -	\$ -	\$ 35,000	\$ 35,000	\$ 135,000	\$ 100,000	Per Board
103	Contingency							
104	Wildlife Management Services	\$ 11,700	\$ 15,600	\$ 15,600	\$ -	\$ 15,600	\$ -	

**Proposed Budget
Country Walk Community Development District
General Fund
2022/2023 Budget**

	Chart of Accounts Classification	Actual YTD through 06/30/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
105	Miscellaneous Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
106	Fitness Equipment Repair & Maintenance	\$ 2,171	\$ 2,895	\$ 1,000	\$ (1,895)	\$ 1,000	\$ -	
107	Pavilion Drain Cleaning	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
108	Field Operations Subtotal	\$ 659,074	\$ 861,457	\$ 876,615	\$ 10,318	\$ 1,092,405	\$ 215,790	
109								
110	Contingency for County TRIM Notice							
111								
112	TOTAL EXPENDITURES	\$ 809,746	\$ 1,057,483	\$ 1,028,000	\$ (36,323)	\$ 1,271,592	\$ 243,592	
113								
114	EXCESS OF REVENUES OVER EXPENDITURES	\$ 239,430	\$ (8,307)	\$ -	\$ 57,499	\$ -	\$ -	

**Proposed Budget
Country Walk Community Development District
Reserve Fund
2022/2023 Budget**

	Chart of Accounts Classification	Actual YTD through 06/30/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/202 2	Projected Budget variance for 2021/2022	Budget for 2022/2023	Comments
1							
2	REVENUES						
3	Interest Earnings						
	Interest Earnings	\$ 667	\$ 667	\$ -	\$ 667	\$ -	
4	Special Assessments						
5	Tax Roll*	\$ -	\$ -	\$ -	\$ -	\$ -	Board to transfer excess to Reserves at end of FY
13	TOTAL REVENUES	\$ 667	\$ 667	\$ -	\$ 667	\$ -	
16							
17	TOTAL REVENUES AND BALANCE	\$ 667	\$ 667	\$ -	\$ 667	\$ -	
18							
21	EXPENDITURES						
23	Contingency						
24	Capital Reserves	\$ 51,877	\$ 51,877	\$ -	\$ (51,877)	\$ -	
27	TOTAL EXPENDITURES	\$ 51,877	\$ 51,877	\$ -	\$ (51,877)	\$ -	After these expenses \$1,443,008.00 remains in the fund
28							
29	EXCESS OF REVENUES OVER	\$ (51,210)	\$ (51,210)	\$ -	\$ (51,210)	\$ -	

Country Walk (Meadow Woods) Community Development District

Debt Service

Fiscal Year 2022/2023

Chart of Accounts Classification	Series 2015	2022/2023 Budget
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$490,805.68	\$490,805.68
TOTAL REVENUES	\$490,805.68	\$490,805.68
EXPENDITURES		
Administrative		
Debt Service Obligation	\$490,805.68	\$490,805.68
Administrative Subtotal	\$490,805.68	\$490,805.68
TOTAL EXPENDITURES	\$490,805.68	\$490,805.68
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Pasco County Collection Costs (2%) & Early Payment Discounts (4%):

6.00%

Gross assessments

\$521,689.71

Notes:

Tax Roll Collection Costs and Early Payment Discounts are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

COUNTRY WALK (MEADOW WOODS) COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2022/2023 O&M Budget		\$1,111,592.00
Collection Costs @	2%	\$23,650.89
Early Payment Discount @	4%	\$47,301.79
2022/2023 Total Budget		\$1,182,544.68

2021/2022 O&M Budget	\$1,028,000.00
2022/2023 O&M Budget	\$1,111,592.00

Total Difference	\$83,592.00
-------------------------	--------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Series 2015 Debt Service - Single Family 50'	\$623.88	\$623.88	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$1,179.79	\$1,275.72	\$95.93	8.13%
Total	\$1,803.67	\$1,899.60	\$95.93	5.32%
Series 2015 Debt Service - Single Family 65'	\$698.75	\$698.75	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$1,321.36	\$1,428.81	\$107.45	8.13%
Total	\$2,020.11	\$2,127.56	\$107.45	5.32%

COUNTRY WALK (MEADOW WOODS) COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,111,592.00
COLLECTION COSTS @	2.0%	\$23,650.89
EARLY PAYMENT DISCOUNT @	4.0%	\$47,301.79
TOTAL O&M ASSESSMENT		<u>\$1,182,544.68</u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>				<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>O&M</u>	<u>SERIES 2015 DEBT SERVICE</u> ^{(1) (2)}	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>	<u>O&M</u>	<u>2015 DEBT SERVICE</u> ⁽³⁾	<u>TOTAL</u> ⁽⁴⁾
SINGLE FAMILY 50	582	517	1.25	727.50	62.79%	\$742,471.09	\$1,275.72	\$623.88	\$1,899.60
SINGLE FAMILY 65	308	285	1.40	431.20	37.21%	\$440,073.59	\$1,428.81	\$698.75	\$2,127.56
	<u>890</u>	<u>802</u>		<u>1158.70</u>	<u>100.00%</u>	<u>\$1,182,544.68</u>			

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

(\$70,952.68)

Net Revenue to be Collected:

\$1,111,592.00

⁽¹⁾ Reflects six (6) prepayments for previous Series 2004A and eighty-two (82) Series 2015 prepayments.

⁽²⁾ Reflects the number of total lots with Series 2015 debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2015 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽⁴⁾ Annual assessment that will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



Rizzetta & Company

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.



Rizzetta & Company

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.



Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Landscaping Inspection Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.



Pizzetta & Company

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment



Bizzetto & Company

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Improvements: Monies collected and allocated for various projects as they relate to public improvements.



Rizzetta & Company

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



Rizzetta & Company

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Rizzetta & Company

Tab 12

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Country Walk Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Country Walk Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
<i>Total Reserve Fund [if Applicable]</i>	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 11, 2022.

Attested By:

**Country Walk Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Adopted Budget

Tab 13

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Country Walk Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A (“FY 2022-2023 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2022-2023 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2022-2023 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments. The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of

special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 11, 2022.

Attested By:

**Country Walk Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Budget

Tab 14

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Pasco County, a schedule of the District’s regular meetings.

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

PASSED AND ADOPTED THIS 11th DAY OF AUGUST, 2022.

**COUNTRY WALK COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

ASST. SECRETARY

EXHIBIT “A”
BOARD OF SUPERVISORS MEETING DATES
COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023

October 13, 2022*
November 10, 2022
December 8, 2022*
January 12, 2023
February 9, 2023 *
March 9, 2023
April 13, 2023
May 11, 2023*
June 8, 2023
July 13, 2023*
August 10, 2023
September 14, 2023*

The meetings will convene at 9:30 a.m., * **(with the exception of the months of October, December, February, May, July, and September, when they will meet at 6:00 p.m.)** at Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543.

Tab 15



14512 North Nebraska Avenue
Tampa, Florida 33613
813/977-7270

WMBE CERTIFIED

PROPOSAL

Date

7/15/2022

Country Walk CDD
30400 Country Point Blvd.
Wesley Chapel, Florida 33543

Serving The Tampa Bay

Area Since 1972

Terms	Rep	Project Name:	30400 Country Point Blvd
NET 30	DEH	CARL HANKINS, INC. is pleased to provide you with a quote for the following:	

Item	Description	Quantity	Rate	Total
DIRECTIONAL ...	Directional Drill, approximately 1,100' of 1" PVC at \$ 12.00 per foot	1,100	12.00	13,200.00
Misc.	Setups, five (5) each at \$ 150.00 each	5	150.00	750.00
Misc.	Furnish and install, PVC ELLs, approximately thirteen (13) each at \$ 50.00 each	13	50.00	650.00
Misc.	Furnish and install jet line, approximately 1,100' at \$ 1.00 per foot	1,100	1.00	1,100.00
Misc.	Provide GPR, one (1) day	1	1,900.00	1,900.00

TERMS: Payment due UPON COMPLETION unless an account has been previously established. There will be a 1.5% interest charge on all past due invoices. These terms are independent of and are not contingent upon manner in which customer may receive payment from others. Prices on this quote are valid for thirty (30) days. If terms on this proposal are accepted by customer, but the project is canceled by no fault of CARL HANKINS, INC., the customer will be responsible for any restocking fee that is assessed for the materials by the supplier/manufacturer. It is understood and agreed that the venue for any cause of action arising out of the agreement shall be in Hillsborough County, Florida and the customer will be responsible for any reasonable attorney's fees and collection costs. These terms

NOTE: Final footages will determine invoicing if pricing is in per foot increments. The above quote does not include bonding, surveying, testing, permitting, or restoration. CARL HANKINS, INC. will not be responsible for utilities positioned on private property. These utilities must be located by property owner.

We greatly appreciate this opportunity and look forward to working with you. Upon acceptance of the above agreement, please sign below and return by fax (813/977-5419) or email and we will schedule this work to be performed. American Express, Discover, Master Card and Visa accepted. A 3% transaction fee will apply to all charges of \$4,000 or more.

Corporate Officer Signature

Date

Corporate Officer Printed Name

Title

For questions, please call Daniel Hankins at 813/ 977-7270

Total \$17,600.00

Thank you for considering Carl Hankins, Inc.

Tab 16

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, July 14, 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 (via conference call)
Josh Burton	Juniper Landscape
Ted Katina	Juniper Landscape
Stephen Brletic	DE; JMT
Kevin Riemensperger	Steadfast
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

During audience comments, there was a lengthy discussion regarding a resident that brought an air gun to the park and obstructed CDD property. The mother of this resident is asking that the Board only give him a warning at this time and mentioned that he will be volunteering at the back-to-school event in the clubhouse. The Board was not made aware of this situation until just before the meeting, they would like to speak with Counsel before making any decisions. The Board requested this be added to the agenda for the next meeting.

The Board also heard from a resident asking about the possibility of having a learning library at the park for children to be able to drop off books, return them, or just read a book at the park if they would like. The Board asked the resident to send the information to Mr. Adams so they can review and consider it.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Report

The Board reviewed the Steadfast Aquatics Report.

Mr. Adams moved Tab 7 – Steadfast Removal of Dead Trees and Tab 8 – Pond Aeration Proposal here.

After a brief discussion, the Board did not approve the Steadfast proposal to remove dead trees in the amount of \$1,550 and agreed to leave this area natural.

On a motion from Ms. Rekar, seconded by Mr. O'Connor, the Board did not approve the Steadfast Proposal for removing dead trees in the amount of \$1,550 and agreed to leave this area natural for the Country Walk Community Development District.

The Board reviewed and approved the pond aeration proposal in the amount of \$9,750.

On a motion from Ms. Dennis, seconded by Ms. Rekar, the Board approved the Steadfast Proposal for pond aeration in the amount of \$9,750 for the Country Walk Community Development District.

The Board requested Steadfast to look at the other ponds to see if they need aeration as well. Steadfast will investigate and provide proposals if needed.

B. Field Services Report

Mr. Jason Liggett presented his report to the Board.

Mr. Burton from Juniper Landscape also presented his response to the field inspection report. Mr. Burton introduced Mr. Ted Katina as the new landscape Manager for Country Walk CDD.

Mr. Burton presented a proposal in the amount of \$5,946.33 for new beds on the south side of English Turn way and Country Pointe Blvd. The proposal in the amount of \$47,472.79 was to revamp the beds that were damaged by Duke Energy.

After a lengthy discussion, the Board agreed to approve both proposals.

On a motion from Ms. Rekar, seconded by Ms. Dennis, the Board approved the Juniper Proposal for new beds on the Southside of English Turn Way and Country Pointe Blvd in the amount of \$5,946.33 for the Country Walk Community Development District.

On a motion from Mr. Flores, seconded by Ms. Dennis, the Board approved the Juniper Proposal to revamp the beds damaged by Duke Energy in the amount of \$47,472.79 for the Country Walk Community Development District.

Mr. Burton discussed the Juniper Hurricane Action Plan with the Board. The Board agreed to approve this plan with not to exceed the amount of \$5,000.00.

On a motion from Mr. Pagliuca, seconded by Mr. O'Connor, the Board approved the Juniper Hurricane Action Plan with a not to exceed the amount of \$5,000 for the Country Walk Community Development District.

C. District Engineer

Mr. Brletic presented his report to the Board.

Mr. Brletic presented the Stormwater Needs Analysis Report to the Board. The Board had no questions at this time.

On a motion from Ms. Dennis, seconded by Mr. O'Connor, the Board accepted the Stormwater Needs Analysis Report for the Country Walk Community Development District.

Mr. Brletic discussed the Natural Area Policy with the Board. The Board requested that this policy be added to the District Website.

D. Clubhouse Manager and Deputy Report

Mr. Craft presented his monthly report and the Deputy report to the Board.

The Board requested that the Deputy Report be separate from the Clubhouse Report moving forward.

Mr. Craft mentioned that he is still waiting for the incident report for the resident that brought the toy gun to the park.

E. District Counsel

Ms. Steinerts did not have any updates for the Board currently.

Ms. Steinerts circled back to the resident with the toy gun and suggested that the Board not allow him to volunteer at the back-to-school event in the amenity center. Once the incident report is received, District Counsel will review it and report back to the Board with her opinion on the matter. This discussion will be added to the next agenda.

F. District Manager

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

Mr. Adams reminded the Board of their next regularly scheduled meeting to be held on August 11, 2022, at 6:00 p.m.

Mr. Adams informed the Board that they have been paying for two domains. The Board agreed to cancel the PC Consultants Contract in the amount of \$35 per year.

On a motion from Mr. Pagliuca, seconded by Ms. Dennis, the Board agreed to cancel the contract for PC Consultants in the amount of \$35 per year for the Country Walk Community Development District.

FOURTH ORDER OF BUSINESS**Consideration of Pool Heating Proposals**

The Board reviewed and discussed two pool heating proposals. The first one was from The Pool Works for the Lap & Family Pool in the amount of \$71,358.76. The second one was from Hawkins Services in the amount of \$64,033 for the Lap and Family Pool and \$31,381 for the electrical work.

After a lengthy discussion, the Board agreed that they would like to approve the Hawkins Proposal for electrical work only in the amount of \$31,381. Ms. Steinerts will draft a formal agreement for execution.

On a motion from Mr. Flores, seconded by Mr. O'Connor, the Board approved Hawkins Services Proposal for electrical work on the Lap and Family pools in the amount of \$31,381 for the Country Walk Community Development District.

FIFTH ORDER OF BUSINESS**Consideration of Minutes of Supervisors Meeting held on June 9, 2022**

On a motion from Mr. O'Connor, seconded by Mr. Pagliuca, the Board approved the Minutes from the Board of Supervisors Meeting on June 9, 2022, as amended, for the Country Walk Community Development District.

SIXTH ORDER OF BUSINESS**Consideration of Operations and Maintenance Expenditures for May 2022**

The Board was presented with the Operation and Maintenance Expenditures for May 2022 in the amount of \$104,880.66.

On a motion from Ms. Dennis, seconded by Ms. Rekar, with all in favor, the Board approved to ratify the Operation and Maintenance Expenditures for May 2022 in the amount of \$104,880.66 for the Country Walk Community Development District.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

During the Supervisor's requests, Ms. Rekar requested to have a discussion regarding irrigation rust throughout the District at the next Board meeting. The Board would like Mr. Craft to reach out to the current vendor regarding this issue.

EIGHTH ORDER OF BUSINESS

Adjournment

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

On a motion from Ms. Dennis, seconded by Mr. Flores, with all in favor, the Board agreed to adjourn the meeting at 9:50 p.m. for Country Walk Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 17

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

June 2022

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2022 through June 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$107,221.36**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Alfonso Flores	008609	AF060922	Board of Supervisor Meeting 06/09/22	\$ 200.00
Aquarius Water Refining, Inc.	008594	178065	Commercial Triplex Aris System Rental 04/22	\$ 395.00
Aquarius Water Refining, Inc.	008594	179583	Commercial Triplex Aris System Rental 06/22	\$ 395.00
Christy Torres	008607	052822 Torres	Refund of Rental Deposit 05/22	\$ 250.00
Cool Coast Heating & Cooling Inc.	008585	7761	Quarterly Maintenance on A/C Unit 05/22	\$ 547.00
Country Walk CDD	CD398	CD398	Debit Card Replenishment	\$ 1,172.86
Country Walk CDD	CD398	CD398	Debit Card Replenishment	\$ 1,003.57
Fitness Logic	008586	107325	Quarterly General Equipment Maintenance 05/22	\$ 120.00
Florida Dept of Revenue	20220630-1	61-8015817296-8 05/22	Sales & Use Tax 05/22	\$ 97.16
George O'Connor	008610	GO060922	Board of Supervisor Meeting 06/09/22	\$ 200.00
Gladiator Pressure Cleaning Inc	008587	21176	Pressure Washing 04/22	\$ 9,920.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Gladiator Pressure Cleaning Inc	008587	21177	Pressure Washing 04/22	\$ 1,550.00
Jami Dock Rekar	008615	JR060922	Board of Supervisor Meeting 06/09/22	\$ 200.00
Jeanine Cohen	008595	061322 Cohen	Refund of Rental Deposit 06/22	\$ 75.00
Jerry Richardson	008619	1639	Wildlife Removal Service 06/22	\$ 1,300.00
Johnson, Mirmiran & Thompson, Inc.	008597	8-193088	Engineer Services 05/22	\$ 2,135.00
Joshua Franqui	008596	060522 Franqui	Refund of Rental Deposit 06/22	\$ 250.00
Juniper Landscaping of Florida LLC	008588	162232	Irrigation Repairs 04/22	\$ 450.00
Juniper Landscaping of Florida LLC	008588	162233	Irrigation Repairs 04/22	\$ 600.00
Juniper Landscaping of Florida LLC	008598	166283	Tree Removal 05/22	\$ 4,161.19
Juniper Landscaping of Florida LLC	008598	166284	Debris Removal 05/22	\$ 978.50
Juniper Landscaping of Florida LLC	008598	166299	Irrigation Repairs 05/22	\$ 11,275.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida LLC	008618	166402	Monthly Landscape & Irrigation Maintenance 06/22	\$ 13,199.45
Juniper Landscaping of Florida LLC	008618	166978	Fertilize Turf 06/22	\$ 875.50
Juniper Landscaping of Florida LLC	008618	167256	Monthly Landscape Pest Control 06/22	\$ 2,188.75
Juniper Landscaping of Florida LLC	008618	167614	June Annual Flowers 06/22	\$ 6,463.25
Louis V Pagliuca	008611	LP060922	Board of Supervisor Meeting 06/09/22	\$ 200.00
Luanne Dennis	008608	LD060922	Board of Supervisor Meeting 06/09/22	\$ 200.00
Pasco Sheriff's Office	008589	I-5/3/2022-07309	Off Duty Detail 05/22	\$ 720.00
Poop 911 Tampa	008599	053122	Dog Park Waste Installation 05/22	\$ 750.00
Poop 911 Tampa	008600	5545966	Dog Park Waste Removal 05/22	\$ 232.70
Rizzetta & Company, Inc.	008612	INV0000068730	District Management Fees 06/22	\$ 6,670.00
Rizzetta & Company, Inc.	008613	INV0000068907	Personnel Reimbursement 05/27/22	\$ 5,960.02

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	008601	INV0000068972	Out of Pocket Expenses 05/22	\$ 103.10
Rizzetta & Company, Inc.	008614	INV0000068995	Amenity Management & Oversight 06/10/22	\$ 7,601.74
Romaner Graphics	008602	21191	Recover Wall Cap Blocks From Pond 06/22	\$ 775.00
Security Lock Systems of Tampa, Inc	008603	1830	Monthly Maintenance Service for Monitoring System 06/22	\$ 324.21
Spectrum	20220630-2	0034122118-01 06/22	30400 Country Point Blvd TV 06/22	\$ 9.99
Steadfast Environmental, LLC	008620	SE-21074	Aquatic Maintenance 06/22	\$ 1,648.00
Steadfast Environmental, LLC	008620	SE-21239	Conservation Cutbacks - Various Areas 06/22	\$ 800.00
Straley Robin Vericker	008605	21571	Legal Services 05/22	\$ 2,565.00
Taylor Tennis & More LLC	008606	1134	Balance Court Basketball Court Resurfacing 06/22	\$ 8,500.00
Times Publishing Company	008591	0000225285 05/22/22	Account 113773 Legal Advertising 05/22	\$ 175.50
Times Publishing Company	008604	0000229263 06/01/22	Account 113773 Legal Advertising 06/22	\$ 107.20

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
United Building Maintenance, Inc.	008592	350	Cleaning Services 06/22	\$ 700.00
Waste Management Inc. of Florida	008593	0756554-1568-7	Waste Disposal Services 06/22	\$ 68.96
West Coast Rental Inc	008616	061022 West Coast	Balance Furniture Rental 06/22	\$ 140.18
Withlacoochee River Electric Cooperative, Inc	008617	10270434 05/22	Summary Billing 05/22	<u>\$ 8,967.53</u>
Report Total				<u>\$ 107,221.36</u>