



Rizzetta & Company

# **Country Walk Community Development District**

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**Board of Supervisor's  
Regular Meeting  
June 8, 2023**

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

**[www.countrywalkcdd.org](http://www.countrywalkcdd.org)**

## **COUNTRY WALK CDD COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	George O'Connor Jami Rekar Heather Howell Lou Pagliuca Alfonso Flores	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Daryl Adams	Rizzetta & Company, Inc.
<b>District Counsel</b>	Whitney Sousa	Straley Robin & Vericker
<b>District Engineer</b>	Stephen Brletic	BDI Engineering

**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**  
**MAILING ADDRESS - 3434 COLWELL AVE - SUITE 200 - TAMPA, FL 33614**  
[www.countrywalkcdd.org](http://www.countrywalkcdd.org)

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May 31, 2023

**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, June 8, 2023 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:

- 1. CALL TO ORDER / ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ITEMS**
  - A. Consideration of Resolution 2023-05, Designating Officers of the District.....Tab 1
  - B. Discussion Regarding Fiscal Year 2023-2024 Budget.....Tab 2
  - C. Consideration of Easement Access Request.....Tab 3
- 5. STAFF REPORTS**
  - A. District Engineer
    1. Update on Pool Project
    2. Update on Sidewalk Project
    3. Update on Pond Erosion Project
    4. Update on Romaner Graphics Paint Samples and Proposal
  - B. Aquatics Service Report
    1. Review of Steadfast Aquatics Report.....Tab 4
  - C. Landscape Inspections Analyst
    1. Review of Landscape Inspection Report.....Tab 5
  - D. Review of Juniper's Response to Landscape Inspection Report (USC)
    1. Discussion Regarding Storm Readiness.....Tab 6
  - E. Review of Clubhouse Manager Report .....Tab 7
    1. Consideration of Proposal for Pet Waste Removal .....Tab 8
    2. Consideration of Proposals for Pool Furniture.....Tab 9
  - F. Review of Deputy Report
  - G. District Counsel
  - H. District Manager
    1. Review of the District Manager's Report & Monthly Financial Statement .....Tab 10
    2. Review of Open Items and Monthly Calendar .....Tab 11
    3. Announcement Regarding Registered Voter Count.....Tab 12
- 6. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on May 11, 2023.....Tab 13
  - B. Consideration of Operation and Maintenance Expenditures for April 2023.....Tab 14
- 7. AUDIENCE COMMENTS**
- 8. SUPERVISOR REQUESTS**

**9. 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,

*Daryl Adams*

Daryl Adams

District Manager



## **Tab 1**

**RESOLUTION 2023-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF COUNTRY WALK  
COMMUNITY DEVELOPMENT DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

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

_____	Chair
_____	Vice-Chair
<u>Bob Schleifer</u>	Secretary
<u>Scott Brizendine</u>	Treasurer
<u>Shawn Wildermuth</u>	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
<u>Daryl Adams</u>	Assistant Secretary

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

**PASSED AND ADOPTED** this 8th day of June, 2023.

**ATTEST:**

**COUNTRY WALK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair / Vice Chair of the Board of Supervisors

## **Tab 2**



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# **Country Walk Community Development District**

[www.Countrywalkcdd.org](http://www.Countrywalkcdd.org)

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**Approved Proposed Budget  
for  
Fiscal Year  
2023/2024**

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Rizzetta & Company

Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments	Actual FY 2021	Actual FY 21/22
1									
2 REVENUES									
3									
4 Interest Earnings									
5 Interest Earnings	\$ 3,120	\$ 3,120	\$ -	\$ 3,120	\$ -	\$ -		\$ 87	\$ 1,060
6 Special Assessments									
7 Tax Roll	\$ 1,115,845	\$ 1,115,845	\$ 1,111,592	\$ 4,253	\$ 1,244,343	\$ 132,751		\$ 1,035,151	\$ 1,034,184
8 Other Miscellaneous Revenues									
9 Miscellaneous Revenues	\$ 7,752	\$ 7,752	\$ -	\$ 7,752	\$ -	\$ -		\$ 10,388	\$ 14,527
10 Back to School									\$ 3,600
11 TOTAL REVENUES	\$ 1,126,717	\$ 1,126,717	\$ 1,111,592	\$ 15,125	\$ 1,244,343	\$ 132,751		\$ 1,045,626	\$ 1,053,251
12									
13 Balance Fund Forward	\$ -	\$ -	\$ 160,000	\$ (160,000)	\$ -	\$ (160,000)	Carry fund money		
14									
15 TOTAL REVENUES AND BALANCE FORWARD	\$ 1,126,717	\$ 1,126,717	\$ 1,271,592	\$ (144,876)	\$ 1,244,343	\$ (27,249)		\$ 1,045,626	\$ 1,053,251
16									
17 EXPENDITURES - ADMINISTRATIVE									
18									
19 Legislative									
20 Supervisor Fees	\$ 5,600	\$ 11,200	\$ 13,000	\$ 1,800	\$ -13,000	\$ -		\$ 9,400	\$ 12,400
21 Financial & Administrative	\$ -	\$ -							
22 Administrative Services	\$ 3,060	\$ 6,120	\$ 6,120	\$ -	\$ 6,120	\$ -		\$ 6,000	\$ 6,120
23 District Management	\$ 17,879	\$ 36,225	\$ 36,225	\$ -	\$ 36,225	\$ -		\$ 35,690	\$ 33,439
24 District Engineer	\$ 12,898	\$ 25,796	\$ 33,000	\$ 7,204	\$ 26,000	\$ (200)	2021-\$25,704 and 2022-\$6,075. Avg of the 3. Stormwater project	\$ 25,794	\$ 36,075
25 Disclosure Report	\$ 1,500	\$ 1,600	\$ 1,600	\$ -	\$ 1,600	\$ -		\$ 1,500	\$ 1,900
26 Trustees Fees	\$ 1,888	\$ 3,772	\$ 6,000	\$ 2,228	\$ 5,500	\$ (500)	Per Contract	\$ 3,771	\$ 3,771
27 Tax Collector (Property Appraiser Fees	\$ -	\$ -	\$ 150	\$ 150	\$ 150	\$ -		\$ 150	\$ 150
28 Financial & Revenue Collections	\$ 2,677	\$ 5,355	\$ 5,355	\$ -	\$ 5,355	\$ -		\$ 5,250	\$ 5,355
29 Accounting Services	\$ 11,173	\$ 22,346	\$ 22,440	\$ 94	\$ 22,440	\$ 94	155 Estimated cost by EGIS	\$ 4,070	\$ 4,274
30 Auditing Services	\$ -	\$ 3,629	\$ 3,500	\$ (129)	\$ 3,600	\$ (100)	Per contract	\$ 3,526	\$ 3,629
31 Arbitrage Rebate Calculation	\$ -	\$ -	\$ 500	\$ 500	\$ -	\$ (500)	No longer needed since the last final arbitrage was in 5-1-2015	\$ -	\$ -
32 Assessment Roll	\$ 5,355	\$ 5,355	\$ 5,355	\$ -	\$ 5,355	\$ -		\$ 5,250	\$ 5,355
33 Public Officials Liability Insurance	\$ 4,595	\$ 4,595	\$ 5,128	\$ 534	\$ 5,284	\$ 155		\$ 4,070	\$ 4,274
34 Workers Comp ins. for Board members	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ (1,000)	Per Board	\$ -	\$ -
35 Legal Advertising	\$ 484	\$ 968	\$ 2,000	\$ 1,032	\$ 2,000	\$ -		\$ 2,085	\$ 1,808
36 Miscellaneous Mailings	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 500	\$ (500)	Avg is \$345	\$ -	\$ 1,035
37 Bank Fees	\$ 595	\$ 1,190	\$ -	\$ -	\$ 350	\$ 350		\$ -	\$ -
38 Dues, Licenses & Fees	\$ 175	\$ 350	\$ 1,000	\$ 650	\$ 1,000	\$ -		\$ 916	\$ 1,575
39 Website Hosting, Maintenance, Backup (and Email)	\$ 2,988	\$ 5,176	\$ 3,613	\$ (1,563)	\$ 3,638	\$ (175)	Per Contract	\$ 3,638	\$ 3,638
40 Legal Counsel									
41 District Council	\$ 9,279	\$ 18,558	\$ 32,000	\$ 13,442	\$ 28,000	\$ (4,000)	Based on trend	\$ 24,591	\$ 40,995
42									
43 Administrative Subtotal	\$ 79,744	\$ 152,235	\$ 179,187	\$ 26,048	\$ 165,917	\$ (13,270)		\$ 153,651	\$ 183,960

Approved Proposed Budget  
Country Walk Community Development District  
General Fund  
2023/2024 Budget

Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments	Actual FY 2021	Actual FY 21/22
<b>45 EXPENDITURES - FIELD OPERATIONS</b>									
<b>46</b>									
47 Law Enforcement									
48 Off-Duty Sheriff Deputy	\$ 8,910	\$ 17,820	\$ 20,000	\$ 2,180	\$ 20,000	\$ -	The Sheriff's Department will increase their rates in June to \$300 per shift.	\$ 18,656	\$ 10,870
49 Police Liability and Workers Compensation	\$ -								
50 Electric Utility Services	\$ 15,687	\$ 31,374	\$ 30,000	\$ (1,374)	\$ 30,000	\$ 5,000	No change. The avg for Jan through March is \$1,885 per month. 23% per year-Per Board decision	\$ 25,647	\$ 27,235
51 Utility Services	\$ 24,404	\$ 48,808	\$ 80,000	\$ 31,192	\$ 78,000	\$ (2,000)	The avg for Jan through March is \$6,411 per month. 77% per year	\$ 75,046	\$ 74,357
53 Garbage/Solid Waste Control Services									
54 Garbage - Recreation Facility	\$ 468	\$ 936	\$ 750	\$ (186)	\$ 1,043	\$ 293	Increase in the contract. It went from \$68.96 per month to \$86.87 per month.	\$ 724	\$ 897
55 Solid Waste Assessment	\$ 1,071	\$ 1,071	\$ 1,000	\$ (71)	\$ 1,152	\$ 152	Pasco has increased their fee to around \$81 per year.	\$ 910	\$ 991
56 Water-Sewer Combination Services									
57 Utility Services	\$ 1,640	\$ 3,280	\$ 7,250	\$ 3,970	\$ 7,250	\$ -	The avg is \$415 per month. Acct confirmed and will recode.	\$ 7,007	\$ 7,276
58 Stormwater Control									
59 Aquatic Maintenance	\$ 19,838	\$ 21,676	\$ 23,000	\$ 1,324	\$ 24,150	\$ 1,150	Advised by the Aquatics Manager-increase in product cost	\$ 26,400	\$ 21,126
60 Lake/Pond Bank Erosion Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -		\$ -	\$ 775
61 Fountain Service Repairs & Maintenance	\$ 250	\$ 500	\$ 2,000	\$ 1,500	\$ 1,500	\$ (500)	No Change. The contract is \$1,000 per year.	\$ 1,605	\$ -
62 Stormwater Assessment	\$ 1,974	\$ 1,974	\$ 2,250	\$ 276	\$ 2,250	\$ -		\$ 1,984	\$ 1,934
63 Other Physical Environment								\$ 7,800	
64 Landscape Inspection Services	\$ 3,900	\$ 7,800	\$ 7,800	\$ -	\$ 9,000	\$ 1,200	Increase in contract by \$100 per month.	\$ -	\$ 7,800
65 Landscape Replacement Plants, Shrubs, Trees	\$ 61,215	\$ 122,430	\$ 50,000	\$ (72,430)	\$ 50,000	\$ -	Per Board	\$ 1,966	\$ 31,017
66 Property Insurance	\$ 16,582	\$ 16,582	\$ 16,461	\$ 1,821	\$ 24,873	\$ 6,412	Estimated cost by EGIS. 50% increase	\$ 14,652	\$ 15,364
67 General Liability Insurance	\$ 4,465	\$ 4,465	\$ 4,913	\$ 448	\$ 5,135	\$ 222	Estimated cost by EGIS. 15% increase	\$ 3,899	\$ 4,094
68 Rust Prevention	\$ 1,975	\$ 3,950	\$ 6,000	\$ 2,050	\$ 6,000	\$ -	Avg of the last two years and the trend is \$5.578	\$ 4,740	\$ 8,048
69 Entry & Walls Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ (2,500)	Per Board request	\$ -	\$ 1,242
70 Landscape Maintenance	\$ 39,898	\$ 79,797	\$ 180,000	\$ 100,208	\$ 190,000	\$ 10,000	Per Board	\$ 168,645	\$ 166,771
71 Tree Trimming Services	\$ 2,050	\$ 4,100	\$ 5,000	\$ 900	\$ 10,000	\$ 5,000	Per Board	\$ 10,252	\$ 2,912
72 Irrigation Repairs	\$ 8,318	\$ 16,636	\$ 25,285	\$ 8,649	\$ 25,285	\$ -		\$ 32,068	\$ 30,069
73 Holiday Decorations	\$ 15,000	\$ 15,000	\$ 17,000	\$ 2,000	\$ 16,000	\$ (1,000)	Per Board	\$ 15,000	\$ 15,000
74 Mulching	\$ -	\$ -	\$ 30,800	\$ 30,800	\$ 30,800	\$ -	The last mulch proposal was for \$25,800.	\$ -	\$ 23,864
75 Annuals Flower Rotation	\$ 6,463	\$ 12,926	\$ 25,100	\$ 12,174	\$ 25,100	\$ -		\$ 12,560	\$ 25,477
76 Top Choice Art treatment	\$ -	\$ -	\$ 6,300	\$ 6,300	\$ 6,300	\$ -		\$ -	\$ -
77 Stormwater Pond Outbacks (33)	\$ -	\$ -	\$ 9,000	\$ 9,000	\$ 9,000	\$ -		\$ 56,903	\$ 7,045
78 Multi-Purpose Field maintenance	\$ -	\$ -	\$ 11,500	\$ -	\$ -	\$ (11,500)	Per Board	\$ -	\$ -
79 Road & Street Facilities									
80 Street Light Decorative Light Maintenance	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ (2,500)	Per Board	\$ 169	\$ -
81 Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 27,000	\$ 25,000	Proposals for sidewalk repair ranged from 22K to 32K.	\$ 7,200	\$ 1,300
82 Common area pressure washing community wide	\$ -	\$ -	\$ 16,000	\$ 16,000	\$ 16,000	\$ -		\$ 8,070	\$ 16,870
83 Parking Lot Repair & Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 1,000	\$ (1,500)	Trending low	\$ 300	\$ -



Approved Proposed Budget  
Country Walk Community Development District  
General Fund  
2023/2024 Budget

Chart of Accounts Classification	Actual YTD through 6/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments	Actual FY 2021	Actual FY 21/22
86 Parks & Recreation									
861 Management Contract	\$ 9,400	\$ 18,800	\$ 18,800	\$ (900)	\$ 19,800	\$ 1,800		\$ 18,000	\$ 26,727
862 Payroll Reimbursement -on-site staff	\$ 106,220	\$ 212,440	\$ 220,937	\$ 8,497	\$ 270,529	\$ 49,592	This is for the increase in staff and wages. Adding 25 Clubhouse Attendant Hour per week.	\$ 144,103	\$ 158,364
867 Amenity Maintenance & Repair	\$ 10,152	\$ 20,304	\$ 30,000	\$ 9,696	\$ 22,000	\$ (8,000)	Per Board	\$ 36,623	\$ 38,972
868 Telephone Fax, Internet	\$ 1,997	\$ 3,994	\$ 4,300	\$ 306	\$ 4,300	\$ -		\$ 3,995	\$ 3,808
869 Clubhouse - Facility Janitorial Service	\$ 4,200	\$ 8,400	\$ 8,400	\$ -	\$ 8,400	\$ -	The contract is \$100 per month plus cleaning supplies.	\$ 8,265	\$ 8,476
90 Computer Support, Maintenance & Repair	\$ 185	\$ 370	\$ 1,000	\$ 630	\$ 1,000	\$ -		\$ 586	\$ 777
91 Maintenance Repair & Supplies-Maintenance Staff Debit	\$ -	\$ -	\$ -	\$ -	\$ 3,900	\$ 3,900	Line item added in 2023	\$ -	\$ -
92 Office Supplies/Clubhouse Debit Card	\$ 3,218	\$ 6,436	\$ 3,500	\$ (2,936)	\$ 3,900	\$ 400	Per Board	\$ 2,302	\$ 2,871
93 Janitorial Supplies	\$ 2,848	\$ 5,696	\$ 7,500	\$ 1,804	\$ 6,000	\$ (1,500)	Per Board	\$ 3,771	\$ 3,462
94 Furniture Repair/Replacement	\$ 316	\$ 632	\$ 3,000	\$ 2,368	\$ 3,000	\$ -		\$ 5,653	\$ -
95 Dog Waste Station Supplies	\$ 1,850	\$ 3,700	\$ 2,800	\$ (900)	\$ 3,580	\$ 780	Per contract \$309.99 per month which is \$3,720. If the Board decides to do 12 stations, it will be \$464.99 per month which is \$,579.88 per year.	\$ 2,792	\$ 3,851
96 Athletic/Park Court/Field Repairs	\$ 800	\$ 1,600	\$ 4,000	\$ 2,400	\$ 4,000	\$ -		\$ 8,631	\$ 20,178
97 Pool Service Contract	\$ 4,820	\$ 9,640	\$ 12,000	\$ 2,360	\$ 12,720	\$ 720	The contract is \$1,000 per month.	\$ 10,800	\$ 10,800
98 Pool Repairs	\$ 104	\$ 208	\$ 5,000	\$ 4,792	\$ 3,000	\$ (2,000)	Trending low	\$ 2,930	\$ 2,747
99 Playground Equipment and Maintenance/Playground	\$ 3,833	\$ 7,666	\$ 3,459	\$ (4,207)	\$ 3,459	\$ -	The current cost was from the purchase of the playground swings and benches.	\$ 1,214	\$ 2,406
100 Security System Monitoring & Maintenance	\$ 10,262	\$ 20,524	\$ 6,500	\$ (14,024)	\$ 6,500	\$ -	CCSI Repair was \$3,348.	\$ 9,251	\$ 18,682
101 Special Events									
102 Special Events	\$ 13,474	\$ 13,474	\$ 15,000	\$ 1,526	\$ 20,000	\$ 5,000	Per Board	\$ 9,760	\$ 15,056
103 Back to School	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	This has been transferred to special events	\$ -	\$ 3,484
104 Capital Improvements									
105 Capital Improvements	\$ 35,534	\$ 71,067	\$ 135,000	\$ 63,933	\$ 50,000	\$ (85,000)	Per Board	\$ 13,871	\$ -
106 Contingency									
107 Wildlife Management Services	\$ 7,995	\$ 15,990	\$ 15,600	\$ (390)	\$ 4,000	\$ (11,600)	The Board will discontinue this contract.	\$ 15,600	\$ 18,934
108 Miscellaneous Contingency	\$ 3,211	\$ 6,422	\$ -	\$ (6,422)	\$ -	\$ -	No Fishing sign, motion picture licensing, and Hawkins electrical work.	\$ 18,986	\$ 20,795
109 Fitness Equipment Repair & Maintenance	\$ 947	\$ 1,894	\$ 1,000	\$ (894)	\$ 1,000	\$ -		\$ -	\$ 1,691
110 Pavilion Drain Cleaning	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 2,000	\$ (3,000)	Per Board	\$ -	\$ -
111 Field Operations Subtotal	\$ 446,502	\$ 840,438	\$ 1,092,405	\$ 221,967	\$ 1,078,426	\$ (13,979)		\$ 825,716	\$ 875,621
112									
113 Contingency for County TRM Notice									
114									
115 TOTAL EXPENDITURES	\$ 526,246	\$ 992,073	\$ 1,271,592	\$ 248,015	\$ 1,344,343	\$ (27,249)		\$ 979,267	\$ 1,659,184
116									
117 EXCESS OF REVENUES OVER EXPENDITURES	\$ 600,471	\$ 134,044	\$ -	\$ (392,890)	\$ -	\$ -			



**Approved Proposed Budget**  
**Country Walk Community Development District**  
**Reserve Fund**  
**2023/2024 Budget**

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Comments
1							
2	<b>REVENUES</b>						
3	Interest Earnings						
4	Interest Earnings	\$ 9,287	\$ 9,287	\$ -	\$ 9,287	\$ -	
5	Special Assessments						
6	Tax Roll*	\$ -	\$ -	\$ -	\$ -	\$ 50,000	Per Board request
7	<b>TOTAL REVENUES</b>	<b>\$ 9,287</b>	<b>\$ 9,287</b>	<b>\$ -</b>	<b>\$ 9,287</b>	<b>\$ 50,000</b>	
8							
9	<b>TOTAL REVENUES AND BALANCE</b>	<b>\$ 9,287</b>	<b>\$ 9,287</b>	<b>\$ -</b>	<b>\$ 9,287</b>	<b>\$ 50,000</b>	
10							
11	<b>EXPENDITURES</b>						
12	Contingency						
13	Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ 50,000	Based on the Board
14	<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>	
15							
16	<b>EXCESS OF REVENUES OVER</b>	<b>\$ 9,287</b>	<b>\$ 9,287</b>	<b>\$ -</b>	<b>\$ 9,287</b>	<b>\$ -</b>	

Country Walk (Meadow Woods) Community Development District  
Debt Service  
Fiscal Year 2023/2024

7

Chart of Accounts Classification	Series 2015	2023/2024 Budget
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$490,805.68	\$490,805.68
<b>TOTAL REVENUES</b>	<b>\$490,805.68</b>	<b>\$490,805.68</b>
<b>EXPENDITURES</b>		
Administrative		
Debt Service Obligation	\$490,805.68	\$490,805.68
Administrative Subtotal	\$490,805.68	\$490,805.68
<b>TOTAL EXPENDITURES</b>	<b>\$490,805.68</b>	<b>\$490,805.68</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

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.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

COUNTRY WALK (MEADOW WOODS) COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$1,294,343.00
Collection Costs @	2%	\$27,539.21
Early Payment Discount @	4%	\$55,078.43
2023/2024 Total Budget		\$1,376,960.64

2022/2023 O&M Budget	\$1,111,592.00
2023/2024 O&M Budget	\$1,294,343.00

Total Difference	\$182,751.00
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2015 Debt Service - Single Family 50'	\$623.88	\$623.88	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$1,275.72	\$1,485.46	\$209.74	16.44%
Total	\$1,899.60	\$2,109.34	\$209.74	11.04%
Series 2015 Debt Service - Single Family 65'	\$698.75	\$698.75	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$1,428.81	\$1,663.71	\$234.90	16.44%
Total	\$2,127.56	\$2,362.46	\$234.90	11.04%

COUNTRY WALK (MEADOW WOODS) COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,294,343.00
COLLECTION COSTS @	2.0%	\$27,539.21
EARLY PAYMENT DISCOUNT @	4.0%	\$55,078.43
TOTAL O&M ASSESSMENT		<u>\$1,376,960.64</u>

LOT SIZE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT			PER LOT ANNUAL ASSESSMENT		
	O&M	SERIES 2015 DEBT SERVICE <sup>(1)</sup> (2)	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	2015 DEBT SERVICE <sup>(3)</sup>	TOTAL <sup>(4)</sup>
SINGLE FAMILY 50	582	517	1.25	727.50	62.79%	3864,536.86	\$1,485.46	\$623.88	\$2,109.34
SINGLE FAMILY 65	308	285	1.40	431.20	37.21%	\$512,423.77	\$1,663.71	\$698.75	\$2,362.46
	<u>890</u>	<u>802</u>		<u>1158.70</u>	<u>100.00%</u>	<u>\$1,376,960.64</u>			

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

(\$82,617.64)

Net Revenue to be Collected:

\$1,294,343.00

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

<sup>(2)</sup> Reflects the number of total lots with Series 2015 debt outstanding.

<sup>(3)</sup> 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.

<sup>(4)</sup> Annual assessment that will appear on November 2023 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.



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**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.

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**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.



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**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.



**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.



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

**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.



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## **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.



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## **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.

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### **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.



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## **Tab 3**



## **TEMPORARY POOL CONSTRUCTION ACCESS AGREEMENT**

This Temporary Pool Construction Access Agreement (this “**Agreement**”) is entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2023 by and between the **Country Walk Community Development District**, a local unit of special purpose government organized under Chapter 190, Florida Statutes, (the “**District**”), whose mailing address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 and Matthew Long, (the “**Licensee**”), whose address is 4623 Pointe O Woods, Wesley Chapel, Florida 33543.

### **RECITALS**

**WHEREAS**, Licensee owns certain real property (“**Licensee’s Property**”) located within the boundaries of the District located at 4623 Pointe O Woods, Wesley Chapel, Florida 33543.

**WHEREAS**, The District owns certain property located adjacent to the Licensee’s Property (the “**District Property**”).

**WHEREAS**, Licensee desires to construct a pool on Licensee’s Property and desires to use a portion of the District’s Property for ingress and egress in connection with such construction.

**WHEREAS**, The District has agreed to allow limited use of the District Property for ingress and egress during construction by Licensee on the conditions set forth in this Agreement.

### **AGREEMENT**

**NOW, THEREFORE**, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the District and Licensee agree as follows:

1. **Recitals**. The recitals set forth above are incorporated into this Agreement by reference.
2. **Grant of License**. The District hereby grants to Licensee, their contractors and agents (collectively referred to below as “**Licensee**”), a temporary non-exclusive license (the “**License**”) for ingress and egress over and across the District Property for the sole purpose of transporting equipment and materials to Licensee’s Property. This License does not grant the right to use the District Property for any purpose other than to provide access to the Licensee’s Property for construction of the pool. Materials, vehicles or construction operations may not be parked, stored or performed on the District Property.
3. **Term of the License**. This License shall become effective as of the date of this Agreement, and shall remain in effect for six months from the date of the Agreement, after which time the License shall terminate for all purposes.

4. **Damages and Restoration.** It is the intent of the parties that Licensee shall be fully responsible for maintaining and restoring District Property to the condition existing prior to use of the License. Licensee shall be fully responsible for repairing any damage and restoring District Property to its pre-existing condition, if necessary, and hereby agrees to pay all costs and expenses in connection with any restoration, including, without limitation, grading or re-grading, sod replacement, erosion, and engineering costs. All restoration work shall be completed by six months from the date of this Agreement.
5. **Insurance.** Licensee shall maintain or cause Licensee's contractor(s) to maintain commercial liability insurance and casualty insurance in amounts not less than \$1,000,000.00. The foregoing insurance shall name the District as additional insured for the pool construction job. Licensee shall or cause Licensee's contractors to provide a certificate of insurance evidencing the insurance coverage to the District Manager prior to commencing the construction work.
6. **Indemnification.** Licensee agrees to indemnify, defend, and hold the District, its Board of Supervisors and its employees, agents and assigns harmless from any claims for injury to any person or damages to adjacent property arising from the use of the License.
7. **Costs and Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternate dispute resolution, appellate proceedings, and engineers' fees and costs.
8. **Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns, and may not be amended except in writing.
9. **Notices.** Unless specifically stated to the contrary elsewhere in this Agreement, where notice is required to be provided under this Agreement, notice shall be deemed sent upon transmittal of the notice by U.S. Mail to the other party at the addresses listed above and shall be deemed received upon actual receipt by mail.


IN WITNESS WHEREOF, the undersigned has executed this Agreement as of the day and year first written above.

**Licensee**

**Country Walk Community  
Development District**

  
Name: Matthew Long

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair of the Board of Supervisors

  
Name:  
{00113722.DOCX/}





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/25/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> ARCW Insurance 9067 Belcher Road  Pinellas Park FL 33782	<b>CONTACT NAME:</b> Libby Kader <b>PHONE (A/C, No, Ext):</b> (727) 544-8841 <b>FAX (A/C, No):</b> (727) 544-8842 <b>E-MAIL ADDRESS:</b> libby-kader@leavitt.com														
<b>INSURED</b> Elite Pool Designs Inc 107 N. 11th Street #831 Tampa FL 33602	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A: National Fire &amp; Marine Insurance Compar</td><td>20079</td></tr><tr><td>INSURER B:</td><td></td></tr><tr><td>INSURER C:</td><td></td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: National Fire & Marine Insurance Compar	20079	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															

**COVERAGES****CERTIFICATE NUMBER:** 22/23 Master**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS														
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		GL141591135	6/23/2022	6/23/2023	<table><tr><td>EACH OCCURRENCE</td><td>\$ 1,000,000</td></tr><tr><td>DAMAGE TO RENTED PREMISES (Ea occurrence)</td><td>\$ 100,000</td></tr><tr><td>MED EXP (Any one person)</td><td>\$ 50,000</td></tr><tr><td>PERSONAL &amp; ADV INJURY</td><td>\$ 1,000,000</td></tr><tr><td>GENERAL AGGREGATE</td><td>\$ 2,000,000</td></tr><tr><td>PRODUCTS - COM/OP AGG</td><td>\$ 2,000,000</td></tr><tr><td>Pool Pop</td><td>\$ 50,000</td></tr></table>	EACH OCCURRENCE	\$ 1,000,000	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000	MED EXP (Any one person)	\$ 50,000	PERSONAL & ADV INJURY	\$ 1,000,000	GENERAL AGGREGATE	\$ 2,000,000	PRODUCTS - COM/OP AGG	\$ 2,000,000	Pool Pop	\$ 50,000
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	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						<table><tr><td>COMBINED SINGLE LIMIT (Ea accident)</td><td>\$</td></tr><tr><td>BODILY INJURY (Per person)</td><td>\$</td></tr><tr><td>BODILY INJURY (Per accident)</td><td>\$</td></tr><tr><td>PROPERTY DAMAGE (Per accident)</td><td>\$</td></tr><tr><td></td><td>\$</td></tr></table>	COMBINED SINGLE LIMIT (Ea accident)	\$	BODILY INJURY (Per person)	\$	BODILY INJURY (Per accident)	\$	PROPERTY DAMAGE (Per accident)	\$		\$				
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BODILY INJURY (Per accident)	\$																				
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	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						<table><tr><td>EACH OCCURRENCE</td><td>\$</td></tr><tr><td>AGGREGATE</td><td>\$</td></tr><tr><td></td><td>\$</td></tr></table>	EACH OCCURRENCE	\$	AGGREGATE	\$		\$								
EACH OCCURRENCE	\$																				
AGGREGATE	\$																				
	\$																				
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A						<table><tr><td>PER STATUTE</td><td>OTH-ER</td></tr><tr><td>E.L. EACH ACCIDENT</td><td>\$</td></tr><tr><td>E.L. DISEASE - EA EMPLOYEE</td><td>\$</td></tr><tr><td>E.L. DISEASE - POLICY LIMIT</td><td>\$</td></tr></table>	PER STATUTE	OTH-ER	E.L. EACH ACCIDENT	\$	E.L. DISEASE - EA EMPLOYEE	\$	E.L. DISEASE - POLICY LIMIT	\$						
PER STATUTE	OTH-ER																				
E.L. EACH ACCIDENT	\$																				
E.L. DISEASE - EA EMPLOYEE	\$																				
E.L. DISEASE - POLICY LIMIT	\$																				

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES** (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Country Walk Community Development District is additional Insured with respects to the general liability, as required by written contract, subject to the terms and conditions of the policy.

**CERTIFICATE HOLDER****CANCELLATION**

Country Walk Community Development District 5844 Old Pasco Rd Suite 100 Wesley Chapel, FL 33544	<p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <p>AUTHORIZED REPRESENTATIVE Go Xayasone/LIKADE </p>
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# Country Walk

HOMEOWNERS' ASSOCIATION, INC.

## ALTERATION APPLICATION

(Please print legibly)

OWNER'S NAME: Matthew and Stephanie Long

DATE: 5/1/23

ADDRESS: 4623 Pointe O Woods Drive, Wesley Chapel, FL 33543

PHONE: 813.404.7506

E-MAIL ADDRESS: Matthew.Long07@gmail.com

DESCRIBE IN DETAIL, TYPE OF ALTERATION AND MATERIALS TO BE USED:

Installation of an in-ground fiberglass swimming pool and hot tub. Please see the attached site survey and rendering.

(IF MORE SPACE IS REQUIRED, PLEASE ATTACH TO THIS FORM)

by Elite Pool Designs.

An application requesting approval for any alteration which occurs outside the exterior walls of the building **MUST BE ACCOMPANIED BY A COPY OF YOUR LOT SURVEY WITH A SKETCH DRAWN ON IT INDICATING LOCATION, SIZE AND TYPE OF CONSTRUCTION AND A COPY OF THE CONTRACTOR'S ESTIMATE LISTING ALL MATERIAL TO BE USED.**

If approval is granted, it is not to be construed to cover approval of any County or City Code Requirements. A building permit from the appropriate building department is needed on most property alterations and/or improvements. Construction access must be wholly through the owner's lot. The Architectural Control Committee shall have no liability or obligation to determine whether such improvement, alteration and addition comply with any applicable law, rule, regulation, code or ordinance.

As a condition precedent to granting approval of any request for a change, alteration or addition to an existing basic structure, the applicant, their hires and assigns thereto, hereby assume sole responsibility for the repair, maintenance or replacement of any such change, alteration or addition. IT IS UNDERSTOOD AND AGREED THAT COUNTRY WALK HOMEOWNERS' ASSOCIATION, INC., COUNTRY WALK CDD AND RIZZETTA & COMPANY, INC., ARE NOT REQUIRED TO TAKE ANY ACTION TO REPAIR, REPLACE OR MAINTAIN ANY SUCH APPROVED CHANGE, ALTERATION OR ADDITION, OR ANY STRUCTURE OR ANY OTHER PROPERTY. THE HOMEOWNER AND THEIR ASSIGNS ASSUME ALL RESPONSIBILITY AND COST FOR ANY ADDITION OR CHANGE AND ITS FUTURE UPKEEP AND MAINTENANCE.

Rizzetta & Company, Inc.

5844 Old Pasco Road, Suite 100 • Wesley Chapel, FL 33544

Telephone: 813-994-1001 • Facsimile: 813-994-2100

Toll Free: 1-866-647-1714



# Country Walk

HOMEOWNERS' ASSOCIATION, INC.

YOU ARE REQUIRED TO VERIFY IF THE PROPOSED WORK TO BE PERFORMED ON, OR REQUIRE ACCESS THROUGH CDD PROPERTY (INCLUDING ALL EASEMENTS ON YOUR PROPERTY). IF YOU ARE UNCERTAIN IF THE WORK WILL ENCROACH ANY CDD AREAS OR EASEMENTS PLEASE CONSULT A PRIVATE SURVEYOR OR A LICENSED ENGINEER AT YOUR OWN EXPENSE. YOU MUST CONTACT THE CDD AND SECURE ACCESS APPROVAL PRIOR TO SUBMITTING YOUR ALTERATION APPLICATION. THE SIGNED CDD ACCESS AGREEMENT IS REQUIRED TO BE SUBMITTED WITH YOUR ALTERATION APPLICATION PRIOR TO ANY COMMENCING ANY WORK AND FINAL APPROVAL GRANTED.

NOTES:

\_\_\_\_ AUTHORIZED CDD REPRESENTATIVE \_\_\_\_\_ DATE

## ALTERATION APPLICATION

DATE: 5/1/23 OWNER'S SIGNATURE: 

## ACTION TAKEN BY THE ASSOCIATION:

DATE: \_\_\_\_\_ APPROVED: \_\_\_\_\_ NOT APPROVED: \_\_\_\_\_

NOTES:

\_\_\_\_\_  
AUTHORIZED SIGNATURE FOR THE ARCHITECTURAL CONTROL COMMITTEE

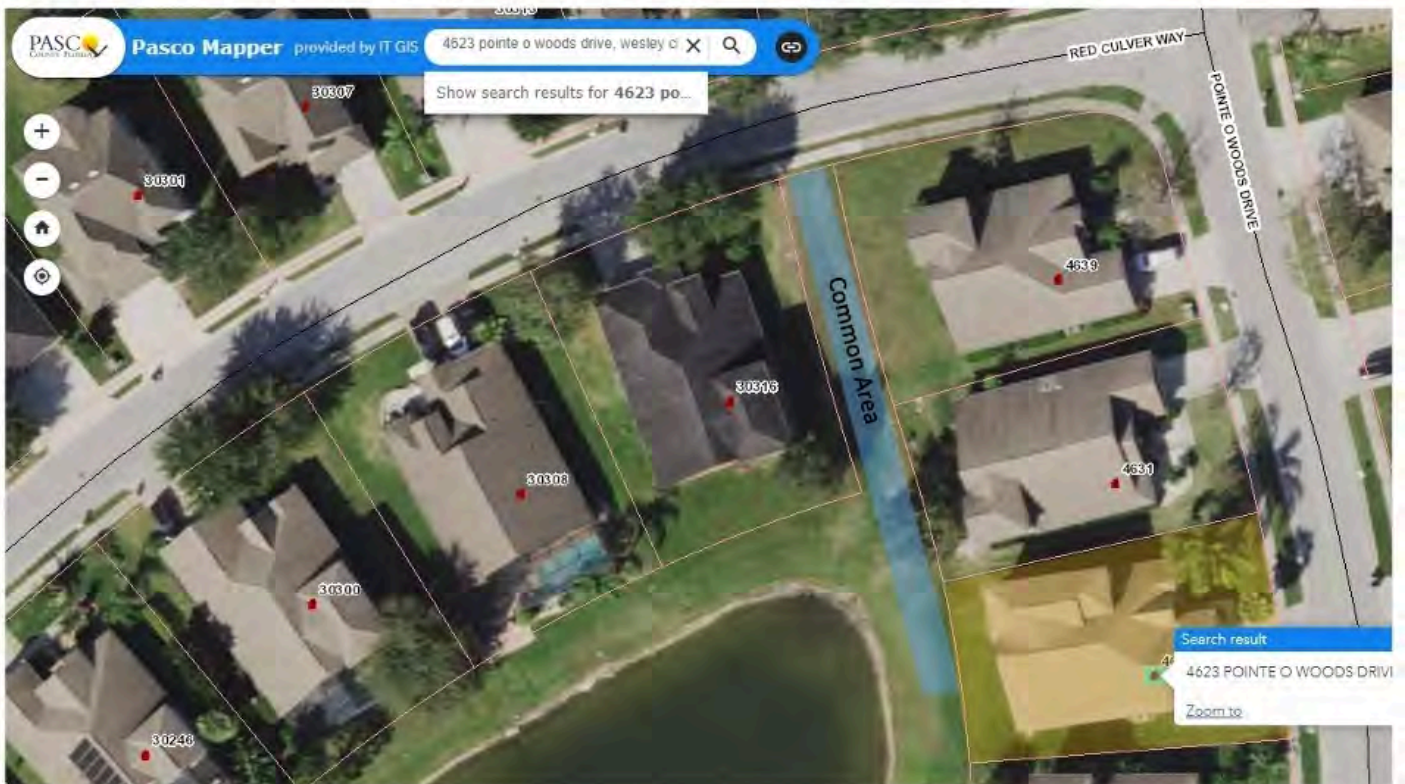
**NOTE: Application approvals are valid for a period of twelve (12) months and a new Alteration**

**Application must be submitted after that time has elapsed if the approved project has not commenced.**



### Alteration Application Continued...

- We are requesting approval for Installation of an in-ground fiberglass swimming pool and hot tub.
- Please see the attached pool rendering prepared by Elite Pool Designs and site survey completed by Landtec Surveying and Lien, LLC.
- We are also requesting permission to access to our backyard using Red Culver Way and the common area (no man's land) shown in the map below. We will do our best to minimize any damage to this property. We agree to re-grade out the access with dirt, replace any sod and repair any damaged underground utilities. We will not be digging or making any changes to this area. This access area will be used to for equipment access to our backyard.
- Using the common area noted below will minimize the impact to our neighbor's properties (versus accessing the backyard via our side yard). We do not anticipate needing to encroach on any of our neighbor's properties, but we will be speaking with them and agreeing to the same repairs as listed above on their properties in the event of an incidental encroachment.
- Upon approval from Pasco County and the Architectural Control Committee, the total construction time is anticipated to be 8 to 12 weeks from commencement to project completion.
- Pool Contractor: **Elite Pool Designs Inc**  
9879 US Hwy 41 S  
Gibsonton, FL 33534  
Contact: Caleb Bates, Custom Pools & Exterior Design Specialist  
Phone: 813.482.2510



Please let us know if you have any questions.

Sincerely,

Matthew & Stephanie Long

813.404.7506

Matthew.Long07@gmail.com





SCALE: 1"=20'

## TYPE OF SURVEY:

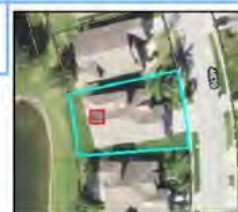
- ☒ BOUNDARY  
☐ ALTA/NSPS  
☐ CONSTRUCTION  
☐ TOPOGRAPHIC  
☐ CONDOMINIUM  
☐ SPECIAL PURPOSE

## PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

PROPERTY IMPROVEMENTS-POOL

CURVE TABLE			CHORD	CHORD	
	LENGTH	RADIUS	DELTA	LENGTH	BEARING
C1(P)	81.25'	575.00'	08°05'46"	81.18'	S08°10'04"E
C1(M)				81.26'	S08°06'50"E
C2	65.00'	460.00'	8°05'46"	64.95'	N08°10'04"W
C3	53.88'	575.00'	5°22'07"	53.86'	N14°54'01"W

# TREE	TYPE	DBH
1	PALM TREE	10"
2	PALM TREE	12"
3	PALM TREE	12"
4	PALM TREE	14"



AERIAL PHOTOGRAPH  
(MAY NOT SHOW LATEST IMPROVEMENTS)  
(NOT-TO-SCALE)

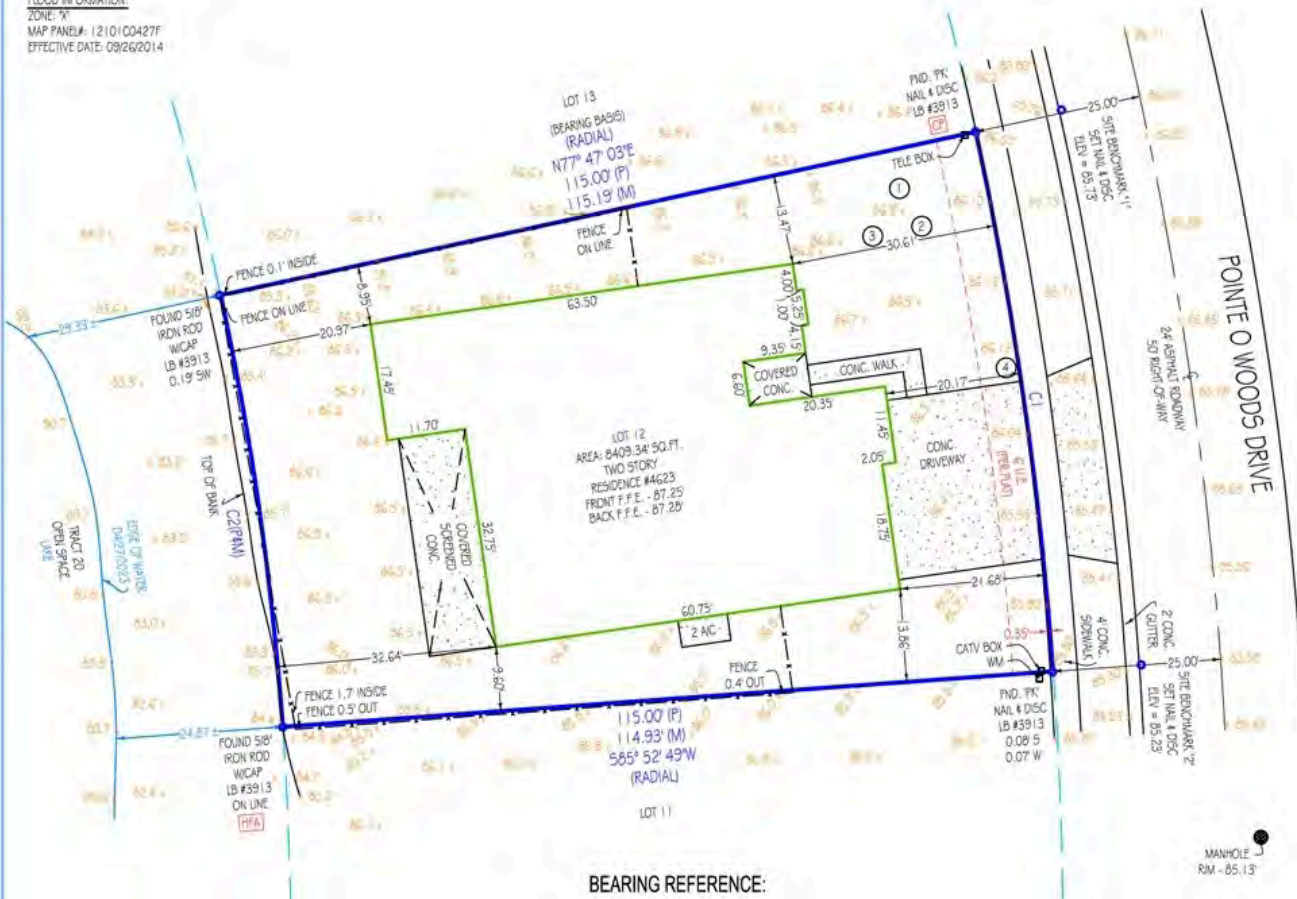
PROPERTY ADDRESS:  
4623 POINTE O WOODS DRIVE,  
ZENITH HILLS, FL 33543

## LEGAL DESCRIPTION:

LOT 12, COUNTRY WALK INCREMENT D - PHASE I,  
ACCORDING TO THE MAP OR PLAT THEREOF  
AS RECORDED IN PLAT BOOK 55, PAGE(S) 36-41,  
PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

## FLOOD INFORMATION:

ZONE: "X"  
MAP PANEL#: 12101C0427F  
EFFECTIVE DATE: 09/26/2014



## BEARING REFERENCE:

THE NORTH LINE OF SUBJECT LOT AS N 77°47'03" E  
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

INVOICE NUMBER: 171647-CW  
DATE OF FIELD WORK: 04/27/2023

CERTIFIED TO  
MATTHEW STEVEN LONG & STEPHANEE LEE LONG

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

**Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.**

- 6' U.E. ALONG EASTERLY BOUNDARY LINE OF SUBJECT LOT.

- CONCRETE WALK CROSSES THE BOUNDARY LINE ON EASTERLY SIDE OF LOT AS SHOWN.

- CONCRETE DRIVEWAY EXTENDS THROUGH THE EASTERLY EASEMENT.

This survey has been issued by the  
following Landtec Surveying office:  
700 West Hillsboro Boulevard, Suite 4-100  
Deerfield Beach, FL 33441  
Office: (561) 367-3587  
Fax: (561) 465-3145  
[www.LandtecSurvey.com](http://www.LandtecSurvey.com)

**ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):**

AORAL = ARC LENGTH  
 CO = CLEANOUT  
 GA = CENTRAL ANGLE  
 CATV = CABLE TV RISER  
 OF = CALCULATED FROM FIELD  
 CH = CHORD DISTANCE  
 CONC = CONCRETE  
 CR = CALCULATED FROM RECORD  
 DE = DRAINAGE EASEMENT  
 EL OR ELEV = ELEVATION  
 P = PLAT  
 PC = POINT OF CURVE  
 POC = POINT OF COMPOUND CURVE  
 PH = POOL HEATER  
 POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 DE = DRAINAGE EASEMENT  
 PRE = POINT OF REVERSE CURVE  
 PT = POINT OF TANGENCY  
 EM = ELECTRIC METER  
 F.F.E. = FINISHED FLOOR ELEV.  
 FER = FOUND FLOOR RISE  
 FN = FOUND NAIL  
 FND = FOUND  
 G.F.F. = GARAGE FINISHED FLOOR  
 L = LEGAL DESCRIPTION  
 M = MEASURED  
 OHC = OVERHEAD CABLE  
 QTR = QUARTER  
 R = RADIUS  
 RNG = RANGE  
 SEC = SECTION  
 TR = TELEPHONE RISER  
 TWP = TOWNSHIP  
 UE = UTILITY EASEMENT  
 UP = UTILITY POLE  
 WM = WATER METER  
 WY = WATER VALVE

**SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):**

\* = UTILITY POLE  
 \* = LIGHT POLE  
 \* = CATCH BASIN  
 \* = FIRE HYDRANT  
 \* = MANHOLE  
 \* = WATER VALVE  
 \* = WATER METER  
 \* = WELL  
 \* = CENTER LINE  
 \* = PARTY WALL  
 \* = AIR CONDITIONER  
 \* = SEPTIC LID  
 \* = ELEV. SHOT  
 \* = HANDICAP PARKING SPACE  
 \* = SEC. QTR. CORNER  
 \* = SECTION CORNER

**LINE TYPES:**

BOUNDARY  
 BUILDING  
 EASEMENT  
 CHAIN LINK FENCE  
 WOOD FENCE  
 PLASTIC FENCE  
 OVERHEAD CABLE

## GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFERENCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRADING REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETTIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED (S) LICENSED SURVEYOR (R) 4724.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 54-17.051 & 54-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 54-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by Pablo A Alvarez  
DN: c=US, o=Florida,  
dnQualifier=A01410D00000184E2C  
DD79B000BB898, cn=Pablo A  
Alvarez  
Date: 2023.05.01 12:04:41 -04'00'

SIGNATURE  
DATE: 5-1-2023

PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 1274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

## Elevations, if shown:

Benchmark: D8090  
Benchmark Elev.: 92.16'  
Benchmark Datum: N.A.V.D.88

Elevations on Drawing are in:  
N.G.V.D.29 ☐ N.A.V.D.88 ☒

Revisions: Update (TOPO)  
Job Nr: 171647-CW  
Date of Revision: 04/27/2023  
Revision by: M. N.

## PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING.  
DO NOT USE "FIT".

Job Nr: 100313-SE

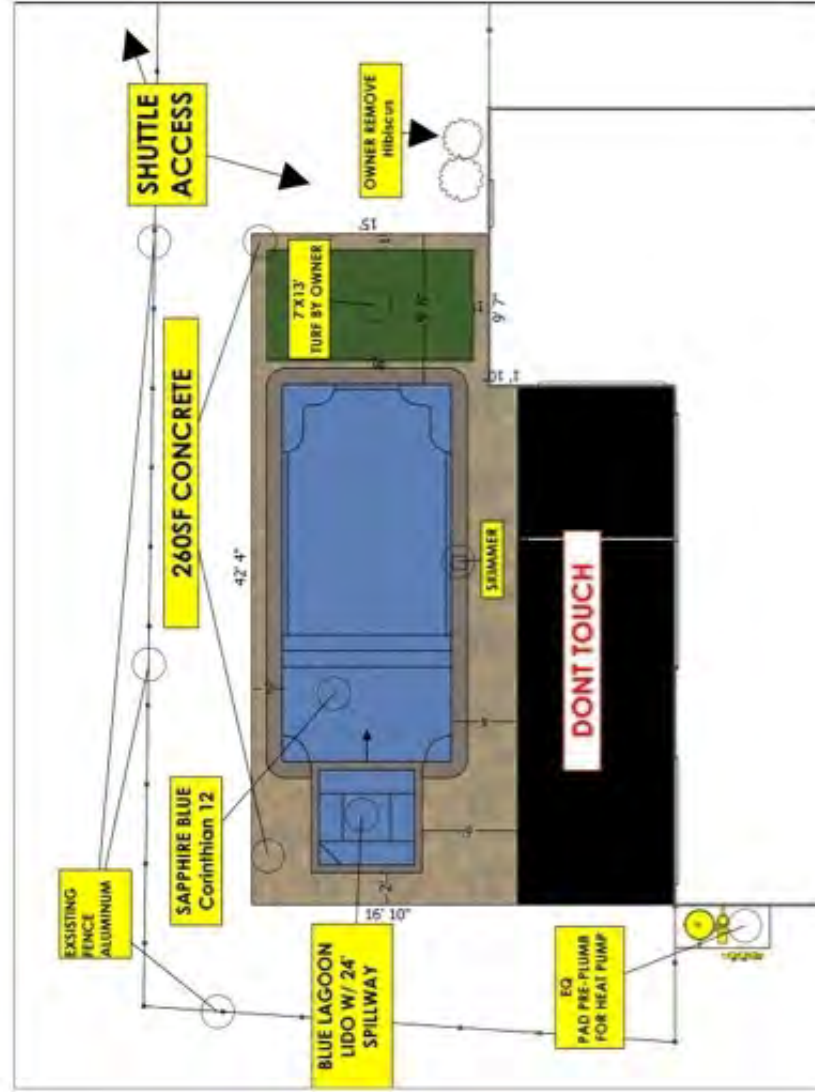
Date of Field Work: 11/19/2019

Drawn by: L. G.

**LANDTEC**  
SURVEYING  
and Lien

LICENSED BUSINESS No. 8507





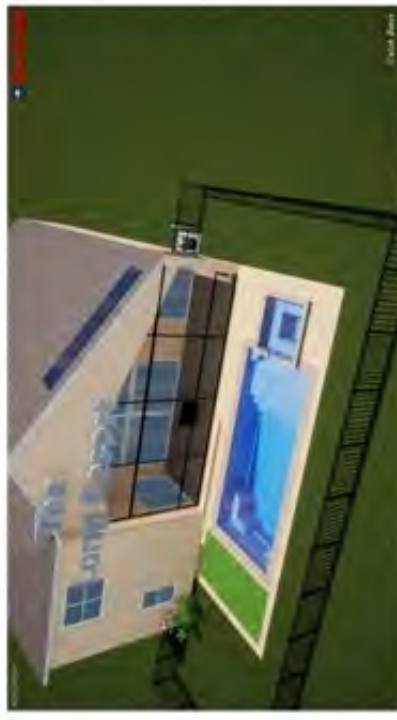
Blowdown: MATCH PRE-EXISTING LANAI

NOTES:



Project Name: LONG  
 Client Name: MATT & STEPHANEE  
 Email: MATTEW.LONG07@GMAIL.COM  
 Address: 4623 POINTE O WOODS DR  
 City: WESLEY CHAPEL  
 State/Cp: FL, 33543

POOL 3D



Pool Depth Profile



*Matthew S. Long*  
*Stephanee Long*

Client Approval: Matthew S. Long, Stephanie Long

We (the undersigned) have reviewed this plan and approve it as correct with reasonable tolerance. We understand that any changes made to a shape or to a location may delay the project and/or result in additional cost.

POOL SPECS

Perimeter: 69'	Area: 254'
Length: 25'	Width: 12'
Depth: 3' 6" - 5' 5"	Pool Release: NO
Make/Model: NO	Light(s): (2) COLOR
Skimmer: YES	Volume: 5,611
Return Room: NO	Small Equip: NO
Shutoff: YES	

SPA	
Perimeter: 24'	Area: 36 SF
Size: 6' x 6'	Radius: 6"
Jets: 4	Release: N/A
Drain: N/A	Spillover LT: 2
Light(s): (1) COLOR	Volume: 1045 GAL

DECK	
Perimeter: 118'	Area: 235 SF
Radius: N/A	Deck LxH: 43
Lane: N/A	Deck Color: TAN

FOOTERS & RETENTION	
Footer Type: CONCRETE	Wall Type: N/A
Footer Length: 74'	Wall Length: N/A

EQUIPMENT	
Cap Pump: VARIABLE SPEED	Pump #2: V
Filter: CARTRIDGE	Sanitizer: SALT
Heater: PRE-PLUMB	
Blower: N/A	
Control Panel: STANDARD	
Bonnet: PROMO	
Cleaner: PROMO	

SELECTIONS	
INTERIOR: SAPPHIRE BLUE / BLUE LAGOON	
POOL TILE: N/A	
SPA TILE: AQUABELLA, MS-1281 WATER LILY	
CORING: TRAVERTINE, MOCHA	
BECHING: FLAGSTONE, WILLOW	
CITY STONE DEMI	

CHILD SAFETY	
Water Alarm: YES	
Door Alarm: NO	
Safety Fence: NO	
Safety Fence LT: 0	

## Pool Materials

*(See attached drawing for details and measurements)*

**Coping: Travertine: Mocha**

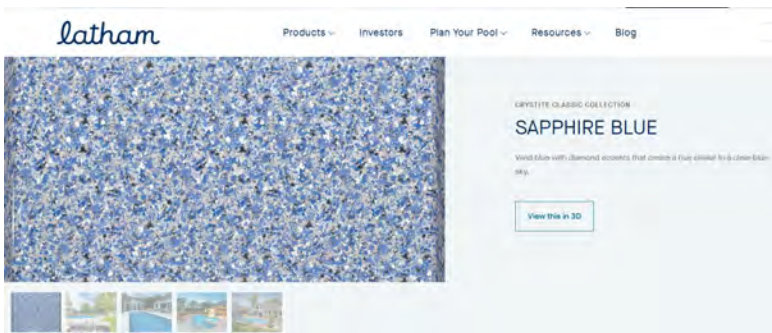
*Frame around the edge of the pool and spa  
(Same color as our existing lanai)*

**Decking: Pavers: CityStone Willow**



**Spa Tile: Aquabella: Water Lillies**

**6" border around the spa**



**Fiberglass Pool Interior Color:**

**Sapphire Blue**



**Fiberglass Spa Interior Color:**

**Blue Lagoon**

## **Tab 4**





## Countrywalk CDD Aquatics

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**Inspection Date:**

5/31/2023 11:10 AM

**Prepared by:**

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM  
813-836-7940



# Inspection Report

**SITE: 8B**

Condition:      Excellent    ✓Great      Good      Poor      Mixed Condition    ✓Improving



**Comments:**

The water level in this pond is still low. Nuisance vegetation within the pond's exposed bank has been addressed and is decaying. The water's greenish tinge denotes mild yet systemic planktonic algae activity. This to be administered treatment on the next visit.

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

**SITE: 8C**

Condition:      Excellent      Great    ✓Good      Poor    ✓Mixed Condition      Improving



**Comments:**

The far side of the pond hosts an outcropping of nuisance aquatic weeds. Smartweed, Alligatorweed, & Primrose. The technician has been instructed to address this on this next visit.

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

# Inspection Report

**SITE:** 8A

Condition:      Excellent      Great      ✓Good      Poor      Mixed Condition      Improving



**Comments:**

The primary observation on this pond is moderate planktonic algae activity. This indicates a higher than usual amount of dissolved nutrients. Repeated treatments will control it's intensity, but the best solution will be consistent and heavy rains to flush out the water volume of the pond. No Waterlettuce observed here.

<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
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

**SITE:** 3D

Condition:      Excellent      ✓Great      Good      Poor      Mixed Condition      Improving



**Comments:**

The pond is still free of the nuisance Salvinia which was removed here. Mild amounts of nuisance growth noted on the exposed bank. Easily treatable.

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



# Inspection Report

## SITE: 17B

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



### Comments:

The pond is in excellent condition. Routine maintenance and monitoring will continue here.

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

## SITE: 17A

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



### Comments:

Routine maintenance and monitoring will continue here.

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

# Inspection Report

**SITE:** 13A

Condition:    ✓Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Despite a low water level, the pond is in excellent health. The shoreline is free of nuisance growth, and the surface waters are free of algal activity.

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

**SITE:** 10

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Routine maintenance and monitoring will continue here. Some debris collected here.

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



# Inspection Report

**SITE: 26**

Condition:    Excellent    ☒Great    Good    Poor    Mixed Condition    Improving



**Comments:**

The only growth noted within the pond, is that of the far side. Possibly Primrose willow, though it is difficult to discern from this distance. A non-issue. Exposed areas are free of undesired growth.

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

**SITE: 9A**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

The only pond noted today with filamentous algae. This small pond collects a disproportionately large amount of road runoff (likely the source of it's troubles). The technician has been instructed to treat this pond during the upcoming visit.

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

## MANAGEMENT SUMMARY



84

With June on the horizon, we have at last entered summer. Currently conditions are suited to favor growth. Humidity levels have rapidly spiked. Daytime temperatures continue to rise, most having recently reached the mid 90's. Though recent rainfall has raised the water levels across most ponds, and has helped to decrease algae within the ponds and helped to circulate water. And with no fresh water entering the still waterbodies; these hot, nutrient-dense pools are producing algal activity at a much higher rate than typically observed.

Across the inspected areas, many ponds are in excellent condition. Shoreline grasses were either nonexistent or at a minimum, while algae activity was either nonexistent, or if present, manifested as minimal amounts of subsurface filamentous algae along the pond perimeters; easily treatable through routine maintenance. Recent rains have improved pond conditions favorably.

## RECOMMENDATIONS

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

Treat grasses below the high water mark on the pond perimeter.

Watch out for debris items along the perimeter of the ponds.

Thank you for choosing Steadfast Environmental!



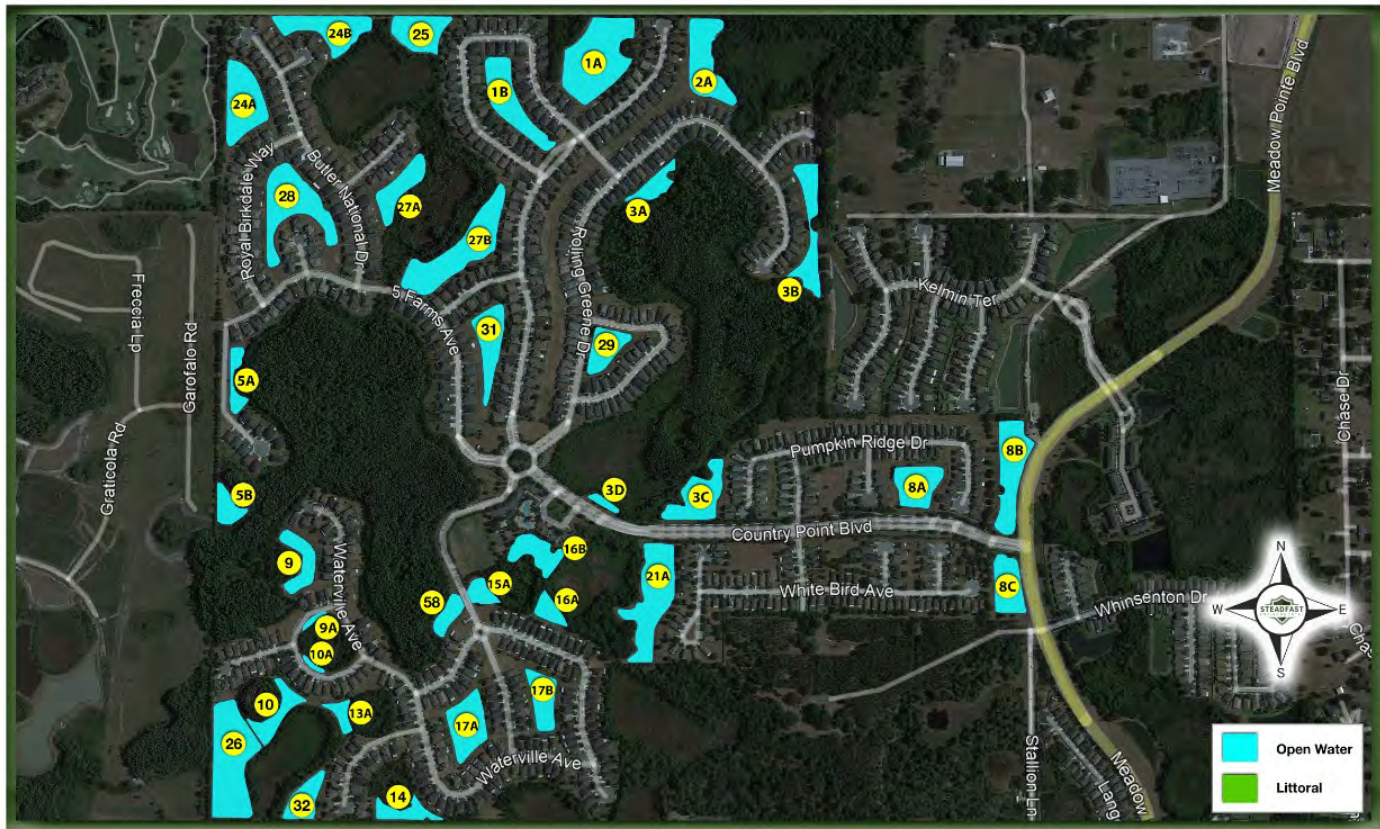
MAINTENANCE AREA



# Country Walk CDD

Country Point Blvd, Wesley Chapel, FL

Gate Code:



## **Tab 5**



# COUNTRY WALK

---

## FIELD INSPECTION REPORT



May 19, 2023  
Rizzetta & Company  
Jason Liggett - Field Services Manager



Rizzetta & Company  
Professionals in Community Management

# SUMMARY & AMMENITIES CENTER

## General Updates, Recent & Upcoming Maintenance Events

- ❖ Replace the Loropetalum at the Meadow Pointe Blvd newly planted bed spaces under warranty.
- ❖ Make sure after visit that the crew are policing the property and making sure all maintenance items are completed for the week.

The following are action items for Juniper 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. Continue to work on turf weed treatments on Country Point Blvd. With the recent rains we will start to get a lot of turf weed pressure.
2. In the center island in the front of the amenity center on Country Point Blvd lets do a 50% cutback to the Gold mound and cut the Flax Lilies o the ground to allow them to flush back out.(Pic 2)



palm in the same bed as the last item and remove the seedpods.(Pic 4)



3. Remove the tall weeds growing in the deer run entrance center island bed by hand. These are to big to treat.
4. Trim the dead frond hanging from the queen
5. When is the district palm trees going to be trimmed while evaluating them the pool palms and clubhouse palms are ready to be trimmed?
6. Lift the singular oak tree on the outbound side of Country Point Blvd just pass the Deer Run entrance. This was on last months report.
7. Treat the bed weeds throughout the newly installed beds on Meadow Pointe Blvd.

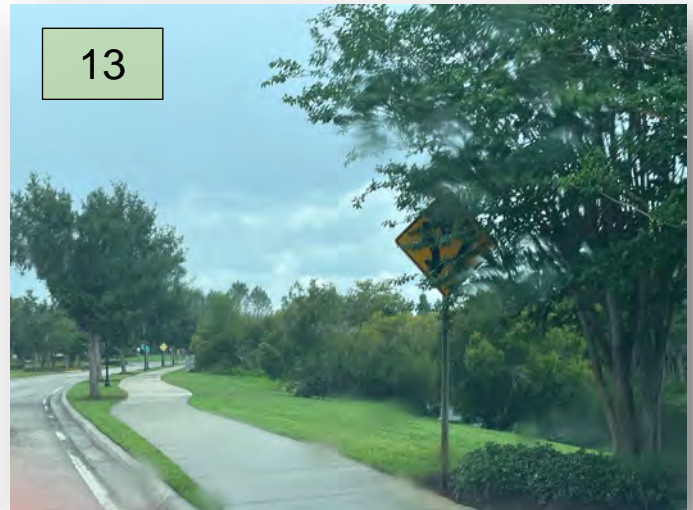


# Country Walk CDD

8. When will the loropetalum be replaced in the newly installed beds on Meadow Pointe Blvd?(Pic 8)



13. On the inbound side of Country Point Blvd after the bridge trim the Crape Myrtle away from the road signage.(Pic 13)



9. Treat the turf weeds in the Saint Augustine along meadow pointe Blvd. This is a continuation from last month if treated watch for progress.

10. Diagnose and treat the parsoni Juniper that is browning in the center island at the main entrance to country walk(Pic 10)

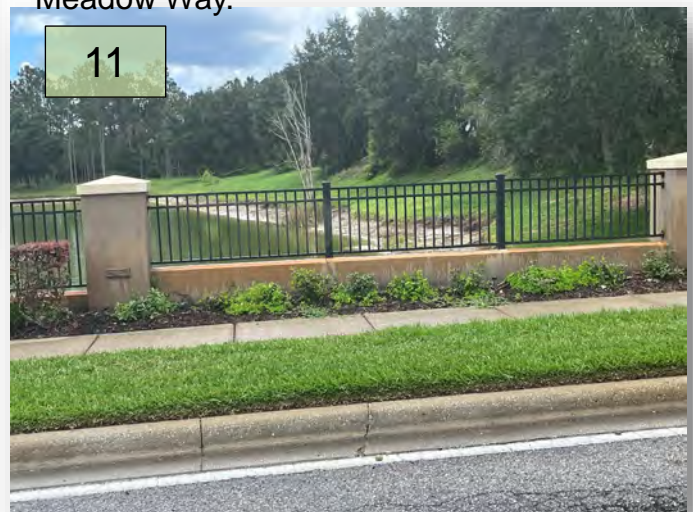


14. Make sure during detail visits that we are sectioning the property out to be sprayed with round up. We should be doing a section a week.

15. Treat the turf weeds in the Multipurpose field. Make sure that we are mowing this field at the proper height it should be mowed lower than the rest of the property.

16. Treat the crack weeds in the traffic circle on fresh meadow way.

17. Remove the vines from the grasses in the center island at the traffic circle on Fresh Meadow Way.



11. Remove the tall weeds growing in the newly installed Indian Hawthorne on the outbound side of the main entrance to country walk.(11>)

12. Remove the dead fronds from the queen palms at the colony park entrance along with the seed pods.



## **Tab 6**



**Dear Property Owners & Representatives,**

Juniper prides itself on our storm response capabilities. We fully understand the dynamics involved after a storm and have prepared this storm readiness plan so you can too.

Juniper owns all our equipment. That means no waiting in line with the rest to rent critical equipment after the storm. Juniper employs over 2500 men and women in Florida, of which at least 750 are trained in the use of specialized heavy equipment, tree staking, and production site cleanup. That means our maintenance staff can focus on maintenance services with minimal interruption, and our trained storm response staff can execute an efficient and cost-effective clean-up.

Our storm readiness plan is a pre-executed agreement to commit people and equipment so we can effectively dispatch resources prior to and after the storm. Below is a list of our rates for this year and a summary of our scope of work. We encourage adequate "not to exceed" budgets based on historical data so work can continue through completion without interruption. Our staff will help adjust that value after a post-storm damage assessment and will track expenses weekly with an authorized representative of your own.

Dedicated to your safety,

Dan deMont- CRO

**Storm Response Rates:**

- **\$80.00/hour (All non-arborist functions)**
- **\$345.00/truck for debris hauling\***
- **\$110.00/hour for all Juniper owned equipment\*\***
- **\$65.00/tree staking kit (Standard)**
- **\$95.00/tree staking kit (Large)\*\*\***
- **\$3,300.00/day for arbor crew (3 person crew w/ all necessary arbor equipment)**

*\*Debris hauling based on a Juniper service truck. With larger cleanup efforts we can deploy larger debris hauling trucks to reduce expense. \*\*If larger equipment is needed, such as a heavy loader or crane, it will be quoted at damage assessment. \*\*\*In unique circumstances, additional staking may be required due to grade, tree species or size. This will be itemized and billed accordingly. Palms, in most circumstances, can be staked with the standard kit.*

**Pre-Storm Procedures:**

1. Stage equipment on site
2. Appoint first responders

**Post-Storm Procedures:**

1. Clearing roadways, exits and any obstructions preventing residents from leaving
2. Clearing debris off homes or property
3. Saving, re-standing and staking downed trees starting with the highest value specimens
4. Clearing debris off common spaces
5. Loss assessment, restoration planning and budgeting





## **Tab 7**

## 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: May 2023

- Began preparations for Back-to-school event scheduled for August 5<sup>th</sup>
- Preparing flyer for our 2nd community movie night
- Awesome Parties Estimate submitted to DM. (completed)
- Finalized flyer for community movie night. (completed)
- Prepared community newsletter for June 1<sup>st</sup> publication.
- Emailed monthly community newsletter May 1st.
- Submitted month end reports to District Management to include Square terminal transaction log/receipts, debit card log/receipts, operations report and off duty summary reports.
- Weekly hose-down was performed on tennis courts due to bird droppings (the court was blown, scrubbed, and scuffed) Weekly.
- Filled in holes at dog park dug up by large and small breeds (periodically)
- Continued drafting employee's schedule for June.
- Continued drafting community newsletter for June.
- Logged and reported all potholes in and around the community. Reported to Pasco County Customer Service (periodically).
- Patrolled the community for street light outages and reported findings to WREC (monthly).
- Trained new assistant manager and pool monitors
- Began planning pool grand opening/back to school event
- ADT performed a fire alarm inspection
- Contacted Awesome Parties regarding a 2<sup>nd</sup> community movie night
- Contacted The Pampering Plumber regarding the leak by the pool house
- Contacted BDI Engineer and Pool Works regarding flooding at the pool pumps.
- Received a proposal from Stellar Electrics regarding Fitness room light replacement. (sent to DM)
- Contacted Suncoast Pools regarding Handicap lift by the family pool malfunctioning. Waiting on proposal



Rizzetta & Company



### **Maintenance Accomplishments**

- Began on the baseboard in the men's bathroom.
- Continued painting the pool bathroom doors
- Continued scraping and stripping more paint off the air vent at the pool bathrooms
- Began painting the air vents of each pool bathroom door
- Assisted with lap pool chair cleanup.
- Assisted with arranging lap pool chairs.
- Installed handrail guards at both pool
- Repaired garbage can lid at the pavilion
- Pressure washed opposite side of the tennis court.
- Project- Paint the pool bar bathrooms is completed
- Assembled new shelving in the shed
- Informed Suncoast pool employees the closure of the lap pool
- Attempted to remove graffiti from stone wall bridge on Five Farm Ave
- Pressure washed the tennis court.
- Pressure washed pool bathroom floor
- Continued painting the pool bathroom doors
- Painted storage closet door located at the pool bar
- Continued painting the air vents of each pool bathroom door

### **Projected Maintenance Projects:**

- Refurbishing pool deck bathrooms (upgrading the faucets).
- Community Poop stations pending relocation
- Repainting parking lot lines. Lines are fading.

### **Projected Projects:**

- Replacing the lap and recreational pools with all new furniture. (Pending)



Rizzetta & Company

**Vendor Site Visits Performing a Service:**

- Insect IQ on site to perform monthly maintenance.

**Off Duty Sheriff Reports:**

- See attached file for patrol details.

**AED Equipment, Gym Equipment, Playground Equipment and Pool Safety Checks:**

- All inspections were performed on May 26<sup>th</sup>.

**Facilities Usage:**

- Country Walk CDD met in the clubhouse lobby on May 11th, 6:30pm.
- Soccer Shots ran soccer clinics every Tuesday evening throughout April.
- 8 Private parties held at the clubhouse.
- 2 Private parties held at the pavilion.
- 1 Private party held at the pool bar.
- Mahjong Group Wednesday 6pm- 8:30pm
- Stitchi'n and Sipp'n Book Club Mondays 6pm-8pm
- Adult Meetup every Thursday 11:30am- 2pm

**Resident Payment Log:**

- See attached files for Monthly Financial Transactions

**Upcoming Events:**

- Family Movie Night June 23rd @ 8pm
- Family Movie Night Rain Date June 30<sup>th</sup> @ 8pm
- Back-To-School Event August 5th

**Board of Supervisor's Requests & Updates:**

- None to report.

**Resident Requests:**

- Poop stations throughout the community.



Rizzetta & Company

# Country Walk CDD

Check Log

May-23

Name	Event/Use Date of	Number Check	Amount	Deposit Room	Rent Room	Deposit Key	Other
Soccer Shots		10562	741.60				
<b>Totals</b>			741.60	\$ -	\$0.00		

Grand Total =



[illegible]

# Country Walk CDD

Square Terminal Log

May-23

Name	Event/ Date of Use	Date Of	Amount	Deposit Room	Rental Room	Other	Purpose Describe
Ileana Santiago	5/6/2023	1-May		75.00			Pavilion Party Deposit
Wendy Leahy	6/1/2023	2-May		250.00	150.00		Clubhouse Party Deposit and Rental Fee
Joshua Barter		2-May				10.00	Access Card Replacement Fee
Vincent Miranda		4-May				10.00	Reserved parking
Sasha Lash	5/13/2023	5-May		75.00	50.00		Pool rental and Deposit
Ileana Santiago	5/6/2023	6-May			50.00		Pool bar rental fee
Dylan Mcallister		5-May				10.00	Access Card Replacement Fee
Ileana Santiago	5/6/2023	8-May				-50.00	Refund for Pool bar rental deposit
Becky Moe		8-May				10.00	Access Card Replacement Fee
Brandi Zink		8-May				10.00	Access Card Replacement Fee
Hawkins Tayna		8-May				60.00	Access Card Replacement Fee x1 and 2@\$25 each
Ileana Santiago		10-May				-25.00	Refund for Pool bar rental deposit
Pilar McGory		10-May		(250.00)	(150.00)		Clubhouse Party Deposit and Rental Fee refund
Heather Mendez		12-May		250.00	150.00		Clubhouse Party Deposit and Rental Fee
Heather Mendez		12-May		-250.00	(150.00)		Clubhouse Party Deposit and Rental Fee refund
Heather Mendez		12-May		100.00	75.00		Pavilion Party Deposit and Rental Fee
Sasha Lash	5/13/2023	15-May				-75.00	Pool deposit refund
Mauricio Munez		16-May				20.00	grandfathered access card
Chevonne Griffith		17-May				20.00	grandfathered access card
Vonia Peterson	7/1/2023	17-May		100.00	75.00		Pool rental and Deposit
Frederic Gray	5/29/2023	19-May		250.00	200.00		Clubhouse Party Deposit and Rental Fee
Frederic Gray	7/4/2023	19-May		250.00	200.00		Clubhouse Party Deposit and Rental Fee
Nora Pagan	7/29/2023	20-May		250.00	200.00	25.00	clubhouse deposit/rental fee and additional hour
Edward Acevedo		20-May				10.00	grandfathered access card
Lauri Rojas		21-May				10.00	Grandfathered access card
Lisa Gonzalez		22-May				20.00	grandfathered access card
Thomas Tricarico	6/22/2023	22-May		100.00	75.00		Pool rental and Deposit
Dinah Ibiam	6/17/2023	23-May		250.00	200.00		Clubhouse Party Deposit and Rental Fee
Mark Bell	6/2/2023	25-May		250.00	200.00		Clubhouse Party Deposit and Rental Fee
Paul Przepis		29-May				25.00	Access Card Replacement Fee
Jeanine Cohen		29-May				25.00	Access Card Replacement Fee
Norma Pagan	7/29/2023	30-May				25.00	Clubhouse rental additional hour

[illegible]



	Totals		0.00	1700.00	575.00	140.00	



Send Receipt

...

## \$75.00 Payment

May 1, 2023 4:59 pm

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: Ileana Santiago

Pavilion Party Deposit

\$75.00

Regular

TOTAL

\$75.00

Visa 6986 (ILEANA SANTIAGO)

\$75.00

May 1, 2023 4:59 pm

Receipt #BMgP

\$72.95 Transferred ⓘ

Fees: Dipped 2.60% + \$0.10 (\$2.05)

[Learn more about fees](#)

event  
5/6/23



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## \$400.00 Payment

May 2, 2023 11:01 am

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: Wendy Leahy

Clubhouse Party Resident Rental Fee	\$150.00
-------------------------------------	----------

Regular

Clubhouse Party Deposit	\$250.00
-------------------------	----------

Regular

TOTAL	\$400.00
-------	----------

Visa 9881 (WENDY LEAHY)	\$400.00
-------------------------	----------

May 2, 2023 11:01 am

Receipt #37Y0

\$389.50 Transferred ⓘ

Fees: Dipped 2.60% + \$0.10 (\$10.50)

[Learn more about fees](#)

event  
6/1/23





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## \$10.00 Payment

May 2, 2023 2:54 pm

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: Joshua Barter

Access Card Replacement Fee - First Two Replacements	\$10.00
Regular	

TOTAL	\$10.00
-------	---------

Visa 4218 (JOSHUA E BARTER)	\$10.00
-----------------------------	---------

May 2, 2023 2:54 pm

Receipt #ZGVY

\$9.64 Transferred ⓘ

Fees: Dipped 2.60% + \$0.10 (\$0.36)

[Learn more about fees](#)



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...

## \$10.00 Payment

May 4, 2023 10:48 am

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: Vincent Miranda

Reserved Parking Pass

Regular

\$10.00

TOTAL

\$10.00

American Express 5012 (VINCENT MIRANDA)

May 4, 2023 10:48 am

Receipt #vX80

\$10.00

\$9.64 Transferred ⓘ



Transactions



Country Walk CDD

Send Receipt

...

## \$125.00 Payment

May 5, 2023 1:27 pm

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: Sasha Lash

Pool Bar Party Rental Fee

Regular

\$50.00

Pool Bar Party Deposit

Regular

\$75.00

TOTAL

\$125.00

MasterCard 8803 (SASHA LASH)

May 5, 2023 1:27 pm

Receipt #B08r

\$125.00

Event  
5/13/23

\$121.65 Transferred ⓘ





Transactions



Country Walk CDD

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## \$50.00 Payment

May 6, 2023 11:36 am

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: Ileana Santiago

Clubhouse Party Additional Two Hours

Regular

\$50.00

TOTAL

\$50.00

Visa 6986 (ILEANA SANTIAGO)

\$50.00

May 6, 2023 11:39 am

Receipt #PjSo

\$48.60 Transferred ⓘ



Transactions



Country Walk CDD

Send Receipt

...

## \$10.00 Payment

May 5, 2023 4:32 pm

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: Dylan Mcallister

Access Card Replacement Fee - First Two

Replacements

Regular

\$10.00

TOTAL

\$10.00

Visa 5659 (DYLAN MCALLISTER)

May 5, 2023 4:32 pm

Receipt #3b0Q

\$10.00

\$9.64 Transferred 



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PENDING REFUND

## \$50.00 Refund

May 8, 2023 10:23 am

Issued at: Country Walk CDD

Source: Point of Sale

The original party was scheduled for the pavilion. Due to the opening of the pool bar the resident switched venue to the pool bar. Clubhouse attendant used the wrong transaction name. The transaction should have been Pool Bar Rental Fee. Deposit is returned upon completion of the party as per policy.

Clubhouse Party Additional Two Hours	(\$50.00)
Regular	

TOTAL	(\$50.00)
-------	-----------

Visa 6986 (ILEANA SANTIAGO)	(\$50.00)
-----------------------------	-----------

May 8, 2023 10:23 am

[Receipt #PjSo](#)

## \$50.00 Payment

May 6, 2023 11:36 am



Card attributed to: Untracked team member

Paid by: [Ileana Santiago](#)

Clubhouse Party Additional Two Hours	\$50.00
Regular	

TOTAL	\$50.00
-------	---------

Visa 6986 (ILEANA SANTIAGO)	\$50.00
-----------------------------	---------

May 6, 2023 11:39 am

[Receipt #PjSo](#)

\$48.60 Transferred ⓘ

Fees: Swiped 2.60% + \$0.10 (\$1.40)

[Learn more about fees](#)





[Send Receipt](#)



## \$10.00 Payment

May 8, 2023 3:09 pm

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: [Becky Moe](#)

Access Card Replacement Fee - First Two Replacements	\$10.00
Regular	

TOTAL	\$10.00
-------	---------

MasterCard 2163 (BECKY MOE)	\$10.00
-----------------------------	---------

May 8, 2023 3:09 pm

[Receipt #ff2V](#)

\$9.64 Transferred ⓘ

Fees: Dipped 2.60% + \$0.10 (\$0.36)

[Learn more about fees](#)



[Send Receipt](#)



## \$10.00 Payment

May 8, 2023 4:35 pm

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Access Card Replacement Fee - First Two Replacements	\$10.00
Regular	

TOTAL	\$10.00
-------	---------

MasterCard 6427	\$10.00
-----------------	---------

May 8, 2023 4:35 pm

[Receipt #vZFe](#)

Zink

\$9.64 Transferred ⓘ

Fees: Tapped 2.60% + \$0.10 (\$0.36)

[Learn more about fees](#)



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## \$60.00 Payment

May 8, 2023 6:55 pm

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Access Card Replacement Fee - First Two Replacements	\$10.00
Regular	

Access Card Replacement Fee - 5th Card Or More	\$50.00
\$25.00 × 2	
Regular	

TOTAL	\$60.00
-------	---------

MasterCard 6774	\$60.00
-----------------	---------

May 8, 2023 6:55 pm

[Receipt #xWdH](#)

\$58.34 Transferred ⓘ

Fees: Tapped 2.60% + \$0.10 (\$1.66)

[Learn more about fees](#)

*Hawkins, Tanya*



[Send Receipt](#)



PENDING REFUND

## \$25.00 Refund

May 10, 2023 4:55 pm

Issued at: Country Walk CDD

Source: Point of Sale

Partial deposit returned after completion of event as (\$25.00) per policy. Resident transferred venue from pavilion to pool bar.

TOTAL	(\$25.00)
-------	-----------

Visa 6986 (ILEANA SANTIAGO)	(\$25.00)
-----------------------------	-----------

May 10, 2023 4:55 pm

[Receipt #BMgP](#)

## \$75.00 Payment

May 1, 2023 4:59 pm

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: [Ileana Santiago](#)

Pavilion Party Deposit

\$75.00





TOTAL \$75.00

Visa 6986 (ILEANA SANTIAGO) \$75.00

May 1, 2023 4:59 pm

[Receipt #BMgP](#)

\$72.95 Transferred ⓘ

Fees: Dipped 2.60% + \$0.10 (\$2.05)

[Learn more about fees](#)



[Send Receipt](#)



## \$400.00 Refund

May 10, 2023 2:35 pm

Issued at: Country Walk CDD

Source: Point of Sale

### Canceled order

Clubhouse Party Deposit	(\$250.00)
-------------------------	------------

Regular

Clubhouse Party Resident Rental Fee	(\$150.00)
-------------------------------------	------------

Regular

TOTAL	(\$400.00)
-------	------------

Visa 9209 (VISA CARDHOLDER)	(\$400.00)
-----------------------------	------------

May 10, 2023 2:35 pm

[Receipt #3pPg](#)

\$400.00 Deducted ⓘ

[How do refunds work?](#)

Pilar  
McGarry

## \$400.00 Payment

Mar 30, 2023 10:35 am



Card attributed to: Untracked team member

Clubhouse Party Deposit \$250.00

Regular

Clubhouse Party Resident Rental Fee \$150.00

Regular

TOTAL \$400.00

Visa 9209 (VISA CARDHOLDER) \$400.00

Mar 30, 2023 10:35 am

[Receipt #3pPg](#)

\$389.50 Transferred 

Fees: Tapped 2.60% + \$0.10 (\$10.50)

[Learn more about fees](#)



[Send Receipt](#)



PENDING REFUND

## \$400.00 Refund

May 12, 2023 1:15 pm

Issued at: Country Walk CDD

Source: Point of Sale

### Canceled Order

Clubhouse Party Resident Rental Fee	(\$150.00)
Regular	

Clubhouse Party Deposit	(\$250.00)
Regular	

TOTAL	(\$400.00)
-------	------------

Visa 0494 (HEATHER I MENDEZ)	(\$400.00)
------------------------------	------------

May 12, 2023 1:15 pm

[Receipt #vnke](#)

## \$400.00 Payment

May 12, 2023 12:56 pm

Collected at: Country Walk CDD

Source: Point of Sale





Clubhouse Party Deposit \$250.00

Regular

Clubhouse Party Resident Rental Fee \$150.00

Regular

TOTAL \$400.00

Visa 0494 (HEATHER I MENDEZ) \$400.00

May 12, 2023 12:56 pm

[Receipt #vnke](#)

\$389.50 Transferred 

Fees: Dipped 2.60% + \$0.10 (\$10.50)

[Learn more about fees](#)



[Send Receipt](#)



## \$175.00 Payment

May 12, 2023 1:27 pm

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: [Heather Mendez](#)

Pavilion Rental Fee	\$75.00
Regular	

Pavilion Party Deposit	\$100.00
Regular	

TOTAL	<b>\$175.00</b>
-------	-----------------

Visa 0494 (HEATHER I MENDEZ)	\$175.00
------------------------------	----------

May 12, 2023 1:27 pm

[Receipt #fNLU](#)

\$170.35 Transferred ⓘ

Fees: Dipped 2.60% + \$0.10 (\$4.65)

[Learn more about fees](#)



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PENDING REFUND

## \$75.00 Refund

May 15, 2023 11:28 am

Issued at: Country Walk CDD

Source: Point of Sale

Deposit returned after completion of event as per policy.

Pool Bar Party Deposit	(\$75.00)
Regular	

TOTAL	(\$75.00)
-------	-----------

MasterCard 8803 (SASHA LASH)	(\$75.00)
------------------------------	-----------

May 15, 2023 11:28 am

Receipt #B08r

## \$125.00 Payment

May 5, 2023 1:27 pm

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: Sasha Lash



Send Receipt



## \$20.00 Payment

May 16, 2023 9:28 am

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: Mauricio Munoz

Grandfathered Access card replacement fee \$20.00

\$10.00 × 2

Regular

TOTAL \$20.00

American Express 3005 (MAURICIO LONDONO MUNOZ) \$20.00

May 16, 2023 9:28 am

Receipt #V05s

\$19.38 Transferred ⓘ

Fees: Dipped 2.60% + \$0.10 (\$0.62)

[Learn more about fees](#)





Send Receipt



## \$20.00 Payment

May 17, 2023 12:39 pm

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: Chevonne Griffith

Grandfathered Access card replacement fee	\$20.00
\$10.00 × 2	
Regular	

TOTAL	\$20.00
-------	---------

Visa 6593 (CHEVONNE M GRIFFITH)	\$20.00
---------------------------------	---------

May 17, 2023 12:39 pm

Receipt #HN9y

\$19.38 Transferred ⓘ

Fees: Dipped 2.60% + \$0.10 (\$0.62)

[Learn more about fees](#)



Send Receipt

...

Thomas  
7/1/23

## \$175.00 Payment

May 17, 2023 1:37 pm

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: Vonja Petersen

Pool Bar Party Deposit	\$100.00
------------------------	----------

Regular

Pool Bar Party Rental Fee	\$75.00
---------------------------	---------

Regular

TOTAL	\$175.00
-------	----------

Visa 4699 (VONIA S PETERSEN)	\$175.00
------------------------------	----------

May 17, 2023 1:37 pm

Receipt #bjns

\$170.35 Transferred ⓘ

Fees: Dipped 2.60% + \$0.10 (\$4.65)

[Learn more about fees](#)



Send Receipt

...

~~5/14/23~~

5/29/23

## \$450.00 Payment

May 19, 2023 4:55 pm

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: Frederic Gray

Clubhouse Party Deposit	\$250.00
Regular	

Clubhouse Party Resident Rental Fee	\$200.00
Regular	

TOTAL	\$450.00
-------	----------

MasterCard 1055 (FREDERIC GRAY)	\$450.00
---------------------------------	----------

May 19, 2023 4:55 pm

Receipt #hY0a

\$438.20 Transferred ⓘ

Fees: Dipped 2.60% + \$0.10 (\$11.80)

[Learn more about fees](#)



Send Receipt

...

~~5/29/23~~  
7/4/23

## \$450.00 Payment

May 19, 2023 4:56 pm

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: Frederic Gray

Clubhouse Party Deposit	\$250.00
Regular	

Clubhouse Party Resident Rental Fee	\$200.00
Regular	

TOTAL	\$450.00
-------	----------

MasterCard 1055 (FREDERIC GRAY)	\$450.00
---------------------------------	----------

May 19, 2023 4:56 pm

Receipt #v9bU

\$438.20 Transferred ⓘ

Fees: Dipped 2.60% + \$0.10 (\$11.80)

[Learn more about fees](#)





Send Receipt

...

7/29/23

## \$475.00 Payment

May 20, 2023 10:47 am

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: Norma Pagan

Clubhouse Party Additional One Hour Regular	\$25.00
--	---------

Clubhouse Party Deposit Regular	\$250.00
------------------------------------	----------

Clubhouse Party Resident Rental Fee Regular	\$200.00
--	----------

TOTAL	\$475.00
-------	----------

Visa 7894 (NORMA PAGAN)	\$475.00
-------------------------	----------

May 20, 2023 10:47 am

Receipt #V4nY

\$462.55 Transferred ⓘ

Fees: Dipped 2.60% + \$0.10 (\$12.45)

[Learn more about fees](#)



Send Receipt



## \$10.00 Payment

May 20, 2023 2:02 pm

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: Edward Acevedo

Grandfathered Access card replacement fee	\$10.00
Regular	

TOTAL	\$10.00
-------	---------

Visa 1069 (EDWARD ACEVEDO)	\$10.00
----------------------------	---------

May 20, 2023 2:02 pm

Receipt #dQJw

\$9.64 Transferred ⓘ

Fees: Dipped 2.60% + \$0.10 (\$0.36)

[Learn more about fees](#)



Send Receipt

...

Lauri Rojas

## \$10.00 Payment

May 21, 2023 12:25 pm

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Grandfathered Access card replacement fee	\$10.00
Regular	

TOTAL	\$10.00
-------	---------

Visa 2265 (VISA CARDHOLDER)	\$10.00
-----------------------------	---------

May 21, 2023 12:25 pm

Receipt #1E3F

\$9.64 Transferred ⓘ

Fees: Tapped 2.60% + \$0.10 (\$0.36)

[Learn more about fees](#)



Send Receipt



## \$20.00 Payment

May 22, 2023 10:54 am

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: Lisa Gonzalez

Grandfathered Access card replacement fee	\$20.00
---	---------

\$10.00 × 2

Regular

TOTAL	\$20.00
-------	---------

Visa 3477 (LISA GONZALEZ)	\$20.00
---------------------------	---------

May 22, 2023 10:54 am

Receipt #dE5D

\$19.38 Transferred ⓘ

Fees: Dipped 2.60% + \$0.10 (\$0.62)

[Learn more about fees](#)





Send Receipt



## \$175.00 Payment

May 22, 2023 1:50 pm

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: Thomas Tricarico

Pool Bar Party Deposit	\$100.00
Regular	

Pool Bar Party Rental Fee	\$75.00
Regular	

TOTAL	\$175.00
-------	----------

Visa 1195 (THOMAS TRICARICO)	\$175.00
------------------------------	----------

May 22, 2023 1:50 pm

Receipt #PX0i

\$170.35 Transferred ⓘ

Fees: Dipped 2.60% + \$010 (\$4.65)

[Learn more about fees](#)



Send Receipt



## \$450.00 Payment

May 23, 2023 5:48 pm

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: Dinah Ibiam

Clubhouse Party Deposit	\$250.00
-------------------------	----------

Regular

Clubhouse Party Resident Rental Fee	\$200.00
-------------------------------------	----------

Regular

TOTAL	\$450.00
-------	----------

Visa 2990 (DINAH E IBIAM)	\$450.00
---------------------------	----------

May 23, 2023 5:48 pm

Receipt #n3C0

\$438.20 Transferred ⓘ

Fees: Dipped 2.60% + \$0.10 (\$11.80)

[Learn more about fees](#)

Event  
6-17-23



Send Receipt



## \$450.00 Payment

May 25, 2023 3:20 pm

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: Mark Bell

Clubhouse Party Deposit	\$250.00
Regular	

Clubhouse Party Resident Rental Fee	\$200.00
Regular	

TOTAL	\$450.00
-------	----------

Visa 6806 (MARK A BELL)	\$450.00
-------------------------	----------

May 25, 2023 3:20 pm

Receipt #frGG

\$438.20 Transferred ⓘ

Fees: Dipped 2.60% + \$0.10 (\$11.80)

[Learn more about fees](#)

Event  
6-2-23



[Send Receipt](#)



## \$25.00 Payment

May 29, 2023 10:55 am

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: [Paul Przepis](#)

Access Card Replacement Fee - 5th Card Or More	\$25.00
Regular	

TOTAL	\$25.00
-------	---------

Visa 8776 (PAUL PRZEPIS)	\$25.00
--------------------------	---------

May 29, 2023 10:56 am

[Receipt #5Y2s](#)

\$24.25 Transferred ⓘ

Fees: Dipped 2.60% + \$0.10 (\$0.75)

[Learn more about fees](#)





[Send Receipt](#)



## \$25.00 Payment

May 29, 2023 11:52 am

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: [Jeanine Cohen](#)

Access Card Replacement Fee - 5th Card Or More	\$25.00
Regular	

TOTAL	\$25.00
-------	---------

MasterCard 8087 (JEANINE COHEN)	\$25.00
---------------------------------	---------

May 29, 2023 11:52 am

[Receipt #j3Dc](#)

\$24.25 Transferred ⓘ

Fees: Dipped 2.60% + \$0.10 (\$0.75)

[Learn more about fees](#)



[Send Receipt](#)



## \$25.00 Payment

May 30, 2023 9:45 am

Collected at: Country Walk CDD

Source: Point of Sale

Sale attributed to: Untracked team member

Paid by: [Norma Pagan](#)

Clubhouse Party Additional One Hour	\$25.00
-------------------------------------	---------

Regular

TOTAL	\$25.00
-------	---------

Visa 7894 (NORMA PAGAN)	\$25.00
-------------------------	---------

May 30, 2023 10:15 am

[Receipt #ZwQD](#)

\$24.25 Transferred ⓘ

Fees: Swiped 2.60% + \$0.10 (\$0.75)

[Learn more about fees](#)

Event  
July 29th



Send Receipt



PENDING REFUND

## \$250.00 Refund

May 30, 2023 10:41 am

Issued at: Country Walk CDD

Source: Point of Sale

deposit returned after completion on event per policy

Clubhouse Party Deposit

(\$250.00)

Regular

TOTAL

(\$250.00)

Visa 9307 (WIQUEILYN ENCARNACION)

(\$250.00)

May 30, 2023 10:41 am

Receipt #FcHF

may 28th



Send Receipt



PENDING REFUND

## \$250.00 Refund

May 30, 2023 10:44 am

Issued at: Country Walk CDD

Source: Point of Sale

deposit refund after completion of party

Clubhouse Party Deposit

(\$250.00)

Regular

TOTAL

(\$250.00)

MasterCard 1055 (FREDERIC GRAY)

(\$250.00)

May 30, 2023 10:44 am

Receipt #hY0a

may 29th





Send Receipt



PENDING REFUND

## \$250.00 Refund

May 30, 2023 10:45 am

Issued at: Country Walk CDD

Source: Point of Sale

deposit refund after completion of party, per policy

Clubhouse Party Deposit	(\$250.00)
Regular	

TOTAL	(\$250.00)
-------	------------

MasterCard 0344 (MICHELLE ZORNICK)	(\$250.00)
------------------------------------	------------

May 30, 2023 10:45 am

Receipt #hC1l

May 27th

# Invoice

for

Country Walk Club House  
30400 Country Point  
Blvd  
Wesley Chapel, FL 33543-  
7202  
8139916102

job location:

Country Walk Club  
House  
30400 Country Point  
Blvd  
Wesley Chapel, FL  
33543-7202

## IFindLeaks.com



*We find leaks before they find you!*

5450 Bruce B Downs Blvd, 411  
WESLEY CHAPEL, FL 33544  
7274661900

<http://www.ifindleaks.com>

**Invoice No. 9541** Issued on Tue May 23, 2023

Qty	Name	Description	Rate	Amount	Tax
1	Leak Detection - Commercial	Charge to locate a hidden water leak in a non residential application	\$400.00	\$400.00	NON

NOTE: Used ultrasonic equipment to locate leak. Leak located outside of pool restroom area. Location marked with orange flag. Maintenance on site to see leak. Picture included with invoice.

**PAID**

tax	\$0.00
total	\$400.00
amount paid	\$400.00
balance due	\$0.00

Signature:

Signature Date:

# THANK YOU

for choosing I Find Leaks LLC

### QUESTIONS? CONTACT US

john@ifindleaks.com  
7274661900

### TERMS & CONDITIONS

We accept payment by check, cash and credit. Please send checks to our main address or call with credit card info.

*Thank you for your business!*

EMBROIDER TOO  
21613 VILLAGE LKS SHOPPING CTR  
LAND O LAKES, FL 34639  
813-909-0239

05/25/2023 16:56:43  
Merchant ID: \*\*\*\*\*4533  
Device ID: 0020  
Terminal ID: PP01.

### Credit Sale

Transaction #: 6  
Card Type: Visa  
Account: \*\*\*\*\*5853  
Entry: Chip  
Amount: USD\$210.00

Global UID: 0821675501202305251656438195  
STAN: 006  
Auth. Code: 097966

Batch #: 9  
Response: AUTH/TKT  
ACI Code: E  
TRANS ID: 463145754108244  
Network: VISA  
PROCESS AS: CREDIT

Mode: Issuer  
ATD: A0000000980840  
TVR: 8080108000  
IAD: 06011203600000  
TSI: 6800  
ARC: 00  
AC: FFB83635A4D7036F  
ATC: 004D  
APPLAB: US DEBIT

CUSTOMER COPY  
THANK YOU!



How does  
get more done.

32715 EILAND BLVD  
WESLEY CHAPEL, FL 33545 (813)788-1642

8929 00002 98877 05/26/23 11:06 AM  
SALE CASHIER MARG

07934064869 LOCPGAP9Z <A> 5.38N  
LOCTITE POWER GRAB ALL PURP 9 OZ  
079340650862 PLYSMSEALCLR <A> 5.68N  
POLYSEAMSEAL ALL PURP CLEAR 10 OZ  
074985001543 GREAT STUFF <A> 4.38N  
12 OZ GREAT STUFF  
648846023168 14GALVAC <A> 119.00N  
RIDGID 14 GAL WET/DRY VAC  
NLP Savings \$10.00

SUBTOTAL 134.44  
SALES TAX 0.00

TAX EXEMPT

TOTAL \$134.44

XXXXXXXXXXXX5853 VISA

USD\$ 134.44

AUTH CODE 013283/6027248

TA

Chip Read

AID A0000000980840

US DEBIT

P.O.#/JOB NAME: COUNTRY WALK

8929 05/26/23 11:06 AM



8929 02 98877 05/26/2023 9676

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 08/24/2023

\*\*\*\*\*

DID WE NAIL IT?

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: H89 206972 198045

PASSWORD: 23276 198043

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.





How doers  
get more done.

32715 EILAND BLVD  
WESTLY CHAPEL, FL 33545 (813) 788-1642

8929 00002 14643 05/31/23 10:55 AM  
SALE CASHIER ASHLEY

098945051645 1X10X6 NO. 2 <A>	16.92N
1X10-6FT COMMON BOARD	
030699206841 BARRELL BOLT <A>	10.93N
BOLT, BARREL HD 6" BLK	
030699154470 DOOR PULL <A>	4.27N
PULL, DOOR LD 4-7/8" BLK	
070798005426 PW DD PT <A>	11.98N
DAP PLASTIC WOOD 1602 W DRYDEX	

SUBTOTAL	44.10
SALES TAX	0.00

TAX EXEMPT TOTAL \$44.10

XXXXXXXXXXXX5853 VISA USD\$ 44.10

AUTH CODE 024417/1020309 TA

Chip Read

ATD A0000000980840 US DEBIT

P.O.#/JOB NAME: 0

8929 05/31/23 10:55 AM



8929 02 14643 05/31/2023 6469

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	08/29/2023

\*\*\*\*\*

DID WE NAIL IT?

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: H89 38504 29577  
PASSWORD: 23281 29575

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.

[illegible]

TOTAL=		\$2,768.33	

Receipts Attached.

**Signature/Date**

Angela Savinon    5/31/2023

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:** Pasco Sheriff's Office

**Report Sent To:** .

**Employee Reporting :** M. Darling #7097

**Date of Work :** 05/12/2023

**Event Number :** 2023279443

**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 :**  
0

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

Detail completed with no issues.

Should you have any questions please contact 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:** pso

**Report Sent To:** cya

**Employee Reporting :** kempink

**Date of Work :** 5/9/23

**Event Number :** 2023272335

**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 :**  
no

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

I contacted the clubhouse employee upon my arrival. I canvassed the community for any suspicious activity with negative results during my shift. During my shift, I drove around the community multiple times. During my trips around the community, I observed a couple of vehicles parked on the road; however, none of the vehicles parked on the road were egregious enough to warrant police action. There was ample space for emergency vehicles to drive past if need be and the vehicles were parked closed to the curb. While driving around the neighborhood I spent a majority of the time focusing on the main arteries to assist in deterring speeding and unlawful driving. I also spent a good portion of my shift at the club house to deter any potential issues.

Should you have any questions please contact 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:** Angela Savinon  
**Employee Reporting :** Shane Hughes  
**Date of Work :** 05/03/2023

**Event Number :** 2023259285  
**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 :**  
0

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

Upon arrival, I checked with clubhouse staff who advised there were not any issues to report in the community. I provided a visible presence to deter any traffic violators. There were multiple residents out due to the nice weather, I had the opportunity to speak to multiple residents who did not advise any issues in the community. I patrolled the community and did not observe any suspicious persons. I monitored the patrol radio and there was a verbal disturbance at a residence (2023259227). Patrol responded to the residence and determined no crime occurred. There were no major incidents during my tour of duty.

Should you have any questions please contact us.

## **Tab 8**



Address: PO Box 47902

Tampa, FL 33646

Telephone: 786-972-5826

Email: [Info@mypetwasteremoval.com](mailto:Info@mypetwasteremoval.com)

Website: [www.mypetwasteremoval.com](http://www.mypetwasteremoval.com)

---

5/16/2023

To whom it may concern,

This document includes the proposal for services at the Country Walk Community in Wesley Chapel, FL. The following contract details the terms of the potential agreement between Farrar Investment Group, LLC, DBA My Pet Waste Removal and the Property Management company, Rizetta.



## CONTRACT

This Agreement ( hereafter referred to as the "Agreement") dated \_\_\_\_\_, 20\_\_ (hereafter referred to as the "Effective Date") s made between \_\_\_\_\_ (hereafter referred to as the "Party A"), located at \_\_\_\_\_ and \_\_\_\_\_ ( hereafter referred to as the "Party B"), located in Wesley Chapel, FL, (individually, the "Party", and collectively, the "Parties"), for the purpose of setting forth the exclusive terms and conditions by which the Party A desires to acquire certain services and products from Party B.

In consideration of the mutual obligations specified in this Agreement, the Parties, intending to be legally bound hereby, agree to the following:

**Scope of Services.** Party A retains the above Party B, and Party B agrees to perform for Party A, pet waste removal from 8 stations located in the Country Walk Subdivision located in Wesley Chapel, FL. This will include reasonable restocking of the bags at the designated pet waste stations. Party B will provide no more than 5 pet waste bag refills/rolls every two weeks per station. If Party B exceeds that amount, additional pet waste bag refills will be charged to Party A. Any Services outside of the scope as defined in Exhibit A to this Agreement will require a new Agreement for other services agreed to by the Parties.

**Consideration/Compensation.** In exchange for Services to be rendered to Party A, Party B shall be compensated as follows:

Payment shall be made monthly, no later than the 3<sup>rd</sup> day of each month. Party A can make payments for future services if desired. All payments are to be made prior to receiving service for the month. The monthly amount owed to Party B for the services described is \$336. If Party B needs to use more than 5 pet waste bag refills/rolls every two weeks per station, Party B reserves the right to charge \$5 per additional refill role used.

Except as otherwise provided in this Agreement, all monetary amounts referred to in this Agreement are in USD (US Dollars).

**Termination.** This Agreement may be terminated at any time by either party. This Agreement shall be effective on \_\_\_\_\_, 20\_\_ (the "Effective Date) and shall continue 365 days from the effective date or terminated by either Party immediately upon written notice. For Party A to request cancellation of services, a legal representative of Party A shall email the request to [info@mypetwasteremoval.com](mailto:info@mypetwasteremoval.com).

And, unless otherwise stated in this Agreement to the contrary, if this Agreement is cancelled by Party B prior to the Effective Date, Party B shall immediately reimburse to Party A any funds paid by or on behalf of Party A to Party B in advance of/prior to the Service.

**Return of Property.** Upon the termination of this Agreement, Party B will return to Party A, and Party A will return to Party B any property, documentation, records, or any other information, which is the property of Party B.

**Notice.** All notices or requests required or contemplated by this Agreement shall be in writing and such notice shall be delivered as follows:

a) if from Party A to Party B shall  
be emailed, hand-delivered, or  
mailed to:

b) if from Party B to Party A shall  
be hand-delivered or mailed to:

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or such other address as Party A shall  
specify in written notice to Party B;

or such other address as Party B shall  
specify in written notice to Party A.

**Warranty.** Party B shall provide its services and meet its obligations set forth in this Agreement in a timely and satisfactory manner, using its knowledge and recommendations for performing its Services which generally meet standards in the Party B's region and community, and agrees to provide a standard of care, equal or superior to care used by other professionals in the same profession. If weather prevents Party B from servicing, Party B will provide the service as soon as the weather allows at no additional cost to Party A. Party B shall perform the Services in compliance with the terms and conditions of the Agreement.

**Force Majeure.** In any event that the performance of Services of this Agreement shall be prevented by any act of God, physical disability, act or regulations of public authorities or labor unions, labor difficulties, strike, civil tumult, terrorism, war, epidemic, or any other reason proven beyond Party's control, the Parties shall respectively be relieved of their obligations stated in this Agreement. With the exception, however, that any funds paid by or on behalf of Party A to Party B in advance of the Services shall be immediately repaid prorated for the services not provided by Party B to Party A.

**Dispute Resolution.** Parties to this Agreement shall first attempt to settle any dispute through good-faith negotiation. If the dispute cannot be settled between the Parties via negotiation, either Party may initiate mediation or binding arbitration in the State of Florida.

If the Parties do not wish to mediate or arbitrate the dispute and litigation is necessary, this Agreement will be interpreted based on the laws of the State of Florida without regard to the conflict of law provisions of such state. The Parties agree the dispute will be resolved in a court of competent jurisdiction in the State of Florida

**No Assignment.** This Agreement shall be binding upon the undersigned and their respective heirs, representatives, successors and permitted assigns of both Parties. This Agreement may not be assigned by either Party without the prior written consent of the other Party.

**Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

**Electronic Signatures.** This Agreement and related documents entered into in connection with this Agreement are signed when a Party's signature is delivered electronically, and these signatures must be treated in all respects as having the same force and effect as original signatures.

**Severability.** If any term or provision of this Agreement is invalid, illegal, or unenforceable for any reason in any jurisdiction, such invalidity, or enforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction.

**Captions for Convenience.** All captions herein are for convenience or reference only and do not constitute part of this Agreement and shall not be deemed to limit or otherwise affect any of the provisions hereof.

**No Waiver.** No waiver of or failure to act upon any of the provisions of this Agreement or any right or remedy arising under this Agreement shall be deemed or shall constitute a waiver of any other provisions, rights, or remedies (whether similar or dissimilar).

**Amendment.** No amendments to this Agreement shall be valid unless it is made in a writing signed by the Parties.

**Entire Agreement.** This Agreement constitutes the sole and entire agreement of the Parties regarding the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, regarding such subject matter. This Agreement may only be amended, modified, or supplemented by an agreement in writing signed by each Party hereto.

[SIGNATURES ON FOLLOWING PAGE]

**IN WITNESS WHEREOF**, the undersigned have executed this Agreement effective as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ (the "Effective Date").

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

Party A's Signature: \_\_\_\_\_

Party B's Signature: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Party A's Printed Name & title or Entity:

Party B's Printed Name or Entity:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Farrar Investment Group, LLC / DBA My Pet

Waste Removal

\_\_\_\_\_  
\_\_\_\_\_

Party A's Contact Information:

Party B's Contact Information:

Address:

Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PO Box 47902

Tampa, FL 33646

\_\_\_\_\_

Phone Number:

Phone Number:

\_\_\_\_\_

786-972-5826

Email Address:

Email Address:

\_\_\_\_\_  
\_\_\_\_\_

info@mypetwasteremoval.com





## **Tab 9**



State of Florida Pool Contractor, License # CPC1457968

# New Furniture Proposal

Presented to

## Country Walk CDD

March 29, 2023

Authorized Commercial Furniture Dealer



---

The Pool Works of Florida

Dawn Shanley, VP

727.667.9469 | [dshanley@thepoolworks.com](mailto:dshanley@thepoolworks.com)



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](http://www.thepoolworks.com)



State of Florida Pool Contractor, License # CPC1457968

## what we do...

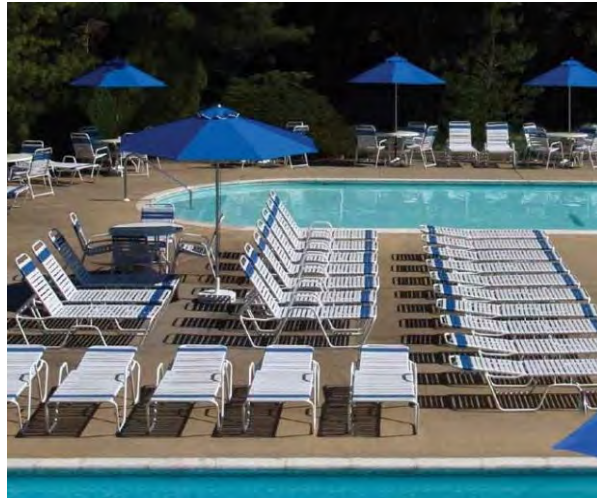


Residential/Commercial Pool Furniture

The Pool Works is your one-stop resource for commercial outdoor living. 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.

We'll work one on one with you to define your needs, review the options for the space and coordinate textures and color to put the finishing touches on your commercial outdoor oasis.



## White Glove Delivery



Refurbishment Services

The Pool Works of Florida, Inc.  
9191 130th Avenue North | Largo, FL 33773  
Phone 727.938.8389 | Fax 727.938.5594 | [www.thepoolworks.com](http://www.thepoolworks.com)





State of Florida Pool Contractor, License # CPC1457968

## Country Walk CDD

### New Commercial-Grade Furniture Proposal

March 29, 2023

30400 Country Point Boulevard | Wesley Chapel, FL 33543

Angela Savinon, Clubhouse & Amenities Mgr. | 813.991.6102 | asavinon@rizzetta.com

Qty 8	<p>Windward Skyway Sling Bar Height Chair 2' x 5/8" Arm Frame Rust Resistant, Domestically Milled Extruded Aluminum Sandblasted and Powder Coated Stainless Steel Hardware Full Circumference Heliarc Welds Choice of Grade-B Sling Fabric &amp; Finish \$361.45 Each</p>		\$2,891.60
Qty 66	<p>Windward Neptune 16"h Sling Chaise Lounge 1 1/4" Round Frame Rust Resistant, Domestically Milled Extruded Aluminum Sandblasted and Powder Coated Stainless Steel Hardware Full Circumference Heliarc Welds Choice of Grade-B Sling Fabric &amp; Finish \$337.31 Each</p>		\$22,262.63
Qty 32	<p>Windward Country Club Sling Dining Chair 1 1/4" Round Frame Rust Resistant, Domestically Milled Extruded Aluminum Sandblasted and Powder Coated Stainless Steel Hardware Full Circumference Heliarc Welds Choice of Grade-B Sling Fabric &amp; Finish \$133.60 Each</p>		\$4,275.20

The Pool Works of Florida, Inc.

9191 130th Avenue North | Largo, FL 33773






Phone 727.938.8389 | Fax 727.938.5594 | [www.thepoolworks.com](http://www.thepoolworks.com)



State of Florida Pool Contractor, License # CPC1457968

FRAME FINISH:



Qty 8	<p>Windward 42" Round Punched Aluminum Dining Table with Umbrella Hole Choice of Table Top Design &amp; Finish \$680.46 Each</p>  <p>Mayan Napa Sunburst</p> <p>Your choice of pattern on top</p>		\$5,443.70
Qty 25	<p>Windward 18" Round Punched Aluminum Stackable Side Table Choice of Table Top Design &amp; Finish \$217.34 Each</p>  <p>Mayan Napa Sunburst</p> <p>Your choice of pattern on top</p>		\$5,433.44
Qty 15	<p>Frankford Umbrellas Monterey 9' Commercial-Grade Umbrellas Stainless Steel Hardware Fiberglass Ribs Choice of 9 oz. Marine Grade Fabric Choice of Pole Powder Coat Color Vent, Crank, No Tilt \$312.86 each</p>		\$4,692.94
Sub-Total			\$44,999.50
Sales Tax			\$3,149.97
Estimated Shipping – Direct to Customer Site (Dedicated Trailer-No Lift Gate) (Subject to Change w/o notice, See Project Statements) (Direct to Customer Shipments, See Statements)			\$1,418.32
OPTIONAL: The Pool Works Unload, Set Up, Assemble, Removal of Shipping Packaging			\$1,190.00
FEE: Removal/Disposal of "Retired" Furniture, must be stipulated before signing			To be determined
Total			\$50,757.79

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State of Florida Pool Contractor, License # CPC1457968

## Country Walk CDD Project Statements

March 29, 2023

- Manufacturer lead time approximately 8-10 weeks.
  - 70% due upon sign off \$ 35,530.45
  - 30% due prior to shipping \$ 15,227.34
- Proposal is valid for 30 days \* (See Project Statements for Pricing, Shipping, Tariffs)
- Pricing: Manufacturer pricing is subject to change without notice, therefore updates will be reflected in the final amount due by the customer.
- Shipping: Shipping charges are for reference only and are subject to change at time of shipment. The customer will be charged for the difference on the final invoice.
- Tariffs: Government imposed tariff surcharges that may or may not be applied to shipments will be established at the time TPW places the order with the manufacturer. If a tariff surcharge is levied to TPW by the manufacturer, then that amount will be added to the final payment due for your order.
- All commercial furniture orders are made-to-order and once production has begun, the order cannot be cancelled. The customer is responsible for the final payment(s).
- All sales are the property of The Pool Works until final payment is received in full.
- Direct-to-Customer shipments are at the request of the customer. They assume full responsibility for scheduling, receiving, off loading, sign off, annotation of damages, filing of claims within 24 hours of receipt. If our delivery services are not acquired or are out of our immediate local delivery area, the customer will be responsible from receipt of goods and final payment is still due within 7 days of delivery. We are not liable for damages/shortages/overages and payment cannot be held due to said damages/shortages/overages and are due within 7 days of delivery. The customer will be liable for any costs and/or fees for overages and/or refused/returned shipments.
- **Please submit signed contracts and payments to:**  
The Pool Works of Florida | 9191 130<sup>th</sup> Avenue N. | Largo, FL 33773

Main Point of Contact(s):

Angela Savinon, Clubhouse & Amenities Mgr. | 813.991.6102 | asavinon@rizzetta.com

Property Address:

30400 Country Point Boulevard | Wesley Chapel, FL 33543

### ACCEPTANCE

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

Signature \_\_\_\_\_ Date \_\_\_\_\_

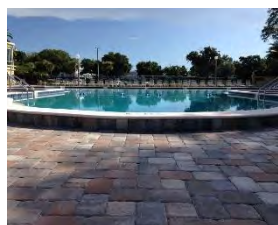
Title \_\_\_\_\_

The Pool Works would like to thank you for the opportunity to propose this project!

The Pool Works of Florida, Inc.  
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State of Florida Pool Contractor, License # CPC1457968



## commercial construction

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

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

## renovation

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

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

## pool & spa finishes

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



### Hydrazzo Pool & Spa Finishes

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



## repairs

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

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

## service

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

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

## energy efficient solutions

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

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

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## CARE & MAINTENANCE

### PREPARING FOR WINTER

The best thing that you can do for your furniture during extremely cold temperatures is put it in hibernation mode and store it indoors. If the furniture is stored outdoors, it's highly recommended the product is at least covered. If the product is stored in a place that is not climate controlled, be sure to drain all water from aluminum frames to avoid ice/freezing damage. This damage isn't covered.

### POWDER COATED ALUMINUM FRAMES

Chlorinated water and saltwater can both be wearing on your furniture. Use a mixture of mild detergent and water to gently wash your frame of any dirt, salt or chemicals. Avoid using harsh chemicals or abrasive brushes. We recommend using your preferred car wax on frames at least once a year to protect and maintain the original luster.

### SWIVEL ROCKERS AND GLIDERS

To increase the longevity of your action piece lubricate it with lithium grease or petroleum jelly every 6 months or as needed.

### VINYL STRAPS

For vinyl straps, use a mixture of water and a mild detergent. It is best to avoid using harsh chemicals or abrasive brushes.

### UMBRELLAS

Only use mild detergent, soap, and warm water. Do not use harsh, discordant or abrasive chemicals or cleaners. Do not use bleach. Do not use wax. Read below for fabric cleaning instructions.

### ALUMINUM TOPS

Wash aluminum tops using a mixture of mild detergent and water.

### GLASS TOPS

Use soap and water, or your favorite glass cleaner, wash with a soft sponge or cloth.

### ACRYLIC TOPS

Clean acrylic tops using soap and water only.

### FIBERGLASS TOPS

Maintain the look of your fiberglass top by washing it with a mixture of mild detergent and water. Avoid using harsh

chemicals or abrasive brushes. Periodic waxing with fiberglass polish is recommended.

### FAUX STONE TOPS

Maintain the look of your Faux Stone top by washing it with a mixture of mild detergent and water. Avoid using harsh chemicals or abrasive brushes.

### NYLON GLIDES

Nylon glides are used to protect your furniture and to protect the floor it is placed on. Glides are not warranted but can be easily replaced. See page 77 for glide ordering information.

### MARINE GRADE POLYMER

Clean everyday dirt and stains with a cleaner, such as Soft Scrub and a dish sponge. Tough stains on MGP can be soaked in bleach.

### WICKER

Clean wicker weave using a mixture of water and mild detergent with a soft sponge or cloth. Rinse clean.



## WARRANTY INFORMATION

Windward Design Group offers the following consumer residential and commercial limited warranties, to the original purchaser, with proof of purchase. The residential warranty is not valid for the product used in a commercial application. All warranties are valid from the date of purchase to the original purchaser only. Proof of purchase (original sales receipt with purchase date) is required and photos may also be required to file a warranty claim. Transfer of ownership will void all warranties.

### ALUMINUM FRAMES

Extruded aluminum frames are warranted against defects in material and workmanship for 10 YEARS RESIDENTIAL/5 YEARS COMMERCIAL. If your frame fails structurally during normal use, Windward Design Group will repair or replace (at the manufacturer's discretion) the frame with the same product, at no cost. If the product or frame finish has been discontinued, a similar item will be used. This includes labor/shipping during the first twelve (12) months. Note: Glide replacement is a necessary function in maintaining the furniture and should be accomplished on an annual basis, or more frequently, depending on the level of usage. Replacement glides are available for purchase from Windward. Note that many of our sling dining chairs require additional bracing (i.e. bolt-thru) to be warranted for commercial use. Please refer to the catalog and price list for more information on which collections this applies to.

### WICKER FURNITURE

Wicker frames are warranted for 4 YEARS RETAIL/2 YEARS COMMERCIAL against defects in materials and workmanship. The resin wicker is warranted for 3 YEARS RETAIL/1 YEAR COMMERCIAL against discoloration and splitting. Glass tabletops that come standard with wicker tables are not covered in this warranty. The Beechwood grouted tile top tables found in the Oxford collection are warranted for use under covered areas only for one (1) year. Grout must be sealed regularly. The Belize rope-like wicker is included under the 'Wicker Furniture' section of this warranty. Wicker aluminum frame finishes are covered under 'Powder Coated Frame Finishes' section of this warranty.

### MARINE GRADE AND RECYCLED POLYMER (RP)

Marine grade polymer furniture frames, components, and tabletops are warranted for 10 YEARS RETAIL/5 YEARS COMMERCIAL against material defects, workmanship, discoloration and cracking. Scratches, dents, and gouges are not covered under this warranty.

### FIRE PRODUCTS

All fire pit hardware is warranted for 1 YEAR RESIDENTIAL/1 YEAR COMMERCIAL against manufacturing defects. The hardware includes the burner, bowl, gas valves, hoses,

wires, and the igniter. See the warranty information included with each fire pit bowl for full warranty information. Some surface rust may appear on the hardware during normal use. This is not warranted.

### VINYL STRAPS

Windward Design Group warrants vinyl straps against breakage, rivet failure and abnormal discoloration for 2 YEARS (RESIDENTIAL and COMMERCIAL). Not covered is damage resulting from suntan lotions, bleach, solvents, strong chemicals, reclaimed water, or the natural fading and normal wear and tear. In the event of breakage, or abnormal discoloration, replacement straps will be provided.

### POWDER COATED FRAME FINISHES

The powder-coated frame finishes on all Windward furniture frames and table bases are warranted against cracking, peeling, or blistering for 7 YEARS RETAIL/3 YEARS COMMERCIAL, except for the collections listed under 'Wicker Collections'. The Wicker collections are warranted against cracking, peeling, or blistering for 3 YEARS RETAIL/1 YEAR COMMERCIAL. Not covered is damage caused by using pressure washers, abrasive cleaners, bleach, reclaimed water, or other harmful chemicals. Natural fading and wear and tear from normal usage is expected and is not covered in this warranty. Minor variations in color and texture of finishes are not covered under this warranty.

### SLINGS, PADDED SLINGS, CUSHIONS, UMBRELLAS AND PILLOWS

Slings, padded slings, cushions, Oxford woven foam fill, umbrellas (covers and frames) and pillows are warranted for 1 YEAR RETAIL/1 YEAR COMMERCIAL from date of original purchase against manufacturing defects. This includes the fabric/sewing integrity and cushion/pad fill. Fabric fading, stretching and cushion fill collapsing resulting from normal usage are not covered by this warranty. Umbrella cord breakage on crank umbrellas is not covered.

### TABLETOPS

All tabletops, except glass, are warranted for 1 YEAR RETAIL/1 YEAR COMMERCIAL against warping and manufacturing defects. Full marine grade and recycled polymer tabletop warranties can be found in Marine Grade

and Recycled Polymer section of this warranty. See Powder Coated Frame Finishes section for aluminum top finish warranty. Glass tabletops are not warranted. Scratching & chipping are considered normal wear & tear and not covered under this warranty.

### WHAT IS NOT COVERED:

- Transfer of ownership voids all warranties.
- Scratching, chipping or grout pitting that normally occurs in grouted surfaces. Moisture can be absorbed into some stone and grout, which can then freeze and cause the stone to crack. This is not covered by the warranty.
- The glass wind guard used on fire pits.
- Breakage, chipping, scratching of Punched Aluminum, Fiberglass, Glass, Acrylic and Faux Stone table tops.
- Failure caused by fire, freight damage or acts of nature (such as, not limited to, freezing, high winds or animal defecation).
- Damage caused by suntan oil, bleach or any other abrasive cleaners or chemicals.
- See care & maintenance for appropriate cleaning.
- Unreasonable or abusive usage.
- Scratched or chipped paint due to abuse (touch-up paint is available).
- Minor variations in color and texture of frame finishes.
- Normal wear and tear.
- Mildew or fading of fabric, frame finish or vinyl straps.
- Repairs made by any party other than authorized Windward personnel.
- Furniture glides and end caps. Glide replacement is a necessary function in maintaining furniture. Replacement glides are available for purchase.
- Umbrella bases
- Moving components (i.e.: fiberglass spring plates, glider arms, wicker recliner mechanisms, wheels, piston mechanism & components).

***Any shipping costs & labor regarding warranty claims after one (1) year.***



506 8th Street West  
Palmetto, FL 34221

# Estimate

Date	Estimate #
3/27/2023	25461

Name / Address
Country Walk Wesley Chapel 30359 Five Farms Avenue Wesley Chapel, Florida 33543 Anglea 813-991-6102 asavinon@rizzetta.com

Ship To
Country Walk Wesley Chapel 30359 Five Farms Avenue Wesley Chapel, Florida 33543 Anglea 813-991-6102 asavinon@rizzetta.com

P.O. No.	Terms	Due Date	Rep	FOB
Angela	50%DN Bal C.O.D.	2/17/2023	Int	Palmetto

Item	Quantity	Description	Cost	Total
C-151SL	66	Classic 1' Tube Stackable Sling Chaise, 16" High	290.00	19,140.00T
C-75SL	8	Classic Sling Barstool, 1" Extrusion	180.00	1,440.00T
C-50SL	36	1" Tube Stackable Sling Chair	130.00	4,680.00T
U75-MW	15	7.5ft Market Style, 8 Fiberglass Rib, White Aluminum Frame, Crank, No Tilt Umbrella with Wind Vents	403.00	6,045.00T
C-42PUNCHU	7	Classic 42" Dining Table With Punch Aluminum Top & HOLE, 1" Extrusion	503.00	3,521.00T
C-18PUNCH	25	Classic 18" Round 4 Leg End Table, Punch Pattern Top, 1" Round Extrusion	143.00	3,575.00T
U-85C	7	85lb. Cement Umbrella Base With Powder Coated Aluminum Cover COLORS TO BE DETERMINED	136.00	952.00T
Freight		Shipping Charge	100.00	100.00
Credit		Credit For Buy Back Furniture ( \$2 per Chair & \$3 Lounge)	-286.00	-286.00

			<b>Subtotal</b>	\$39,167.00
			<b>Sales Tax (0.0%)</b>	\$0.00
			<b>Total</b>	\$39,167.00

Phone #	Fax #
941-722-5643	941-723-9223















## **Tab 10**



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** July 13, 2023 at 6:00pm
- **FY 2021-2022 Audit Completion Deadline:** June 30, 2023

**District  
Manager's  
Report**

June 8

**2023**

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**FINANCIAL SUMMARY**

**4/30/2023**

General Fund Cash &  
Investment Balance:

\$1,072,466

Reserve Fund Cash &  
Investment Balance:

\$1,263,316

Debt Service Fund &  
Investment Balance:

\$705,637

**Total Cash and Investment  
Balances:**

**\$3,041,419**

**General Fund Expense  
Variance: \$43,336**

**Under  
Budget**





Rizzetta & Company



Professionals in Community Management



Rizzetta & Company

# **Country Walk Community Development District**

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**Financial Statements  
(Unaudited)**

**April 30, 2023**

**Prepared by: Rizzetta & Company, Inc.**

**countrywalkcdd.org  
rizzetta.com**

**Country Walk Community Development District**

Balance Sheet

As of 04/30/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	637,129	0	14,318	651,448	0	0
Investments	435,337	1,263,316	691,319	2,389,971	0	0
Accounts Receivable	9,029	0	3,987	13,016	0	0
Prepaid Expenses	1,886	0	0	1,886	0	0
Refundable Deposits	17,032	0	0	17,031	0	0
Fixed Assets	0	0	0	0	6,072,546	0
Amount Available in Debt Service	0	0	0	0	0	709,624
Amount To Be Provided Debt Service	0	0	0	0	0	4,010,376
<b>Total Assets</b>	<b>1,100,413</b>	<b>1,263,316</b>	<b>709,624</b>	<b>3,073,352</b>	<b>6,072,546</b>	<b>4,720,000</b>
<b>Liabilities</b>						
Accounts Payable	6,409	0	0	6,409	0	0
Accrued Expenses	25,320	0	0	25,320	0	0
Other Current Liabilities	59	0	0	59	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,720,000
Deposits Payable	3,282	0	0	3,282	0	0
<b>Total Liabilities</b>	<b>35,070</b>	<b>0</b>	<b>0</b>	<b>35,070</b>	<b>0</b>	<b>4,720,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	656,296	1,251,712	308,816	2,216,824	0	0
Investment In General Fixed Assets	0	0	0	0	6,072,546	0
Net Change in Fund Balance	409,046	11,604	400,808	821,458	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>1,065,342</b>	<b>1,263,316</b>	<b>709,624</b>	<b>3,038,282</b>	<b>6,072,546</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>1,100,413</b>	<b>1,263,316</b>	<b>709,624</b>	<b>3,073,352</b>	<b>6,072,546</b>	<b>4,720,000</b>

See Notes to Unaudited Financial Statements

**Country Walk Community Development District**

## Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	3,911	(3,911)
Special Assessments				
Tax Roll	1,111,592	1,111,592	1,115,967	(4,375)
Other Misc. Revenues				
Miscellaneous Revenue	0	0	8,589	(8,589)
<b>Total Revenues</b>	<u>1,111,592</u>	<u>1,111,592</u>	<u>1,128,467</u>	<u>(16,875)</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	13,000	7,583	6,400	1,183
<b>Total Legislative</b>	<u>13,000</u>	<u>7,583</u>	<u>6,400</u>	<u>1,183</u>
Financial & Administrative				
Administrative Services	6,120	3,570	3,570	0
District Management	36,225	21,132	20,898	233
District Engineer	33,000	19,250	15,948	3,302
Disclosure Report	1,600	1,600	1,500	100
Trustees Fees	6,000	3,000	3,771	(771)
Assessment Roll	5,355	5,355	5,355	0
Financial & Revenue Collections	5,355	3,123	3,124	0
Tax Collector/Property Appraiser Fees	150	150	0	150
Accounting Services	22,440	13,090	13,043	46
Auditing Services	3,500	0	0	0
Arbitrage Rebate Calculation	500	0	0	0
Public Officials Liability Insurance	5,129	5,129	4,595	534
Supervisor Workers Comp Insurance	1,000	584	0	584
Legal Advertising	2,000	1,166	484	683
Miscellaneous Mailings	1,000	584	0	583
Bank Fees	0	0	555	(554)
Dues, Licenses & Fees	1,000	583	935	(352)
Website Hosting, Maintenance, Backup & Email	3,813	2,779	2,762	16
<b>Total Financial &amp; Administrative</b>	<u>134,187</u>	<u>81,095</u>	<u>76,540</u>	<u>4,554</u>
Legal Counsel				
District Counsel	32,000	18,666	9,280	9,387
<b>Total Legal Counsel</b>	<u>32,000</u>	<u>18,666</u>	<u>9,280</u>	<u>9,387</u>
Law Enforcement				
Off Duty Deputy	20,000	11,667	10,590	1,077

See Notes to Unaudited Financial Statements

**Country Walk Community Development District**

## Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Law Enforcement	20,000	11,667	10,590	1,077
Electric Utility Services				
Utility Services	30,000	17,500	18,288	(789)
Utility - Street Lights	80,000	46,667	30,598	16,069
Total Electric Utility Services	110,000	64,167	48,886	15,280
Garbage/Solid Waste Control Services				
Solid Waste Assessment	1,000	1,000	1,071	(71)
Garbage - Recreation Facility	750	437	554	(117)
Total Garbage/Solid Waste Control Services	1,750	1,437	1,625	(188)
Water-Sewer Combination Services				
Utility Services	7,250	4,229	1,641	2,589
Total Water-Sewer Combination Services	7,250	4,229	1,641	2,589
Stormwater Control				
Aquatic Maintenance	23,000	13,417	12,486	931
Lake/Pond Bank Maintenance & Repair	1,500	875	0	875
Stormwater Assessments	2,250	2,250	1,974	276
Fountain Service Repair & Maintenance	2,000	1,167	250	917
Total Stormwater Control	28,750	17,709	14,710	2,999
Other Physical Environment				
Field Supervision/Maintenance	11,500	6,708	0	6,708
Property Insurance	18,461	18,461	16,582	1,879
General Liability Insurance	4,913	4,913	4,465	448
Entry & Walls Maintenance & Repair	2,500	1,458	0	1,458
Landscape Maintenance	180,000	105,000	96,133	8,867
Irrigation Maintenance & Repair	25,285	14,750	8,318	6,432
Tree Trimming Services	5,000	2,917	2,050	867
Landscape Replacement Plants, Shrubs, Trees	50,000	29,166	22,064	7,101
Landscape Inspection Services	7,800	4,550	4,550	0
Landscape - Annuals/Flowers	25,100	14,642	6,464	8,179
Fire Ant Treatment	6,300	3,675	0	3,675
Holiday Decorations	17,000	17,000	15,000	2,000
Landscape - Mulch	30,800	17,967	25,800	(7,834)
Stormwater Pond Cutbacks	9,000	5,250	0	5,250
Rust Prevention	6,000	3,500	1,975	1,525
Total Other Physical Environment	399,659	249,957	203,401	46,555
Road & Street Facilities				
Common Areas Pressure Washing	16,000	9,333	0	9,334
Sidewalk Maintenance & Repair	2,000	1,167	0	1,166

See Notes to Unaudited Financial Statements



**Country Walk Community Development District**

## Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Parking Lot Repair & Maintenance	2,500	1,458	0	1,459
Street Light/Decorative Light Maintenance	2,500	1,458	0	1,458
Total Road & Street Facilities	23,000	13,416	0	13,417
Parks & Recreation				
Management Contract	18,000	10,500	11,016	(516)
Employee - Salaries	220,937	128,880	120,694	8,186
Amenity Maintenance & Repairs	30,000	17,500	11,231	6,269
Tennis Center Telephone, Fax, Internet	4,300	2,509	1,996	512
Furniture Repair & Replacement	3,000	1,750	317	1,433
Pool Service Contract	12,000	7,000	5,880	1,120
Playground Equipment & Maintenance	3,459	2,017	3,832	(1,815)
Clubhouse Janitorial Services	8,400	4,900	4,900	0
Janitorial Supplies	7,500	4,375	2,923	1,452
Computer Support, Maintenance & Repair	1,000	584	762	(178)
Security System Monitoring Services & Maintenance	6,500	3,791	11,927	(8,135)
Pool Repair & Maintenance	5,000	2,917	764	2,153
Tennis/Athletic Court/Park Maintenance & Supplies	4,000	2,333	800	1,533
Dog Waste Station Supplies & Maintenance	2,800	1,634	1,869	(236)
Office Supplies	3,500	2,041	3,244	(1,202)
Total Parks & Recreation	330,396	192,731	182,155	10,576
Special Events				
Special Events	15,000	8,750	13,735	(4,985)
Total Special Events	15,000	8,750	13,735	(4,985)
Contingency				
Sand, Gravel, Drain Tile Maintenance	5,000	2,917	0	2,917
Wildlife Management Services	15,600	9,100	9,420	(320)
Fitness Equipment Maintenance & Repair	1,000	583	946	(364)
Miscellaneous Contingency	0	0	3,232	(3,231)
Capital Improvements	135,000	78,750	136,859	(58,110)
Total Contingency	156,600	91,350	150,457	(59,108)
Total Expenditures	1,271,592	762,757	719,420	43,336
Total Excess of Revenues Over(Under) Expenditures				
	(160,000)	348,835	409,047	(60,212)
Total Other Financing Sources(Uses)				
Carry Forward Fund Balance				
Carry Forward Fund Balance	160,000	160,000	0	160,000

See Notes to Unaudited Financial Statements

**Country Walk Community Development District**

## Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Other Financing Sources(Uses)	160,000	160,000	0	160,000
Fund Balance, Beginning of Period	0	0	656,295	(656,295)
Total Fund Balance, End of Period	0	508,835	1,065,342	(556,507)

**Country Walk Community Development District**

## Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	11,604	(11,604)
Total Revenues	<u>0</u>	<u>0</u>	<u>11,604</u>	<u>(11,604)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>11,604</u>	<u>(11,604)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,251,712</u>	<u>(1,251,712)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,263,316</u>	<u>(1,263,316)</u>



**Country Walk Community Development District**

## Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	6,388	(6,388)
Special Assessments				
Tax Roll	490,806	490,806	492,739	(1,933)
Total Revenues	<u>490,806</u>	<u>490,806</u>	<u>499,127</u>	<u>(8,321)</u>
<b>Expenditures</b>				
Debt Service				
Interest	210,806	210,806	98,319	112,487
Principal	280,000	280,000	0	280,000
Total Debt Service	<u>490,806</u>	<u>490,806</u>	<u>98,319</u>	<u>392,487</u>
Total Expenditures	<u>490,806</u>	<u>490,806</u>	<u>98,319</u>	<u>392,487</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>400,808</u>	<u>(400,808)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>308,816</u>	<u>(308,816)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>709,624</u>	<u>(709,624)</u>

**Country Walk CDD**  
**Investment Summary**  
**April 30, 2023**

<u><b>Account</b></u>	<u><b>Investment</b></u>	<u><b>Balance as of</b></u> <u><b>April 30, 2023</b></u>
The Bank of Tampa	Money Market	\$ 5,139
	<b>Subtotal</b>	<u>5,139</u>
The Bank of Tampa ICS - Bond Excess		
NexBank	Money Market	107,461
Pacific Western Bank	Money Market	0
Western Alliance Bank	Money Market	164
	<b>Subtotal</b>	<u>107,625</u>
The Bank of Tampa ICS - Operating		
First Republic Bank	Money Market	248,795
NexBank	Money Market	73,654
Western Alliance Bank	Money Market	124
	<b>Subtotal</b>	<u>322,573</u>
	<b>Total General Fund Investments</b>	<u><u>\$ 435,337</u></u>
The Bank of Tampa ICS - Cap Reserve		
City National Bank of Florida	Money Market	\$ 248,806
NexBank	Money Market	67,313
Pacific Western Bank	Money Market	354
Pinnacle Bank	Money Market	248,806
The Huntington National Bank	Money Market	248,795
United Bank	Money Market	248,806
Western Alliance Bank	Money Market	200,436
	<b>Total Reserve Fund Investments</b>	<u><u>\$ 1,263,316</u></u>
US Bank Series 2015 Prepayment	First American Treasury Obligation Fund Class Z	\$ 3,065
US Bank Series 2015 Excess Revenue	First American Treasury Obligation Fund Class Z	31,254
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	479,022
US Bank Series 2015 Reserve A1	First American Treasury Obligation Fund Class Z	162,715
US Bank Series 2015 Reserve A2	First American Treasury Obligation Fund Class Z	15,263
	<b>Total Debt Service Fund Investments</b>	<u><u>\$ 691,319</u></u>

**Country Walk Community Development District**  
**Summary A/R Ledger**  
**From 04/01/2023 to 04/30/2023**

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
<b>630, 2619</b>							
	630-001	630 General Fund	Pasco County Tax Collector	AR00000443	12110	10/01/2022	9,029.20
<b>Sum for 630, 2619</b>							<b>9,029.20</b>
<b>630, 2621</b>							
	630-200	630 Debt Service Fund S2015	Pasco County Tax Collector	AR00000443	12110	10/01/2022	3,986.71
<b>Sum for 630, 2621</b>							<b>3,986.71</b>
<b>Sum for 630</b>							<b>13,015.91</b>
<b>Sum Total</b>							<b>13,015.91</b>

See Notes to Unaudited Financial Statements



**Country Walk Community Development District**  
**Summary A/P Ledger**  
**From 04/01/2023 to 04/30/2023**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
630, 2619						
	630 General Fund	04/19/2023	Jeanine Cohen	041923 Cohen	Rental Deposit 04/23	75.00
	630 General Fund	04/28/2023	Rizzetta & Company, Inc.	INV0000079756	Personnel Reimbursement 04/23	6,333.94
Sum for 630, 2619						6,408.94
Sum for 630						6,408.94
Sum Total						6,408.94

# Rizzetta & Company, Incorporated

## Reconciliation report

As of 04/30/2023

Account: Cash-Truist Operating Account - Country Walk

### Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
General Ledger entry	ADJ Entry - Due To/From Reserve Fund.	03/31/2023		193,275.47	
Pasco County Tax Collector	FY22-23 Tax Collector Interest	04/13/2023	WIRE	176.59	
Pasco County Tax Collector	FY22-23 Tax Roll Deposit	04/13/2023	WIRE	46,569.59	
Pasco County Tax Collector	FY22-23 Tax Collector Excess	04/13/2023	WIRE	0.01	
Jeanine Cohen	Pavillion Rental	04/19/2023	311	75.00	
Country Walk HOA		04/19/2023	10324	790.00	
<b>Total Deposits</b>				<b>240,886.66</b>	<b>0.00</b>

**Country Walk Community Development District**  
**Notes to Unaudited Financial Statements**  
**April 30, 2023**

**Balance Sheet**

1. Trust statement activity has been recorded through 04/30/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Summary A/R Ledger – Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.



## **Tab 11**

Country Walk Open List Items					
Project	The Month Approved	Open	Closed	Comments	Lead
Pond Erosion	NA	Open		This was approved in April by Board. The District will inform the Board of the scheduled date for the project.	District Engineer
Sidewalk Audit	NA	Open		The Board will move forward with the project with the next fiscal year budget.	District Engineer
3rd Quarter Annuals	Must be approved by August	Open			Juniper
4th Quarter Annuals	Must be approved by November	Open			Juniper
Insurance Reimbursement		Open		The District is waiting on the reimbursement from EGIS insurance.	District Manager
Dylan Thomas-Damage to District Property by resident installing pool		Open		A letter was sent out to the resident in October 2022. As of 12-18-22, the agreement has not been sent to Counsel. The team will investigate the area as of 12-8-22 and I will move with a cease-and-desist letter depending on if there is damage. The resident did fill out the CDD form and they are in good standing. Angel and I spoke with the resident and we will discuss at the next meeting.	District Manager/District Counsel
Clubhouse Cable Bill		Open		This project is ongoing.	District Manager
Shared Accounting Software for the District		Open		Intacct training for the Board. I will provide updates to the Board at the meeting.	District Manager
Mulch Proposal	March	Open		Project is scheduled to be completed on 5-31-23. Final inspection will be the first week of June.	District Manager
Additional Staffing for the Clubhouse		Open		Angela and staffing are working on hiring to have additional staff on the weekend. A new Assistant Manager was hired and started on 5/1/2023.	Clubhouse Manager
Country Walk Entrance Sign Restoration/Repaint Proposal	April	Open		The Board approved the project with Harris. The Board will discuss the samples at the next meeting.	District Manager

# June 2023

June 2023							July 2023						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
4	5	6	7	1	2	3	2	3	4	5	6	7	1
11	12	13	14	15	16	17	9	10	11	12	13	14	15
18	19	20	21	22	23	24	16	17	18	19	20	21	22
25	26	27	28	29	30		23	24	25	26	27	28	29
							30	31					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
May 28	29	30	31 Mulch Completion	Jun 1 Mowing	2 Field Inspection	3
4	5	6	7 Mowing Detail services Agronomics Aquatic Treatment	8 Agronomics	9	10
11	12	13	14 Mowing	15	16	17
18	19	20	21 Mowing Detail Services Aquatic Treatment	22	23 CDD Movie Night	24
25	26	27	28 Mowing	29 CDD Trivia Night	30	Jul 1



## **Tab 12**



**Brian E. Corley**  
**Supervisor of Elections**  
PO Box 300  
Dade City FL 33526-0300

BY: \_\_\_\_\_

1-800-851-8754  
[www.pascovotes.gov](http://www.pascovotes.gov)

April 26, 2023

Daryl Adams, District Manager  
District Office  
3434 Colwell Ave  
Suite 200  
Tampa FL 33614

Dear Daryl Adams:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2023.

• Connerton West Community Development District	3,141
• Country Walk Community Development District	1,945
• Hidden Creek North Community Development District	359
• Meadow Pointe III Community Development District	3,369
• Meadow Pointe IV Community Development District	1,799
• Meadow Pointe V Community Development District	0
• Wesbridge Community Development District	495

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood  
Chief Administrative Officer

East Pasco - Dade City (352) 521-4302  
Central Pasco - Land O' Lakes (813) 929-2788  
West Pasco - New Port Richey (727) 847-8162

## **Tab 13**



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, May 11, 2023 at 6:02 p.m.** at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543.

**Present and constituting a quorum:**

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

**Also present were:**

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Gregg Gruhl	Manager Amenity Services, Rizzetta & Company, Inc.
Whitney Sousa	DC; Straley & Robin
Angel Rivera	Juniper Landscape
Josh Burton	Juniper Landscape
Angela Savinon	Clubhouse Manager
Jerry Whitted	DE, BDI Engineering
Kevin Riemensperger	Steadfast

Audience	Present
----------	---------

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Adams opened the regular CDD Meeting in person at 6:02 p.m.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

Mr. Adams led those in attendance in reciting the Pledge of Allegiance.

**THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no audience comments at this time.

**FOURTH ORDER OF BUSINESS**

**Presentation of FY 2023-2024 Proposed Budget**

Mr. Adams presented the proposed Budget totaling \$1,028,000, noting that there was no fee increase for Rizzetta's services. A brief discussion was held regarding various line items and the need to obtain proposals for rust prevention, insurance, and pool maintenance. Management will update the Capital Reserves accordingly. He will also include the budget in monthly agendas.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-03,  
Approving FY 2023-2024 Proposed Budget and  
Setting the Public Hearing**

Mr. Adams informed the Board that once approved the total proposed budget cannot be increased, however, individual line items could be adjusted. He reviewed the timeline for holding the public hearing and the required landowner notices.

On a motion from Mr. Flores, seconded by Mr. O'Connor, with all in favor, the Board approved Resolution 2023-03, approving the fiscal year 2023-2024 proposed budget (totaling \$1,028,000) and setting the public hearing for August 10, 2023 at 6:00 p.m. at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543. for the Country Walk Community Development District.

**SIXTH ORDER OF BUSINESS**

**Public Hearing on Adopting Revised Amenity  
Center Policies**

On a motion from Mr. Pagliuca, seconded by Mr. O'Connor, with all in favor, the Board opened the Public Hearing on adopting revised Amenity Center policies, for the Country Walk Community Development District.

The Board requested several revisions, including adding an additional 10% charge for classes; with vendors providing insurance, increasing clubhouse rentals to \$200 for residents and \$500 for non-residents, charging a fee of \$50 per hour for any rentals that exceed 5 hours, making the pool bar deposit (residents only) coincide with the clubhouse at \$100, increase the pavilion rental deposit to \$100 with a fee of \$75 for 3 hours. The Board approved refunding 50% of deposits if rentals were canceled at least 48 hours prior to the event.

On a motion from Mr. Pagliuca, seconded by Ms. Rekar, with all in favor, the Board closed the Public Hearing on adopting revised Amenity Center policies, for the Country Walk Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04, Adopting  
Revised Amenity Center Policies**

The Board asked that item #4 under General Provisions be moved to Section A: Country Walk Fitness Center Policies and that "patrons" be changed to "persons" for the policy.

On a motion from Mr. Flores, seconded by Mr. Pagliuca, with all in favor, the Board approved Resolution 2023-04, adopting revised Amenity Center policies as discussed, for the Country Walk Community Development District.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Engineer**

Mr. Whitted provided a brief update on the pool project and the pending change order. It was noted that the lap pool was open on Friday and everything looked perfect.

On a motion from Ms. Rekar, seconded by Mr. Flores, with all in favor, the Board approved the pool project change order in the amount of \$9,273, for the Country Walk Community Development District.

On a motion from Ms. Rekar, seconded by Mr. Flores, with all in favor, the Board ratified payment to Cross Creek Environmental for the restoration of pond 3P in the amount of \$6,975, for the Country Walk Community Development District.

The Board tabled action on the Romaner Graphics paint samples pending receipt of the proposal,

#### **B. Aquatic Report**

Mr. Riemensperger reviewed the Aquatics Report. The Board did not have any questions at this time.

#### **C. Landscape Inspection Report**

The Board reviewed the landscape inspection report.

It was stated that most items noted in the report have been corrected.

The Board tabled further discussion of placing pool rocks in the equipment area at this time.

On a motion from Mr. Paguilca, seconded by Mr. O'Connor, with all in favor, the Board approved the proposal to remove the Maple tree at a cost of \$1,875, for the Country Walk Community Development District.

On a motion from Mr. O'Connor, seconded by Mr. Pagliuca, with all in favor, the Board approved a not-to-exceed amount of \$6,275 for the installation of the quarterly annuals, for the Country Walk Community Development District.

#### **D. Clubhouse Manager**

Ms. Savinon provided a brief overview of the monthly report.

A brief discussion was held regarding the lighting on the bridge and the need to complete an inventory of security cameras. Ms. Savinon, Mr. Flores, and District Management will work together on this project.

It was stated that Ms. Savinon will not be attending the June meeting.

**E. District Counsel**

Ms. Sousa informed the Board that new Florida legislation requires Board Supervisors to complete 4 hours of ethics training.

The Board asked that District Counsel and Ms. Savinon research any requirements regarding the AED machine.

**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 June 8, 2023, at 6:00 p.m. at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543.

He reviewed the open items and monthly calendar with the Board.

**NINTH ORDER OF BUSINESS**

**Consideration of Minutes of Supervisors Meeting  
held on March 9, 2023**

On a motion from Mr. O'Connor, seconded by Mr. Flores, with four in favor and one abstaining (Heather Howell), the Board approved the minutes of the supervisors meeting on March 9, 2023, for the Country Walk Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Minutes of Supervisors Meeting  
held on March 30, 2023**

On a motion from Mr. Pagliuca, seconded by Mr. Flores, with four in favor and one abstaining (Heather Howell), the Board approved the minutes of the supervisors meeting on March 30, 2023, for the Country Walk Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Minutes of Supervisors Meeting  
held on April 13, 2023**

On a motion from Mr. Flores, seconded by Mr. O'Connor, with four in favor and one abstaining (Heather Howell), the Board approved the minutes of the Board of Supervisors' meeting held on April 13, 2023, for the Country Walk Community Development District.



**TWELFTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance  
Expenditures for February and March 2023**

District Management responded to questions regarding various expenditures.

On a motion from Mr. Flores, seconded by Ms. Rekar, with all in favor, the Board terminated services for hog trapping with Hog the Trapper, for the Country Walk Community Development District.

On a motion from Mr. O'Connor, seconded by Mr. Flores, with all in favor, the Board approved the Operation and Maintenance Expenditures for February (\$146,594.71) and March (\$73,048.77), for the Country Walk Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Audience Comments on Other Items**

There were no audience comments put forward at this time.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Flores asked Management to keep challenging Juniper prices and Ms. Savinon suggested that it might be wise to revisit old proposals.

Mr. O'Connor led a discussion regarding pool furniture samples and asked that it be included on the next agenda,

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

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

On a motion from Mr. O'Connor, seconded by Ms. Howell, with all in favor, the Board agreed to adjourn the meeting at 9:52 p.m. for Country Walk Community Development District.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

## **Tab 14**

# COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT

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

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

[www.countrywalkcdd.org](http://www.countrywalkcdd.org)

## **Operation and Maintenance Expenditures**

**April 2023**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2023 through April 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$ 94,480.15**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Country Walk Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Commercial	100259	149777910	Monitoring Services 04/23	\$ 165.23
Alfonso Flores	100260	AF033023	Board of Supervisor Meeting 03/30/23	\$ 200.00
Alfonso Flores	100284	AF041323	Board of Supervisor Meeting 04/13/23	\$ 200.00
American Mulch & Soil, LLC	100292	2384	Mulch Installation Pre-Payment	\$ 25,800.00
Aquarius Water Refining, Inc.	100293	186044-A	Commercial Triplex Aris System Rental 03/23	\$ 395.00
Aquarius Water Refining, Inc.	100293	187045-A	Commercial Triplex Aris System Rental 04/23	\$ 395.00
Brletic Dvorak, Inc.	100279	1068	Engineer Services 03/23	\$ 2,167.50
Country Walk CDD	DC630	DC630	Debit Card Replenishment	\$ 1,612.65
DCSI, Inc.	100294	30642	Access/Gate Service and Repair 04/23	\$ 575.00
DCSI, Inc.	100295	30670	Access/Gate Service and Repair 04/23	\$ 475.00
DCSI, Inc.	100295	30671	Access/Gate Service and Repair 04/23	\$ 125.00
Disclosure Services, LLC	100285	6-630 04/23	Amortization Schedule Series 2015A1 and A2	\$ 200.00



# Country Walk Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Department of Health in Pasco County	100286	51-BID-6456437	State Pool Permit 2023	\$ 280.00
Florida Department of Health in Pasco County	100286	51-BID-6456438	State Pool Permit 2023	\$ 280.00
Florida Department of Revenue	ACH	61-8015817296-8 03/23 AUTOPAY	Sales and Use Tax 03/23	\$ 139.05
George O'Connor	100261	GOC033023	Board of Supervisor Meeting 03/30/23	\$ 200.00
George O'Connor	100287	GOC041323	Board of Supervisor Meeting 04/13/23	\$ 200.00
Hawkins Service Company	100262	223283	Electrical Service and Repair 03/31	\$ 837.00
Jami Dock Rekar	100263	JR033023	Board of Supervisor Meeting 03/30/23	\$ 200.00
Jami Dock Rekar	100288	JR041323	Board of Supervisor Meeting 04/13/23	\$ 200.00
Jerry Richardson Trapper	100289	1749	Wildlife Removal Service 04/23	\$ 1,300.00
Jerry Richardson Trapper	100296	1749B	Wildlife Removal Service 04/23	\$ 125.00
Juniper Landscaping of Florida, LLC	100273	206131	Landscape Maintenance- Plant Material + Fuel Surcharge 03/23	\$ 727.08

## Country Walk Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida, LLC	100273	206132	Removal of Dead Pine Trees 03/23	\$ 1,888.31
Juniper Landscaping of Florida, LLC	100264	206133	Landscape Maintenance 03/23	\$ 755.33
Juniper Landscaping of Florida, LLC	100276	207746	Q1 Annuals March 2023	\$ 6,463.25
Juniper Landscaping of Florida, LLC	100276	207747	Irrigation Repair 03/23	\$ 927.00
Juniper Landscaping of Florida, LLC	100290	209121	Fertilizer 04/23	\$ 850.00
Louis V Pagliuca	100265	LP033023	Board of Supervisor Meeting 03/30/23	\$ 200.00
Louis V Pagliuca	100291	LP041323	Board of Supervisor Meeting 04/13/23	\$ 200.00
Motion Picture Licensing Corporation	100266	504417373	MPLC Umbrella License 03/23 to 03/24	\$ 2,289.00
Pasco County Utilities	100267	17711829.09	Acct #0489145 30400 Country Point Blvd 02/23	\$ 1,377.53
Pasco County Utilities	100297	18315986.13	Acct #0489145 30400 Country Point Blvd 03/23	\$ 567.19
Pasco Sheriff's Office	100277	I-1/10/2023-08231	Off Duty Detail 03/23	\$ 2,430.00

## Country Walk Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Poop 911	100268	6699682	Dog Park Waste Removal 03/23	\$ 309.99
Rizzetta & Company, Inc.	100257	INV0000078879	District Management Fees 04/23	\$ 6,670.03
Rizzetta & Company, Inc.	100258	INV0000078927	Personnel Reimbursement 03/23	\$ 8,203.56
Rizzetta & Company, Inc.	100275	INV0000078956	Cell Phone and Auto Mileage Expenses 03/23	\$ 110.26
Rizzetta & Company, Inc.	100278	INV0000079430	Amenity Management & Oversight/Personnel Reimbursement 04/23	\$ 9,639.15
Rizzetta & Company, Inc.	100283	INV0000079453	Excess Meeting Time 04/13/23	\$ 117.25
Security Lock Systems of Tampa, Inc	100280	1940	Monthly Maintenance Service for Monitoring System 04/23	\$ 324.21
Signarama of New Tampa	100269	SAR-18051	No Fishing Sign 03/23	\$ 105.63
Steadfast Environmental, LLC (San Antonio, FL)	100281	22184	Aquatic Maintenance 04/23	\$ 1,648.00
Stellar Electrical Services, LLC	100298	4132023001	Pool Repair 04/23	\$ 419.50
Straley Robin Vericker	100270	22861	Legal Services 03/23	\$ 976.00

## Country Walk Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Strictly Entertainment Tampa	100274	4823B	Easter Event Balance Due 03/23	\$ 788.00
Suncoast Pool Service, Inc.	100282	9184	Monthly Pool Maintenance 04/23	\$ 1,060.00
Times Publishing Company	100271	0000278091 03/22/23	Account # 113773 Legal Advertising 03/22/23	\$ 97.60
United Building Maintenance, Inc.	100272	360	Cleaning Services 04/23	\$ 700.00
Waste Management Inc. of Florida	Auto Draft	0838010-1568-2 04/23 Auto Draft	Waste Disposal Services 04/23	\$ 86.87
Wicke Egbert	100299	032523 Egbert	Rental Refund 04/23	\$ 250.00
Withlacoochee River Electric Cooperative, Inc.	Auto Draft	10270434 630 03/23 Auto Draft	Summary Billing March 23	<u>\$ 8,227.98</u>

**Report Total**

**\$ 94,480.15**





**ADT.com/Commercial**

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
40039059	3/14/2023	4/8/2023		\$165.23

Description	Qty	Unit Price	Amount
<hr/>			
COUNTRY WALK CDD, 30400 COUNTRY POINT BLVD, WESLEY CHAPEL, FL 33543			
Services Provided (04/13/23-05/12/23)			\$165.23
<i>Includes: 24 Hour Alarm Monitoring, Cellular Monitoring, eSuite Primary, Extended Service Protection, Fire Inspection Charge, Fire Monitoring, Tellular TG-7FS 60 min superv</i>			
<b>Sub Total</b>			<b>\$165.23</b>

ADT COMMERCIAL  
PO BOX 219044  
KANSAS CITY MO 64121-9044

## COUNTRY WALK CDD BUDGET WORKSHOP

Meeting Date: March 30, 2023

### SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid	
Lou Pagliuca	Yes	LP033023
George O'Connor	Yes	GOC033023
Alfonso Flores	Yes	AF033023
Jami Rekar	Yes	JR033023
(*) Does not get paid		
NOTE: Supervisors are only paid if checked.		

### EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00pm
Meeting End Time:	9:27pm
Total Meeting Time:	3.27

Time Over (4) Hours:

Total at \$175 per Hour:

### ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: 

**COUNTRY WALK CDD**  
Meeting Date: April 13, 2023

**SUPERVISOR PAY REQUEST**

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Heather Howell	Yes	HW041323
Lou Pagliuca	Yes	LP041323
George O'Connor	Yes	GOC041323
Alfonso Flores	Yes	AF041323
Jami Rekar	Yes	JR041323

(\*) Does not get paid

*NOTE: Supervisors are only paid if checked.*

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	6:00
Meeting End Time:	10:40
Total Meeting Time:	4:40

Time Over <del>40 mins</del> (4) Hours:	40 mins
---	---------

Total at \$175 per Hour:	116.66
--------------------------	--------

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: Taylor Adams

# COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT

---

District Office · 30400 Country Point Blvd. Wesley Chapel, FL 33543 (813) 991-6102  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.countrywalkcdd.org](http://www.countrywalkcdd.org)

## Check Request

Amount: \$25,800.00

Date: 03/21/23

Payable to: American Mulch & Soil, LLC

Address: 13838 Hays Road  
Spring Hull, FL 34610

Description: The Board approved American Mulch & Soil, INC. mulch for Country Walk CDD. The amount is for \$25,800. You can mail the check to American Mulch & Soil, LLC

Requestor: Darryl Adams. District Manager

Approved by: *Darryl Adams*



American Mulch & Soil, LLC  
13838 Hays Rd.  
Spring Hill, FL 34610

Phone # 813-443-2121

# Invoice

Date	Invoice #
4/24/2023	2384

Bill To
Rizzetta & Company 3434 Coldwell Ave Suite 200 Tampa, FL 33614

Ship To
Country Walk 30400 Country Walk Blvd. Wesley Chapel, FL 33543

Rep	S.O. No.	P.O. No.	Terms	Ordered By
SD	2533		Cash Up front	Darryl

Description	Ordered	Prev. Invoi...	Backord...	Invoiced	U/M	Rate	Amount	
Coco Mulch Installed	600	0	0	600		41.00	24,600.00	
Fuel Surcharge	600	0		600		2.00	1,200.00	
Mulch @ 3inch depth								
Club house, common Areas, roadways & medians								
Map provided before install								
Contact Darryl 813-928-9099								
Payment is due PRIOR to installation via check, ACH or credit card to office. There is 3.5% convenience charge added to all credit card transactions.								
Quantity provided by customer. AMS will not be liable for any material shortages								
					Total			\$25,800.00
					Payments/Credits			\$0.00
					Balance Due			\$25,800.00

# Invoice

Aquarius Water Refining, Inc.  
P.O. Box 337  
Wimauma, FL 33598

APR 20 2023

Invoice No.	186044-A
Customer No.	CR30718

Telephone: 813-634-3134  
Fax: 813-812-6020

<b>Bill To</b>
----------------

RIZZETTA & CO.  
COUNTRY WALK CDD  
5844 OLD PASCO RD, STE 100  
WESLEY CHAPEL, FL 33544

<b>Ship To</b>
----------------

COUNTRY WALK WELL #1  
30400 COUNTRY POINT BLVD  
WESLEY CHAPEL, FL 33544

Contact: DARRYL ADAMS  
Telephone: 813-944-1001 EXT7958

Telephone: 813-994-1001

Invoice Date	Order Date	SO Number	Ordered By	Customer PO Number	Payment Method	
03/01/23	03/01/23				Net 10 days	
Warehouse	Driver	Route	Salesperson	Resale Number		
MAIN						
Order Qty	Ship Qty	Tax	Item Number / Description	U of M	Unit Price	Extended Price
1	1	N	206 COMMERCIAL TRIPLEX ARIS SYSTEM RENT		395.00	395.00

Print Date	04/04/23
Print Time	09:29:34 AM
Page No.	1

Total Paid	0.00
Balance Due	395.00
Due Date	03/11/23

Subtotal	395.00
Freight	0.00
Invoice Total	395.00

Rizzetta & Co.

For the months of  
Feb. Mar. & April, the  
mail for the monthly  
rental has been  
returned to us for:  
Not Deliverable as  
Addressed.

I scanned 2 invoices  
this morning &  
emailed them to:

CDDInvoice@rizzetta.  
com

and the email was  
not deliverable.

Please contact me so  
we can resolve this  
issue.

Thankyou,

Judi 813-634-3134

Aquarius Water Refining, Inc.  
P.O. Box 337  
Wimauma, FL 33598

# Invoice

Telephone: 813-634-3134  
Fax: 813-812-6020

APR 20 2023

Invoice No.	187045-A
Customer No.	CR30718

<b>Bill To</b>
----------------

RIZZETTA & CO.  
COUNTRY WALK CDD  
5844 OLD PASCO RD., STE 100  
WESLEY CHAPEL, FL 33544

<b>Ship To</b>
----------------

COUNTRY WALK WELL #1  
30400 COUNTRY POINT BLVD  
WESLEY CHAPEL, FL 33544

Contact: DARRYL ADAMS  
Telephone: 813-944-1001 EXT7958

Telephone: 813-994-1001

Invoice Date	Order Date	SO Number	Ordered By	Customer PO Number	Payment Method	
04/01/23	04/01/23				Net 10 days	
Warehouse	Driver	Route	Salesperson	Resale Number		
MAIN						
Order Qty	Ship Qty	Tax	Item Number / Description	U of M	Unit Price	Extended Price
1	1	N	206 COMMERCIAL TRIPLEX ARIS SYSTEM RENT		395.00	395.00

Print Date	04/04/23
Print Time	09:27:23 AM
Page No.	1

Total Paid	0.00
Balance Due	395.00
Due Date	04/11/23

Subtotal	395.00
Freight	0.00
Invoice Total	395.00



Rizzetta & Co.

For the months of  
Feb. Mar. & April the  
mail for the monthly  
rental has been  
returned to us for:  
Not Deliverable as  
Addressed.

I scanned 2 invoices  
this morning &  
emailed them to:

CDDInvoice@rizzetta.  
com

and the email was  
not deliverable.

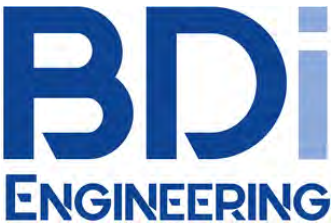
Please contact me so  
we can resolve this  
issue.

Thankyou,

Judi 813-634-3134

**Brletic Dvorak Inc**  
536 4th Ave South Unit 4  
Saint Petersburg, FL 33701 US  
+1 8133611466  
sbrletic@bdiengineers.com

**RECEIVED**  
04/03/23



**INVOICE**

**BILL TO**  
Country Walk CDD  
c/o Rizzetta & Company  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614  
United States

**INVOICE** 1068  
**DATE** 04/03/2023  
**TERMS** Net 30  
**DUE DATE** 05/03/2023

**PROJECT NAME**  
Country Walk CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[Mar 8 – Mar 30]	14:30	115.00	1,667.50
Project Manager	[Mar 9 – Mar 28]	2:30	200.00	500.00

**BALANCE DUE** **\$2,167.50**



**Country Walk COMMUNITY DEVELOPMENT DISTRICT  
Mar-23**

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<b><u>CDD Activities</u></b>				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing		\$200	S. Brletic	\$0.00
Review Sidewalk Inspection from Clubhosue Staff/ Bid Solicitation	0.50	\$200 \$115	S. Brletic J. Whited	\$0.00 \$57.50
Pond 3B Erosion - Site Visit/Scope/Bid Solicitation	1.00	\$200 \$145 \$115	S. Brletic S. Brletic J. Whited	\$0.00 \$0.00 \$115.00
Budget Meeting Prep RE: Pond Bank Repair Priority List - Review Past Engineer's Map, Site Visit, Cost Estiamte, Attend Budget Meeting	0.50 11.00	\$200 \$115	S. Brletic J. Whited	\$100.00 \$1,265.00
Pool Project Construction Adminstration - Pre- construction	2.00 2.00	\$200 \$115	S. Brletic J. Whited	\$400.00 \$230.00
<b>INVOICE TOTAL</b>				<b>\$2,167.50</b>

**Country Walk CDD  
Clubhouse Debit Card**

Limit \$1,500.00

**Date:**

4/3/2023

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.*

*Attach all receipts to this form.*

Date	Vendor Name	Description	Amount
03/19/23	Calendar Wiz	Country Walk Calendar	\$ 9.00
03/20/23	Home Depot	Maintenance Supplies	200.15
03/20/23	Vista Print	Business Cards	27.39
03/21/23	Amazon	Athletic Equipment, Maintenance Supplies	405.91
03/22/23	Amazon	Presidential Flag	151.95
03/23/23	Sam's Club	Office Supplies, Maintenance Supply, Easter Event Supplies	149.42
03/24/23	Home Depot	Refund for Professional Pool Brush	(10.97)
03/24/23	Home Depot	Deck Brush, 30 Second Cleaner	66.73
03/28/23	Racetrac	Gas for Mule (ATV)	20.79
03/30/23	Publix	Budget Meeting- Food	412.54
03/30/23	Publix	Budget Meeting- Food	71.74
03/30/23	NSF Fees	NSF Fees	108.00
	<b>TOTAL</b>	001-10102	<b>1,612.65</b>

DM Approval:

Date:

---



Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse
Maintenance & Repair	Computer Support Maint. & Repair	Office Supplies	Janitorial Supplies	Special Events	Bank Fees
001-57200- 4647	001-57200- 4711	001-57200- 5101	001-57200- 4707	001-57400- 4775	001-51300- 4901
	9.00				
			200.15		
		27.39			
405.91					
				151.95	
				149.42	
			(10.97)		
			66.73		
			20.79		
				412.54	
				71.74	
					108.00
405.91	9.00	27.39	276.70	785.65	108.00

---

[EXTERNAL]CalendarWiz Purchase Receipt for: countrywalkcdd

CalendarWiz <sales@calendarwiz.com>

Mon 3/20/2023 10:46 AM

To: Angela Savinon <ASavinon@rizzetta.com>

**NOTICE: This email originated from outside of the organization.**

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Hello Angela Savinon,

Thank you for subscribing to CalendarWiz. This email contains a receipt of your subscription purchase.

**CALENDARWIZ PURCHASE RECEIPT**

Order Number: 86118-2209

Order Date: 3/19/23

Item: CalendarWiz Basic (Categories:3 Users:10)

Item: File Storage 100 files

Item: Email Subscribers 10 subscribers

Calendar Identifier: countrywalkcdd

Subscription Term: Month to Month

Amount: USD \$9.00

Credit Card: XXXXXXX5853 (last four digits)

**CUSTOMER BILLING INFORMATION**

Organization: Countrywalk Clubhouse

Name: Angela Savinon

Street: 5844 Old Pasco Road

City: Wesley Chapel, FL 33544

Phone: 8139916102

Email: asavinon@countrywalkwc.net

If you have any questions, please contact us [billing@calendarwiz.com](mailto:billing@calendarwiz.com).

Sincerely,

The CalendarWiz Team

Thank You For Your Business!

[Facebook](#) [Twitter](#) [LinkedIn](#)



Order #WB41046070

Placed on: Mar 20, 2023

## Billing Information

Angela Savinon

3434 Colwell Ave. Ste. 200  
TAMPA FL 33614

Payment Method: VISA \*\*\*5853

Item	Price/Item	Qty	Line Total
<b>Store Pickup (4 items)</b> 32715 Eiland Blvd #8929, Zephyrhills, FL 33545			
<b>Items picked up from store #8929</b>			
Lutron Maestro 2 Amp Single-Pole Motion Sensor Switch, White	\$19.06 <del>\$22.85</del> Saved 17%	3	\$57.18
<b>Available: Today</b>			
Leviton White 1-Gang Decorator/Rocker Wall Plate (1-Pack)	\$1.65	3	\$4.95
<b>Available: Today</b>			
Husky Folding Lock-Back Utility Knife	\$8.97	1	\$8.97
<b>Available: Today</b>			
Quickie Professional Pool and Deck Scrub Brush with Handle	\$10.97	1	\$10.97
<b>Available: Today</b>			
<b>Store Pickup (1 item)</b> 32715 Eiland Blvd #8929, Zephyrhills, FL 33545			
<b>Item picked up from store #8929</b>			
ROPPE Deep Navy 4 in. x 1/8 in. x 48 in. Vinyl Wall Cove Base (30-Pieces)	\$118.08	1	\$118.08
<b>Available: MAR 24 - MAR 27</b>			
<b>Subtotal</b>			<b>\$200.15</b>
Pick Up In Store			<b>FREE</b>
Sales Tax			<b>\$0.00</b>
<b>Total</b>			<b>\$200.15</b>
You Saved			\$11.37

**Need help?**

Online Customer Support:  
1-800-430-3376

Call 7 days a week:  
6 a.m. to 2 a.m. EST

[Back to history](#)

## Order Details

ggruhl@countrywalkwc.net

Order Date: March 20th 2023

Order #: VP\_B248M9GP

Status: In Progress

### Shipping Method

Standard

Estimated Arrival Mar 30th

### Shipping Address

Angela Savinon  
30400 Country Pointe Blvd  
Wesley Chapel, Florida 33543-7202  
United States of America  
8139916102

### Billing Address

Angela Savinon  
3434 Colwell Ave., Ste. 200  
Tampa, Florida 33614  
United States of America  
18139916102

### Payment Method

 Visa  
\*\*\*\* 5853

\$27.39

## Items



### Standard Business Cards

In Progress

Expected Delivery Mar 30th

Quantity: 250



Selected Options



Item Total

~~\$23.00~~ \$18.40

## Order Summary

Product Total

\$18.40

Shipping

\$8.99

Total paid

\$27.39



## Details for Order #114-3903522-7363436

[Print this page for your records.](#)

**Order Placed:** March 21, 2023

**Amazon.com order number:** 114-3903522-7363436

**Order Total:** \$405.91

### Not Yet Shipped

#### Items Ordered

	Price
2 of: <i>Envelor Anti Fatigue Rubber Floor Mat Restaurant Kitchen Drainage Mat Door Mats Durable Non-Slip Bar Mat Utility Mat Indoor Outdoor Wet Area 24" x 36"</i>	\$38.99
Sold by: Envelor Inc. ( <a href="#">seller profile</a> )   Product question? <a href="#">Ask Seller</a>	
Condition: New	
1 of: <i>Domino Sugar Packets - 250 Packets</i>	\$10.95
Sold by: ICEMANS THUNDER ( <a href="#">seller profile</a> )   Product question? <a href="#">Ask Seller</a>	
Condition: New	
1 of: <i>Athletix Equipment Cleaning Wipes (4 Rolls/CSE, 900 Wipes/Roll, 3600 Wipes Per Order) Fitness Equipment Wipes</i>	\$134.99
Sold by: PetrA-1 ( <a href="#">seller profile</a> )	
Condition: New	
2 of: <i>Tourna-Dri Tennis Court Replacement 36-Inch PVA Roller, Blue, One Size, TDRI-R</i>	\$65.00
Sold by: Robbin Goods LLC ( <a href="#">seller profile</a> )	
Condition: New	
1 of: <i>KoolGrips Comfort Cover 6 Foot Neoprene Zippered Hand Grip Rail Slip Cover Sleeve for In Ground and Above Ground Swimming Pools, 1 Cover, Royal Blue</i>	\$51.99
Sold by: Preferred Products LLC ( <a href="#">seller profile</a> )	
Condition: New	

#### Shipping Address:

Country Walk Clubhouse  
30400 COUNTRY POINT BLVD  
WESLEY CHAPEL, FL 33543-7202  
United States

#### Shipping Speed:

FREE Shipping

### Payment information

#### Payment Method:

Visa | Last digits: 5853

#### Billing address

Angela Savinon  
3434 COLWELL AVE STE 200 TAMPA  
TAMPA, FL 33614-8390  
United States

Item(s) Subtotal:	\$405.91
Shipping & Handling:	\$35.86
Free Shipping:	-\$35.86
-----	
Total before tax:	\$405.91
Estimated tax to be collected:	\$0.00
-----	
<b>Grand Total:</b>	<b>\$405.91</b>

To view the status of your order, return to [Order Summary](#).

## Details for Order #114-9581001-2053866

[Print this page for your records.](#)

**Order Placed:** March 22, 2023

**Amazon.com order number:** 114-9581001-2053866

**Order Total: \$151.95**

### Not Yet Shipped

#### Items Ordered

1 of: ANLEY 8 Ft Presidential Deluxe Indoor USA Flag Pole Set - 8' Oak Pole, Gold Fringed US Flag, Stand, Cord Tassel and Eagle Top Ornament for Offices, Schools, Churches & Auditoriums 8 Foot High

Sold by: ANLEY ([seller profile](#))

Condition: New

**Price**  
\$151.95

#### Shipping Address:

Country Walk Clubhouse  
30400 COUNTRY POINT BLVD  
WESLEY CHAPEL, FL 33543-7202  
United States

#### Shipping Speed:

FREE Shipping

### Payment information

#### Payment Method:

Visa | Last digits: 5853

#### Billing address

Angela Savinon  
3434 COLWELL AVE STE 200 TAMPA  
TAMPA, FL 33614-8390  
United States

Item(s) Subtotal: \$151.95  
Shipping & Handling: \$10.84  
Free Shipping: -\$10.84  
-----

Total before tax: \$151.95  
Estimated tax to be collected: \$0.00  
-----

**Grand Total: \$151.95**

To view the status of your order, return to [Order Summary](#).



sam's club

CLUB MANAGER JASON LEE  
( 813 ) 929 - 7010

TAMPA, FL

03/23/23 09:30 1261 04852 046 908  
VISA

\*\*\* CREDIT ISSUED \*\*\*  
GENERAL MDSE TOTAL 9.20-  
US DEBIT \*\*\*\* \*\*\*\*\* 5853 I 0  
APPROVAL # 051259  
Name

ANGELA SAVINON

AID A0000000980840  
TERMINAL # 21703199

I AGREE TO COMPLY WITH THE  
CARDHOLDER AGREEMENT

Visit samsclub.com to see your savings

\*\*\* MEMBER COPY \*\*\*



sam's club

CLUB MANAGER JASON LEE  
( 813 ) 929 - 7010

03/23/23 09:24 5116 04852 004 2760

COUNTRY

	567934	MM FACIAL	13.98	T
	980193235	MICROFIBTOW	15.72	T
	980176436	AIRWICK 0+9	17.48	T
E	852853	8 OZ WATER F	8.98	N
	877179	12 OZ CUP	18.78	T
	990006077	MMSRPL85	10.98	T
	980076972	MM PLATE	17.78	T
	844692	CUTLERY PAC	15.78	T
E	852853	8 OZ WATER F	8.98	N
E	990002429	HSY SPRNGMIF	10.48	T
E	990002429	HSY SPRNGMIF	10.48	T
		SUBTOTAL	149.42	

TAX 1 7.000 % 9.20

TOTAL 158.62

VISA TEND 158.62

\*\*\*\* \*\*\*\*\* 5853 I 0

US DEBIT

APPROVAL # 061825

AID A0000000980840

AAC 3E22E89109FC2907

TERMINAL # 21716382

\*NO SIGNATURE REQUIRED

CHANGE DUE 0.00

New! Free shipping for Plus members.  
Learn more: samsclub.com/freeshipping  
Visit samsclub.com to see your savings

# ITEMS SOLD 11

TC# 0713 9106 0292 1319 7556 6



\*\*\* MEMBER COPY \*\*\*



How doers  
get more done.

32715 ETLAND BLVD  
WESLEY CHAPEL, FL 33545 (813) 748-1142

8929 00011 94695 03/24/23 01 13 PM

CASHIER RENEE

\* ORIG REC 8929 000 52461 03/20/23 1A \*

ORDER WB41046070

0000-351-115 Professional Pool in 10 97

SUBTOTAL -16.97

SALES TAX 0.00

TOTAL -16.97

XXXXXXXXXXXX5853 VISA -16.97

INVOICE 9114145 1A

REFUND-CUSTOMER COPY

BUY ONLINE PICK-UP IN STORE  
AVAILABLE NOW ON HOMEDepOT.COM  
CONVENIENT, EASY AND MOST ORDERS  
READY IN LESS THAN 2 HOURS!

\*\*\*\*\*  
DID WE NAIL IT?

Take a short survey for a chance to WIN  
A \$5,000 HOME DEPOT GIFT CARD

Optine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: C5C0 188608 189690  
PASSWORD 23174 189679

Entries must be completed within 14 days  
of purchase. Entrants must be 18  
older to enter. See complete rules on  
website. No purchase necessary.





How doers  
get more done.

32715 EILAND BLVD  
WESLEY CHAPEL FL 33545 (813) 783 1542

8929 00006 87723 03/24/23 01:14 PM  
SALE CASHIER DANA

071798902661 DECK BRUSH <A> 19.97N  
QUICKIE HEAVY DUTY DECK SCRUB  
040235752565 30SEC 2.5GAL <A> 26.78N  
30 SECONDS 6/DR\*3200Z  
040235750646 30SEC RTS <A> 19.98N  
30 SECONDS WALK AWAY KILLER RTS #40Z

SUBTOTAL 66.73  
SALES TAX 0.00

TAX EXEMPT

TOTAL \$66.73

XXXXXXXXXXXX5853 VISA

USD\$ 66.73  
TA

AUTH CODE 053507/9063564

Chip Read

AID A0000000980340

HS DEBIT

P.O. #/JOB NAME: 0

8929 03/24/23 01:14 PM



8929 06 87723 03/24/2023 2874

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	06/22/2023

\*\*\*\*\*

DID WE NAIL IT?

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: H89 134664 175741

PASSWORD: 23174 175735

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.

RaceTrac 2496  
29843 State Road 54  
Wesley Chapel FL 335  
(813) 973-9075  
For Guest Experience  
Comments, Please  
Call 888.636.5589 or  
go to racetrac.com

Term: XXXXXXXXXXX1001  
Appr: 075507  
Seq#: 010525  
PUMP No. 11  
Grade: E-15-B  
Gallons: 6.320 G  
Price: \$3.289/Gal  
Total Fuel: \$20.79  
As advertised,  
E20 Flex Fuel may be  
offered in place of  
E15 Gasoline  
TOTAL SALE \$20.79

Capture

Visa  
XXXXXXXXXXXX5853  
Chip Read

USD\$ 20.79

US DEBIT  
Mode: Issuer  
AID: A0000000980040  
TVR: 8000088000  
IAD: XXXXXXXXXXXXXXX  
TSI: 6800  
ARC: 00  
ARQC:  
3901A65C2AC02CA9

03/28/2023 13:14:52

PIN Bypassed  
Download our app!

HOW ARE WE DOING?  
GUEST@RACETRAC.COM  
3/28/2023 13:18:53

# Publix

Shoppers of New Tampa  
1920 County Road 581  
Wesley Chapel, FL 33544  
Store Manager: Mike Barton  
813-994-4566



0006 3VN 067 843

\*\*\*\*\*  
RECALL TRANSACTION  
TERMINAL: 105  
TRANS NO: 7741  
\*\*\*\*\*

ICE 16 LB	3.69 T F
FRESH FRUIT PLTR L	44.99 T F
DIP VARIETY PLITER	29.99 T F
DIP VARIETY PLITER	29.99 T F
BH CRWD PLOR HRO L	69.99 T F
FRESH FRUIT PLTR L	44.99 T F
BH SPHSTCDE HERO L	69.99 T F
BH CRWD PLOR HRO L	69.99 T F
PUBLIX MILK WHOLE	1.45 F
POPCORN 7 OZ	2.49 T F
NAB OREO CHIE PACK	9.99 F
GARDEN VEG PLTR L	34.99 T F

TAX EXEMPT

Order Total	412.54	
Grand Total	412.54	
Credit	Payment	412.54
Change	0.00	
TAX FORGIVEN	28.08	

Receipt ID: 0006 3VN 067 843

PRESTO  
Trace #: 062872  
Reference #: 0420783901  
Acct # XXXXXXXXXXXXX3853  
Purchase VISA  
Amount: \$412.54  
Auth # 018344

CREDIT CARD	PURCHASE
A0000000980840	US DEBIT
Entry Method	Chip Read
Mode:	Issuer

Your cashier was Grace

03/30/2023 16:11 S0006 R106 7843 00204

Join the Publix family!  
Apply today at [apply.publix.com](http://apply.publix.com)

# Publix

The Livingston Marketplace  
2801 E. County Line Rd.  
Lutz, 33559  
Store Manager: Andra Jones  
813-949-2812



1821 3VN 529 083

\*\*\*\*\*  
RECALL TRANSACTION  
TERMINAL: 176  
TRANS-NO: 1156  
\*\*\*\*\*

SUNKIST ORANGE 8PK	6.99	T F
7 UP	6.99	T F
Promotion	-6.99	T F
COCA-COLA CLASSIC	8.59	T F
COCA-COLA CLASSIC	8.59	T F
SPRITE 8PK FRG PK	8.59	T F
FI MP CLASSIC 42CT	19.49	F
FI MP CLASSIC 42CT	19.49	F

TAX EXEMPT

Order Total	71.74
Grand Total	71.74
Credit          Payment	71.74
Change	0.00

TAX FORGIVEN	2.46
--------------	------

Savings Summary

Special Price Savings	6.99
-----------------------	------

\*\*\*\*\*

*          Your Savings at Publix          *
*                          6.99                          *

\*\*\*\*\*

Receipt ID: 1821 3VN 529 083

PRESTO!  
Trace #: 520984  
Reference #: 0463596818  
Acct #: XXXXXXXXXX5853  
Purchase VISA  
Amount: \$71.74  
Auth #: 077679

CREDIT CARD	PURCHASE
A0000000980840	US DEBIT
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Missy





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

# Invoice

## BILL TO

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

## SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30642	04/20/2023	\$575.00	05/05/2023	Net 15	

**P.O. NUMBER**  
Estimate #: 12129

**SALES REP**  
DC

**ACCT#/LOT/BLK**  
Clubhouse Access Control

DATE	ACTIVITY	QTY	RATE	AMOUNT
	This invoice is for replacing (2) access control readers at the pool gates that were not working properly. <b>Services</b> (2) HID Thinline II 5395 HID Proximity Card Reader Removal and installation included.		575.00	575.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!  
\*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND  
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.  
\*\*Returned Checks will receive \$25 NSF Fee.  
\*\*\*Late Fees are 1.5% per month

BALANCE DUE

**\$575.00**

RECEIVED  
04/25/23

# Invoice



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

**BILL TO**

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

**SHIP TO**

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30670	04/25/2023	\$475.00	05/10/2023	Net 15	

**P.O. NUMBER**  
Estimate #: 12132

**SALES REP**  
DC

**ACCT#/LOT/BLK**  
Clubhouse CCTV

DATE	ACTIVITY	QTY	RATE	AMOUNT
	This invoice is for moving two cameras in the fitness room to new locations that will enhance the current coverage and eliminate some blind spots, also to replace the current low resolution (960H) camera on the corner of the bathhouse building to get a wider angle and 5MP HD resolution.  Included: <b>Camera installation</b> (1) H5TRF- 5MP 2.8mm Turret camera with night vision IR (2) Blank plates  Labor, Wire, Compression Fitting and Setup Included.	1	475.00	475.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!  
\*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND  
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.  
\*\*Returned Checks will receive \$25 NSF Fee.  
\*\*\*Late Fees are 1.5% per month

BALANCE DUE

**\$475.00**

# Invoice



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

## BILL TO

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

## SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30671	04/25/2023	\$125.00	05/10/2023	Net 15	

P.O. NUMBER  
10551

SALES REP  
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/24/2023	<b>Service:Reg.</b> Reason for call: 1. Family bathroom door strike not working. 2. Camera at pool pavilion is black & white.  Tech notes: 1. Pulled lock and tested power - no power getting to lock. Checked junction boxes & found power wire corroded - respliced & tested - lock OK. Junction boxes/lids needs replacing. 2. Checked power to camera - OK. Reset camera and camera came back up & is normal.	1	125.00	125.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!  
\*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND  
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.  
\*\*Returned Checks will receive \$25 NSF Fee.  
\*\*\*Late Fees are 1.5% per month

BALANCE DUE

**\$125.00**

RECEIVED  
04/11/23

# Invoice

Date	Invoice #
4/10/2023	6

Bill To	
Country Walk CDD C/O Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614	

Terms	Due Date
Net 30	5/10/2023

Description	Amount
Amortization Schedule Series 2015A1 5-1-23 Prepay \$20,000	100.00
Amortization Schedule Series 2015A2 5-1-23 Prepay \$10,000	100.00
<div></div>	

<b>Total</b>	\$200.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$200.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info





Florida Department of Health  
in Pasco County  
Notification of Fees Due



51-BID-6456437

Permit Number

**51-60-00646**

**For: Swimming Pools - Public Pool > 25000 Gallons**

**Notice:** This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

Fee Amount: \$280.00

Previous Balance: \$0.00

**Total Amount Due: \$280.00**

Payment Due Date: 06/30/2023 or Upon Receipt

RECEIVED

APR 10 2023

Mail To: Country Walk CDD  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

**Account Information:**

Name: Country Walk Lap Pool  
Location: 30400 Country Point Boulevard  
Wesley Chapel, FL 33543

Pool Volume: 58,800 gallons  
Bathing Load: 57  
Flow Rate: 288

**Owner Information:**

Name: Country Walk CDD  
Address: 3434 Colwell Avenue, Suite 200  
(Mailing) Tampa, FL 33614

Home Phone: (813) 994-1001 Work Phone: (813) 876-8320

**Please go online to pay fee at:**  
**[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)**

Permit Number: 51-60-00646 Bill ID: 51-BID-6456437

Billing Questions call DOH-Pasco at: (727) 841-4425

If you do not pay online, make checks payable to and mail invoice WITH payment to:  
Florida Department of Health in Pasco County  
5640 Main Street  
New Port Richey, FL 34652

Signature

Date

[Please RETURN invoice with your payment]

Batch Billing ID:66977

**PERMIT HOLDERS CAN NOW**

**pay invoices online!**

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- ❑ No sign-up cost.
- ❑ Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- ❑ Our safe and secure system will keep your information protected.
- ❑ Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





Permit Number

**51-60-00647**

**For: Swimming Pools - Public Pool > 25000 Gallons**

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

**Florida Department of Health  
in Pasco County  
Notification of Fees Due**



**51-BID-6456438**

Fee Amount: \$280.00

Previous Balance: \$0.00

**Total Amount Due: \$280.00**

Payment Due Date: 06/30/2023 or Upon Receipt

Mail To: Country Walk CDD  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

RECEIVED

APR 10 2023

Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

**Account Information:**

Name: Country Walk Main Pool  
Location: 30400 Country Point Boulevard  
Wesley Chapel, FL 33543

Pool Volume: 71,900 gallons  
Bathing Load: 76  
Flow Rate: 380

**Owner Information:**

Name: Country Walk CDD  
Address: 3434 Colwell Avenue, Suite 200  
(Mailing) Tampa, FL 33614

Home Phone: (813) 914-1454 Work Phone: (813) 944-1001

**Please go online to pay fee at:  
[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)**

Permit Number: 51-60-00647 Bill ID: 51-BID-6456438

Billing Questions call DOH-Pasco at: (727) 841-4425

If you do not pay online, make checks payable to and mail invoice WITH payment to:  
Florida Department of Health in Pasco County  
5640 Main Street  
New Port Richey, FL 34652

Signature

Date

(Please RETURN invoice with your payment)

Batch Billing ID:66977

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- ☒ No sign-up cost.
- ☒ Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- ☒ Our safe and secure system will keep your information protected.
- ☒ Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



Certificate Number: 61-8015817296-8 Sales and Use Tax Return  
 Florida  
 HD/PM Date: 04 / 17 / 23 DR-15 R. 01/20  
 1. Gross Sales 2. Exempt Sales 3. Taxable Amount 4. Tax Due

	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	1986.43	.	1986.43	139.05
B. Taxable Purchases	Include use tax on Internet / out-of-state untaxed purchases →			.
C. Commercial Rentals	.	.	.	.
D. Transient Rentals	.	.	.	.
E. Food & Beverage Vending	.	.	.	.
Surtax Rate: .0100 Reporting Period Mar 2023				5. Total Amount of Tax Due 139.05
				6. Less Lawful Deductions .
				7. Net Tax Due 139.05
				8. Less Est Tax Pd / DOR Cr Memo .
				9. Plus Est Tax Due Current Month .
				10. Amount Due 139.05
				11. Less Collection Allowance E-file/E-pay Only
				12. Plus Penalty .
				13. Plus Interest .
				14. Amount Due with Return 139.05

Name Country Walk Community Development  
 Address 30400 Country Point Blvd.  
 City/St Wesley Chapel FL 33543-7202  
 ZIP

FLORIDA DEPARTMENT OF REVENUE  
 5050 W TENNESSEE ST  
 TALLAHASSEE FL 32399-0120

Due: Apr. 01 2023

Late After: Apr. 20 2023

9100 0 20219999 0001003031 7 4999999999 0000 5

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer

Date

Matthew Waterhouse  
 Signature of Preparer

4/17/23  
 Date

Telephone Number

(813) 933-5571 ext. 6024  
 Telephone Number

### Discretionary Sales Surtax - Lines 15(a) through 15(d)

15(a). Exempt Amount of Items Over \$5,000 (included in Column 3)	15(a).	
15(b). Other Taxable Amounts NOT Subject to Surtax (included in Column 3)	15(b).	
15(c). Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3)	15(c).	
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d).	19.86
16. Hope Scholarship Credits (included in Line 6)	16.	
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17.	
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18.	
19. Taxable Sales from Amusement Machines (included in Line A)	19.	
20. Rural or Urban High Crime Area Job Tax Credits	20.	
21. Other Authorized Credits	21.	



10517 Riverview Dr  
Riverview, FL 33578

Fax # 813.871.6726

**RECEIVED**  
03/29/23

# Invoice

Date	Invoice #
2/15/2023	223283

Bill To
Country Walk

Project Address
Brletic 30400 Country Point Blvd Wesley Chapel, FL 33543

P.O. No.	Terms
WO-1268	Due on receipt

Quantity	Description	Rate	Amount
1	* Troubleshoot level (1) pool panel feeding sub panel had bad breaker. * Furnished and installed (1) 60 amp BR breaker. * Tested voltage sub panel is at (240v)	837.00	837.00

	<b>Invoice Amount</b>	<b>\$837.00</b>
	<b>Balance Due</b>	<b>\$837.00</b>

**Thank you for Choosing Hawkins Service Company**





**State Wildlife Trapper**  
2103 w rio vista ave  
Tampa, FL 33603



**State  
Wildlife  
Trapper**

Cell: 813-300-0378  
Email: TRAPPERJERRY@GMAIL.COM  
License: WNT-14255

**Jerry Richardson**

**Bill to**

## Invoice details

Invoice no.: 1749  
Invoice date: 04/14/2023  
Terms: Net 15  
Due date: 05/01/2023

Note to customer

Make all checks payable to: Jerry Richardson

If you have any questions concerning this invoice, please contact:  
Jerry Richardson, Phone 813-390-9578; email -  
trapperjerry@gmail.com

A 30 day notice is required to terminate trapping service in writing. Termination fees may apply.



# INVOICE

**State Wildlife Trapper**

2103 w rio vista ave  
Tampa, FL 33603

trapperjerry@gmail.com

813-390-9578



## Country Walk CDD

**Bill to**

Country Walk CDD  
5844 Old Pasco Rd, Ste. 100  
Wesley Chapel, FL 33544 USA

**Invoice details**

Invoice no.: 1749  
Invoice date: 04/14/2023  
Terms: Net 15  
Due date: 05/01/2023

**Product or service****Amount**

1.	<b>Country Walk CDD</b>	1 × \$1,300.00	\$1,300.00
	Trapping service for April 2023		
	3 Cameras/ 2 Traps currently in use		
	LTD hogs removed: 202		
	YTD hogs removed: 9		
	MTD hogs removed: 1		
	Note:		
	1. We are using every means possible in order to eliminate the hog population in your area.		
	2. Hog caught on Waterville Avenue.		
2.	<b>Trip Charge</b>		\$125.00
	Trap was tampered with; had to open door.		

<b>Total</b>	<b>\$1,425.00</b>
Payment	-\$1,300.00
<b>Balance due</b>	<b>\$125.00</b>

**Note to customer**

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

A late fee of 15% late fee will be applied if not paid within 10 days from date.

If you have any questions concerning this invoice, please contact:  
Jerry Richardson, Phone 813-390-9578; email -  
trapperjerry@gmail.com

A 30 day notice is required to terminate trapping service in writing.  
Termination fees may apply.

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 206131

Bill To
Country Walk CDD c/o Rizzetta and Company 30400 Country Point Blvd Wesley Chapel, FL 33543

Date	Due Date
03/30/23	4/14/2023
Account Owner	PO#
Angel Rivera	

Item	Amount
<b>#200333 - remove dead Indian Hawthorn on exit side</b>	<b>\$727.08</b>
<i>Plant Material - 03/28/2023</i>	
<i>Fuel Surcharge 3.0% - 03/28/2023</i>	

**Grand Total** **\$727.08**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$3,370.72	\$0.00	\$0.00	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

RECEIVED  
03/30/23

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 206132

Bill To
Country Walk CDD c/o Rizzetta and Company 30400 Country Point Blvd Wesley Chapel, FL 33543

Date	Due Date
03/30/23	4/14/2023
Account Owner	PO#
Angel Rivera	

Item	Amount
<b>#200341 - Dead pine trees</b>	<b>\$1,888.31</b>
<i>Plant Material - 03/28/2023</i>	
<i>Fuel Surcharge 3.0% - 03/28/2023</i>	

Removal of 3 dead pine tree that have borers in them.

**THIS IS A SAFETY CONCERN FOR THE COMMUNITY AND OUR TEAM.**

One is located near the lift station on the exit side of Country walk BLVD.

Second dead pine in middle round about

The third dead pine is located on the Country walk BLVD.

**Grand Total** **\$1,888.31**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$3,370.72	\$0.00	\$0.00	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com  
863-327-2063



**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 206133

Bill To
Country Walk CDD c/o Rizzetta and Company 30400 Country Point Blvd Wesley Chapel, FL 33543

Date	Due Date
03/30/23	4/14/2023
Account Owner	PO#
Angel Rivera	

Item	Amount
<b>#200375 - Dead palm on Country walk BLVD</b>	<b>\$755.33</b>
<i>Plant Material - 03/28/2023</i>	
<i>Fuel Surcharge 3.0% - 03/28/2023</i>	

Removal of palm located on the Exit side of English Turn way, there is a dead queen palm. It has Ganoderma butt rot, which is very bad and can spread spores to other palms. This will need to be properly removed and dug up from the ground to prevent any spreads of the spores. This can not be flush cut, it has to be removed from the root.

**Grand Total** **\$755.33**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$3,370.72	\$0.00	\$0.00	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 207746

Bill To
Country Walk CDD c/o Rizzetta and Company 30400 Country Point Blvd Wesley Chapel, FL 33543

Date	Due Date
04/01/23	4/16/2023
Account Owner	PO#
Angel Rivera	

Item	Amount
<b>#200136 - Q1 Annuals for March 2023</b>	<b>\$6,463.25</b>
<i>Fuel Surcharge 3.0% - 03/30/2023</i>	
<i>ME: Landscape Enhancements - 03/31/2023</i>	

Q1 annuals install for March

**Grand Total** \$6,463.25

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$23,810.97	\$0.00	\$0.00	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 207747

Bill To
Country Walk CDD c/o Rizzetta and Company 30400 Country Point Blvd Wesley Chapel, FL 33543

Date	Due Date
04/01/23	4/16/2023
Account Owner	PO#
Angel Rivera	

Item	Qty/UOM	Rate	Ext. Price	Amount
<b>#201979 - February wet check (clocks NR)</b>				<b>\$927.00</b>
<i>Fuel Surcharge 3.0% - 03/30/2023</i>				
Fuel Surcharge	900.00EA	\$0.03	\$27.00	
<i>Control Components - 03/31/2023</i>				
irrigation diagnose Labor	10.00HR	\$90.00	\$900.00	
<b>Grand Total</b>				<b>\$927.00</b>

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$23,810.97	\$0.00	\$0.00	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

RECEIVED  
04/13/23

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 209121

Bill To
Country Walk CDD c/o Rizzetta and Company 30400 Country Point Blvd Wesley Chapel, FL 33543

Date	Due Date
04/13/23	4/28/2023
Account Owner	PO#
Angel Rivera	

Item	Amount
<b>#181849 - Country Walk CDD 2022/2023-Maintenance Contract</b>	
<i>Fertilize Turf-Bermuda - MARCH - 04/10/2023</i>	<i>\$300.00</i>
<i>Fertilize Turf - St Augustine - APRIL - 04/10/2023</i>	<i>\$550.00</i>

**Grand Total** \$850.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$21,290.25	\$0.00	\$0.00	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com  
863-327-2063





Motion Picture Licensing Corporation  
5140 W. Goldleaf Circle, Suite 103  
Los Angeles, CA 90056  
Tel: 866-552-MPLC (6752)  
www.mplc.org

03/06/2023

## Invoice No. 504417373

**BILL TO:** Country Walk CDD  
30400 Country Point Boulevard  
Wesley Chapel, Florida  
33543

**REMIT TO:** Motion Picture Licensing Corporation  
PO Box 80144  
City of Industry, CA 91716-8144

PO No.

**CUSTOMER SERVICE: 866-552-MPLC (6752)**

QUANTITY	DESCRIPTION	AMOUNT
1	MPLC Umbrella License covering the term: 03/06/2023 to 03/05/2024	\$2,289.00
TERMS: PAYABLE 30 DAYS FROM DATE OF INVOICE		
<b>Total</b>		<b>\$2,289.00</b>



[Click here to pay by credit card via Stripe](https://www.mplc.org/page/pay-my-invoice) or visit: <https://www.mplc.org/page/pay-my-invoice>



**Please include Invoice Number on check, payable to MPLC.**



Banking Information: (Please include your **invoice number** as your payment reference)

Bank: Citizens Business Bank  
Bank Address: 1880 Century Park East, Ste. 1000, Los Angeles, CA 90067  
Routing #/ABA: 122234149  
Account Name: Motion Picture Licensing Corporation  
Account Address: 5140 W. Goldleaf Circle, Ste. 103, Los Angeles, CA 90056  
Account #: 891103103

DETACH AND RETURN BOTTOM PORTION WITH PAYMENT

For contact, address, or delivery method change requests, please visit: [mplc.org/currentmembers](https://www.mplc.org/currentmembers)



PO BOX 66970  
Los Angeles, CA 90066-6970

PIN # (enter #'s only)	Invoice No	Date	Amount	Amount Due	Paid Amount
MPLCUS5995726	504417373	03/06/2023	\$2,289.00	\$2,289.00	\$0.00

**BILL TO:**  
Angela Savinon  
Country Walk CDD  
30400 Country Point Boulevard  
Wesley Chapel, Florida 33543

Telephone: (813) 991-6102  
Email: [asavinon@rizzetta.com](mailto:asavinon@rizzetta.com)

**PLEASE REMIT CHECK PAYMENT TO:**

Motion Picture Licensing Corporation  
PO Box 80144  
City of Industry, CA 91716-8144



Motion Picture Licensing Corporation  
5140 W. Goldleaf Circle, Suite 103  
Los Angeles, CA 90056  
Tel: 866-552-MPLC (6752)  
[www.mplc.org](http://www.mplc.org)

03/06/2023

Angela Savinon  
Country Walk CDD  
30400 Country Point Boulevard  
Wesley Chapel, Florida 33543

**Customer No. MPLCUS5995726**

Dear Angela Savinon,

Welcome to MPLC! Your new MPLC Certificate of License is attached below. The license allows for the public showing of movies, TV programs, and other content that is intended for personal, private use. Whether streamed, downloaded, broadcasted or shown via your cable TV, DVD or Blu-ray, MPLC's Umbrella License helps you ensure copyright compliance in accordance with the US Copyright Act.

Please note that this license will renew automatically after the first year and a new license will be issued before the expiration date, unless you notify us otherwise at least 60 days prior to expiration. If the attached invoice shows an amount due, we would appreciate your prompt payment.

Thank you for your support of the creative community. Your commitment to copyright compliance helps ensure the future of the entertainment we know and love. If we can be of further assistance, please contact our Member Services Department at (866) 552-MPLC (6752) or online at [www.mplc.org/currentmembers](http://www.mplc.org/currentmembers).

Sincerely,

Member Services  
[info@mplc.com](mailto:info@mplc.com)



**License No: 504417373**

## MPLC UMBRELLA LICENSE CERTIFICATE

Be it known **Country Walk CDD** has obtained from MPLC the right to publicly perform, as defined in the U.S. Copyright Act, motion pictures, TV programs and other audio-visual content originally intended for personal use only, via any means including but not limited to DVD, streaming and download, pursuant to the terms and conditions of the Umbrella License Agreement between the parties. The most recent terms and conditions may be found at [www.mplc.org](http://www.mplc.org).

This Certificate of License is set to expire on:

03/05/2024

**Authorised on behalf of**  
**Motion Picture Licensing Corporation**



PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
NEW PORT RICHEY (727) 847-8131  
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net  
Pay By Phone: 1-855-786-5344

1 1 1  
15-95610

MEADOW WOODS CDD

Service Address: **30400 COUNTRY POINT BOULEVARD**

Bill Number: 18167631

Billing Date: 3/23/2023

Billing Period: 2/10/2023 to 3/13/2023

**New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Account #	Customer #
0489145	01169215
Please use the 15-digit number below when making a payment through your bank	
048914501169215	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	09071030	2/10/2023	2979	3/13/2023	3093	31	114

Usage History

Water	
March 2023	114
February 2023	19
January 2023	15
December 2022	35
November 2022	22
October 2022	24
September 2022	21
August 2022	32
July 2022	34
June 2022	46
May 2022	56
April 2022	35

Transactions

Previous Bill	368.83
Payment 03/03/23	-368.83 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	59.87
Water Tier 1 40.0 Thousand Gals X \$2.04	81.60
Water Tier 2 40.0 Thousand Gals X \$3.24	129.60
Water Tier 3 34.0 Thousand Gals X \$6.49	220.66
Sewer	
Sewer Base Charge	147.08
Sewer Charges 114.0 Thousand Gals X \$6.48	738.72
<b>Total Current Transactions</b>	1,377.53

**TOTAL BALANCE DUE \$1,377.53**

Visit [PascoCountyUtilities.com](http://PascoCountyUtilities.com) to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

Please return this portion with payment



TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

MEADOW WOODS CDD  
3434 COLWELL AVENUE STE 200  
TAMPA FL 33614

Account # 0489145  
Customer # 01169215  
Balance Forward 0.00  
Current Transactions 1,377.53

<b>Total Balance Due</b>	<b>\$1,377.53</b>
<b>Due Date</b>	<b>4/17/2023</b>

10% late fee will be applied if paid after due date

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139



PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
NEW PORT RICHEY (727) 847-8131  
DADE CITY (352) 521-4285

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344

1 1 1  
15-95610

MEADOW WOODS CDD

Service Address: **30400 COUNTRY POINT BOULEVARD**

Bill Number: 18315986

Billing Date: 4/21/2023

Billing Period: 3/13/2023 to 4/11/2023

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Account #	Customer #
0489145	01169215
Please use the 15-digit number below when making a payment through your bank	
048914501169215	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	09071030	3/13/2023	3093	4/11/2023	3135	29	42

#### Usage History

Water	
April 2023	42
March 2023	114
February 2023	19
January 2023	15
December 2022	35
November 2022	22
October 2022	24
September 2022	21
August 2022	32
July 2022	34
June 2022	46
May 2022	56

#### Transactions

Previous Bill		1,377.53
Payment 04/10/23		-1,377.53 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Water		
Water Base Charge		59.87
Water Tier 1		40.0 Thousand Gals X \$2.04 81.60
Water Tier 2		2.0 Thousand Gals X \$3.24 6.48
Sewer		
Sewer Base Charge		147.08
Sewer Charges		42.0 Thousand Gals X \$6.48 272.16
<b>Total Current Transactions</b>		567.19
<b>TOTAL BALANCE DUE</b>		<b>\$567.19</b>

Visit [PascoCountyUtilities.com](http://PascoCountyUtilities.com) to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

MEADOW WOODS CDD  
3434 COLWELL AVENUE STE 200  
TAMPA FL 33614

Account # 0489145  
Customer # 01169215  
Balance Forward 0.00  
Current Transactions 567.19

<b>Total Balance Due</b>	<b>\$567.19</b>
<b>Due Date</b>	<b>5/8/2023</b>

10% late fee will be applied if paid after due date

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139





Final Invoice for Country Walk CDD

INCLUDE WITH PAYMENT INV#  
I-1/10/2023-08231  
INVOICE CREATED#  
1/10/2023 8:21:00 AM  
PRINTED DATE#  
Saturday, April 1, 2023

Pasco Sheriff's Office  
ATTN: Secondary Employment Office Administrator  
**Address:** 8700 Citizen Drive  
**City/State/Zip:** New Port Richey, FL 34654

Rizzetta & Company  
5844 Old Pasco Road - Suite 100  
Wesley Chapel, Florida 33543

**Preliminary Invoice Totals Details**

Preliminary Invoice Totals Details	Amount(\$)
Invoice Employee Total:	\$2,970.00
Invoice Equipment Total:	\$0.00
Invoice Total:	\$2,970.00

**Payments Received as of this Date If REFUND, the Payment Date reflects date refund initiated.**

Check Number	Payment Date	Payment Amount(\$)
NO Payments Received as of this Date		

**Final Invoice Total Based on Actual Services Rendered:**

Final Invoice totals for:	Amount(\$)
Employee Total:	\$2,430.00
Equipment Total:	\$0.00
Invoice Total:	\$2,430.00

Services Rendered Detail, when NC exists in the employee hours,  
that employee has **NOT CLOSED** their assignment; once closed may result in Invoice Adjustment later.  
An Employee Name showing as | Placeholder - Unfilled, Block Shift - A | indicates assignment went unfilled.

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	EMP Fees
3/1/2023	KEENE, JUSTIN - 5802	Country Walk CDD	19:00	6	\$45.00	\$270.00
3/4/2023	HORENSTEIN, RANDY - 7296	Country Walk CDD	17:00	6	\$45.00	\$270.00
3/7/2023	HUGHES, SHANE - 4183	Country Walk CDD	17:00	6	\$45.00	\$270.00
3/10/2023	SMITH, HAILEY - 6959	Country Walk CDD	17:00	6	\$45.00	\$270.00
3/13/2023	RAPP, MICHAEL - 3130	Country Walk CDD	19:00	6	\$45.00	\$270.00
3/16/2023	HUGHES, SHANE - 4183	Country Walk CDD	19:00	6	\$45.00	\$270.00
3/22/2023	HUGHES, SHANE - 4183	Country Walk CDD	19:00	6	\$45.00	\$270.00
3/28/2023	MAGANA, DELIA - 7093	Country Walk CDD	19:00	6	\$45.00	\$270.00
3/31/2023	HUGHES, SHANE - 4183	Country Walk CDD	19:00	6	\$45.00	\$270.00
Invoice Employee Total:						\$2,430.00
Equipment Total:						\$0.00
Invoice Total:						\$2,430.00

**Questions regarding Invoice charges please contact:**

**Contact:** Pasco Sheriff's Office  
**Telephone:** 727-844-7795  
**Email:** [PascoCountySheriffsOffice@ServiceRequests.us](mailto:PascoCountySheriffsOffice@ServiceRequests.us)

**Questions regarding Payment please contact:**

**Contact:** Pasco Sheriff's Office  
**Telephone:** 727-844-7795  
**Email:** [PascoCountySheriffsOfficeFiscal@ServiceRequests.us](mailto:PascoCountySheriffsOfficeFiscal@ServiceRequests.us)

**Make Checks Payable TO:**  
Pasco Sheriff's Office

INV. #: I-1/10/2023-08231  
(Please include Inv.# in check comment)  
Saturday, April 1, 2023  
Invoice Total: \$2,430.00  
Invoice For: Country Walk CDD

**Payment Terms:** Due on Receipt

**MAIL Checks TO:**  
Pasco Sheriff's Office  
**ATTN:** EXTRA-DUTY PROGRAM  
**Address:** 8700 Citizen Drive  
**City/State/Zip:** New Port Richey, FL 34654

**Amount of Payment:**\_\_\_\_\_



POOP 911  
PO BOX 844482  
Dallas, TX 75284-4482  
877-766-7911

## POOP 911 Service Report

**INVOICE #: 6699682**

WORK DATE: 03/28/2023

**RECEIVED**  
04/03/23

**BILL-TO 125242**

Country Walk CDD  
District Manager  
30400 COUNTRY POINT BLVD  
WESLEY CHAPEL, FL 33543-7202

Phone: 813-944-1001

**LOCATION 125242**

Country Walk CDD  
District Manager  
30400 COUNTRY POINT BLVD  
WESLEY CHAPEL, FL 33543-7202

Phone: 813-944-1001

**Time In:** 3/28/2023 10:57:00 AM  
**Time Out:** 3/28/2023 11:07:00 AM

**Customer Signature**

**Technician Signature**

Elizabeth Henderson  
**License #:**

Purchase Order	Terms	Service Description	Quantity	Amount
None	INVOICE - NET 30	Weekly service 8 PW stations	1.00	309.99
				<b>Subtotal</b> 309.99
				<b>Tax</b> 0.00
				<b>Total Due: 309.99</b>

**GENERAL COMMENTS / INSTRUCTIONS**

None Noted.

**Rizzetta & Company, Inc.**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

# Invoice

Date	Invoice #
4/1/2023	INV0000078879

**Bill To:**

COUNTRY WALK CDD (Meadow Woods)  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
April	Upon Receipt	00630

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,870.00	\$1,870.00
Administrative Services	1.00	\$510.00	\$510.00
Email Accounts, Admin & Maintenance	5.00	\$15.00	\$75.00
Financial & Revenue Collections	1.00	\$446.25	\$446.25
Landscape Consulting Services	1.00	\$650.00	\$650.00
Management Services	1.00	\$3,018.78	\$3,018.78
Website Compliance & Management	1.00	\$100.00	\$100.00
	Subtotal		\$6,670.03
	Total		\$6,670.03



RECEIVED  
04/03/23

Date	Invoice #
3/31/2023	INV0000078927

Countrywalk CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
March	Upon Receipt	00018

[illegible]

**Rizzetta & Company, Inc.**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

# Invoice

Date	Invoice #
3/31/2023	INV0000078956

**Bill To:**

Countrywalk CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
March	Upon Receipt	00018

[illegible]

**Rizzetta & Company, Inc.**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

# Invoice

Date	Invoice #
4/14/2023	INV0000079430

**Bill To:**

Countrywalk CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
April	Upon Receipt	00018

[illegible]

Rizzetta & Company, Inc.  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

RECEIVED  
04/18/23

Invoice

Date	Invoice #
4/18/2023	INV0000079453

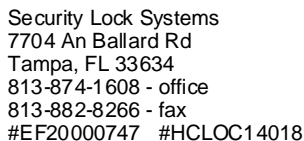
Bill To:

COUNTRY WALK CDD (Meadow Woods)  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
April	Upon Receipt	00630

Description	Qty	Rate	Amount
Excess Meeting Time (over contract limit) 4hrs 40min 4-13-2023	0.67	\$175.00	\$117.25
Subtotal			\$117.25
Total			\$117.25





04/04/23

Invoice Number: 1940  
 Invoice Date: Apr 1, 2023  
 Page: 1  
 Quote/Sales Order:

Country Walk Community Dev District  
3434 Colwell Avenue Suite 200  
Tampa, FL 33614

Rizzetta  
5844 Old Pasco Rd, #100  
Wesley Chapel, FL 33544

Customer ID	Customer PO	Payment Terms	
COUNTRY WALK		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			4/1/23

Quantity	Description	Unit Price	Line Item Amount
1.00	Maintenance Agreement for Current Month	324.21	324.21

Subtotal	324.21
Sales Tax	
Total Invoice Amount	324.21
Payment/Credit Applied	
<b>TOTAL</b>	<b>324.21</b>

Check/Credit Memo No:

Overdue invoices are subject to late charges.

**Please Include The Invoice Number On Your Check**

www.signarama-newtampa.com

Completed Date: 3/29/2023  
Payment Terms: Cash Customer  
**Payment Due Date: 3/29/2023****Created Date:** 3/22/2023**DESCRIPTION:** Country Walk - No Fishing Sign**Bill To:** Country Walk CDD  
30400 Country Point Blvd.  
Wesley Chapel, FL 33543**Pickup At:** Signarama of New Tampa  
30400 Country Point Blvd.  
Wesley Chapel, FL 33543**Ordered By:** Darryl Adams  
Email: darryla@rizzetta.com  
Work Phone: (813) 994-1001 x 7958  
Tax ID: 85-8012603986C-8**Salesperson:** Kathy Horner  
Email: info@signarama-newtampa.com  
Work Phone: 813-994-0101 x 102

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	12" x 18" Aluminum No Fishing Sign .080 aluminum with 3M print and UV lamination.	1	\$105.63	\$0.00	\$105.63

Invoices & Cancellation of Orders: Signs of Tampa Bay (Vendor) prepares your order according to your specifications. Therefore, prior to its commencement, your order is only cancelable with the Vendor's prior written consent. After commencement of your order (the point at which materials are ordered and work has begun), your order is non-cancelable. The Customer is Solely Responsible for Proofreading; Vendor does not assume any responsibility for the correctness of copy. Therefore, you must review and sign a proof prior to our commencement of your order. By signing your proof, you approve of its content and release the Vendor to commence the work. You are solely responsible for the content of the proof once it has been signed. Vendor's Liability: Vendor's total liability is hereby expressly limited to the services indicated on the invoice and Vendor will not be liable for any subsequent damages, consequential damages, or otherwise. All dates promised on this invoice are approximations unless the word "firm" is written and acknowledged by the Vendor. The minimum price for an order is \$85.00. Terms of Payment: Upon ordering, you must give Vendor a 50% deposit on anything over \$150.00. If the order is less than \$150.00, customer must pay in full. Your balance will be due upon completion, delivery and/or installation. Any payment with a credit card will be subject to a 3% convenience fee. We gladly will accept payment by cash, check, Zelle, or ACH to avoid such fees. Vendor may, at its sole discretion, extend credit terms to you upon approval. Collection Procedures: Invoices are considered delinquent thirty (30) days from the date that your order is completed. After the thirtieth day, a late charge of \$25.00, together with interest accruing at the rate of 1.5% per month, or the maximum rate allowable by law, is assessed. You shall be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees. If a payment is made by check and the check is returned or stopped, there will be an additional

<b>Subtotal:</b>	\$105.63
<b>Taxable Amount:</b>	\$0.00
<b>Taxes:</b>	\$0.00
<b>Grand Total:</b>	\$105.63
<b>Amount Paid:</b>	\$0.00
<b>BALANCE DUE:</b>	<b>\$105.63</b>

\$35 fee per check added to the invoice. Customer's Acceptance of Work: Customer's acceptance, either personal or through his/her agent(s) and/or employee(s) of the work ordered shall be deemed as full acceptance. This means that by accepting delivery of the work, customer affirms that the work substantially conforms to all expectations. For exterior signage if balance is not paid, it is understood that we have the right to re-enter the property to take down and pick up all signs specified in the contract; all signs are sole property of Signs of Tampa Bay until payment is received. Lost or Substantially Forgotten Work: If customer does not take possession of completed work within thirty (30) days from notification of completion, then the work will be considered lost or forgotten, and vendor will not be responsible for further loss. Customer will be billed and responsible for payment for work that has been completed. Photos and Videos: From time to time, Signarama New Tampa will take photographs and/or videos, during installation and surveys, at the customer site/property. These photos may include but are not exclusive to Signarama employees, products, and/or services offered by us. These photos and/or videos are the sole property of Signarama New Tampa and may be used for social media posts, publications, website advertisements, and marketing purposes. Unless otherwise written, release and consent will remain in effect until written documentation is submitted withdrawing the authorization. The customer will not receive any monetary compensation.

Thank you for your business - We appreciate it very much.

Please make check payable to Signs of Tampa Bay  
Thank you for your business - We appreciate it very much.



Steadfast Environmental, LLC  
AKA Flatwoods Environmental

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

RECEIVED  
04/03/23

Invoice

Date	Invoice #
4/1/2023	SE-22184

Please make all Checks payable to:  
Steadfast Environmental

Bill To
Countrywalk CDD 3434 Coldwell Avenue Suite 200 Tampa FL 33614

Ship To
SE1039 Countrywalk CDD Conservation Aquatics

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	SE1039 Countrywalk CCD Aquatics	
Quantity	Description		U/M	Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.			1,648.00		1,648.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Project Total Balance \$1,648.00 Customer Total Balance \$3,968.98

Total	\$1,648.00
Payments/Credits	\$0.00
Balance Due	\$1,648.00



Stellar Electrical Services LLC

**RECEIVED**  
04/24/23

# Invoice

PO Box 6972  
Spring Hill, FL 34611  
813-603-7514  
EC13007514

Date	Invoice #
4/24/2023	04132023001

Bill To
Country Walk CDD

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	U/M	Rate	Amount
	Pool Chemical Feeder Panel 2 Repair and Circuit Breaker Inspection Panels 1 and 2			
2.5	Labor		95.00	237.50
1	Service Charge		95.00	95.00
1	Fuel Surcharge		12.00	12.00
1	Material qty. 1 Weather Rated Metal Box Extension Adapter, qty. 1 Extra Duty Metal In-Use Cover, qty. 1 Weather Rated 20 Amp GFI Receptacle, qty. 1 Siemens 20 Amp QP 1-Pole Circuit Breaker, Wire Connectors, Screws		75.00	75.00
	<p>*** Pool Pump Sub-Distribution Panel #2 ***</p> <p>-Arrived on site and reviewed the scope of work with the maintenance man. The chemical feeder receptacle (20Amp 120Volt) is located inside the pool pump sub-distribution panel #2 is non-Working. The pools are being resurfaced and need a working 20-Amp 120-Volt receptacle to conduct the repair work. Removed the cover and the receptacle. Tested for voltage on the line and found none. Traced conduit back to the sub-panel and traced the wires in the sub-panel. Found chemical feeder receptacle circuitry conductors not connected to a circuit breaker. It appears that there were pump motor replacements at some point in time. The chemical feeder receptacle was powered from the previous pump motors' circuit breaker.</p> <p>-Installed new weather rated ground fault interrupting receptacle, WR metal box extension, WR extra-duty metal In-use cover, Siemens 20-Amp single pole receptacle. Made all termination and energized the circuitry. Verified proper function of the ground fault interrupting receptacle and 120-Volts. Advised the maintenance man on how to close the sub-panel to ensure weather rating.</p> <p>-The inspection of Sub-Distribution Panel #2 found evidence of previous water intrusion to the circuit breakers.</p>			
			<b>Total</b>	

Stellar Electrical Services LLC

PO Box 6972  
Spring Hill, FL 34611  
813-603-7514  
EC13007514

# Invoice

Date	Invoice #
4/24/2023	04132023001

Bill To
Country Walk CDD

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	U/M	Rate	Amount
	<p>*** Inspected the pool pump sub-distribution panel #1 ***</p> <p>-The inspection of Sub-Distribution Panel #1 found evidence of previous water intrusion to the circuit breakers. The 2-pole 240-Volt 60-Amp circuit breaker that supplies power to Sub-Panel #2 is Eaton Brand, which is the incorrect manufacturer for this Siemens Brand Sub-Panel.</p> <p>-The chemical feeder receptacle for pool pump sub-panel #1 is also non-working. Found chemical feeder receptacle circuitry conductors not connected to a circuit breaker. It appears that there were pump motor replacements at some point in time. The chemical feeder receptacle was powered from the previous pump motors' circuit breaker.</p>			
			<b>Total</b>	\$419.50

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

RECEIVED  
03/27/23

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT

C/O RIZZETTA & COMPANY

3434 Colwell Ave., Suite 200

Tampa, FL 33614

March 27, 2023

Client: 001033

Matter: 000001

Invoice #: 22861

Page: 1

RE: General Matters

For Professional Services Rendered Through March 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
2/22/2023	VKB	REVIEW EMAIL FROM DISTRICT MANAGER; REVIEW MEETING SUMMARY.	0.2	\$61.00
2/23/2023	VKB	REVIEW FINANCIAL STATEMENTS; REVIEW EMAIL FROM STAFF ACCOUNTANT RE: SAME.	0.2	\$61.00
3/8/2023	VKB	REVIEW AGENDA PACKAGE; TELECONFERENCE WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
3/9/2023	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	2.1	\$640.50
3/13/2023	WAS	REVIEW SCHEDULE FOR BUDGET SEASON.	0.1	\$30.50
3/14/2023	VKB	REVIEW FINANCIAL STATEMENTS; REVIEW EMAIL FROM STAFF ACCOUNTANT RE: SAME.	0.2	\$61.00
Total Professional Services			3.2	\$976.00

March 27, 2023  
Client: 001033  
Matter: 000001  
Invoice #: 22861

Page: 2

---

Total Services	\$976.00	
Total Disbursements	\$0.00	
Total Current Charges		\$976.00
Previous Balance		\$1,680.00
Less Payments		(\$1,680.00)
<b>PAY THIS AMOUNT</b>		<b>\$976.00</b>

***Please Include Invoice Number on all Correspondence***





727 688-2853

**You must confirm that you have received this contract and approve.**

This agreement is entered into between Buyer and Strictly Entertainment, Inc. The Buyer engages Strictly Entertainment, Inc. to provide the Artist(s) as musicians or entertainers on the terms and conditions below: Additional Terms & Conditions. All terms and conditions agreed to and accepted in the attachment.

**Buyer/Presenting Org.:** Country Walk CDD, 30400 Country Point Blvd., Wesley Chapel, FL 33543

**SE, Inc. Invoice:** # 4823

**Event Name:** Easter Egg Hunt

**Date:** Saturday 4/8

**Time:** 10:00 - 12:00 Noon

**ACT:**

1. Deluxe Easter Bunny with bench & props.
2. Face Painter
3. Easter Balloon Twister
4. Petting Farm Will be sure to include, Ducks, Chickens, Baby Goats, Bunnies

**Contact:** Angela or Ricardo 813 991-6102

**Location:** Country Walk CDD, 30400 Country Point Blvd. Wesley Chapel, FL 33543 - (813) 991-6102

**Directions:** Driver to use GPS

**Location:** Easter Bunny with nice set up inside the club house. Please advise locations for Face Painter, Easter Petting Farm, and Easter Balloon Twister

**Event Cost:** \$1575.

**Deposit :** \$787. Due Tuesday 2/28/2023

**Balance** \$788. Due Monday 3/27/2023

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

\*\*\*Please review the content of the contract and attached terms, print and return one copy via fax (813-872-0223) with YOUR SIGNATURE or Email your approval ASAP.



## INVOICE

**727 688-2853**

**PLEASE REMIT PAYMENT FOR THE FOLLOWING ENTERTAINMENT PROVIDED:**

**Buyer Name & Address:** Country Walk CDD, 30400 Country Point Blvd., Wesley Chapel, FL 33543

**Contract/Invoice #:** SE 4823

**Event Name:** Annual Easter Egg Hunt

**Date & Event:** Saturday 4/8/2023

**Acts:**

1. Easter Bunny
2. Easter Face Painter
3. Easter Balloon Twister
4. Easter Petting Farm

**Location:** Country Walk CDD, 30400 Country Point Blvd. Wesley Chapel, FL 33543 - (813) 991-6102

**Original Amount:** \$1575.

**Deposit Requested:** \$787. Due by Tuesday 2/28/23

**Balance Due:** \$788. Due by Monday 3/27/23

**Tax ID #:** 84-408917

**CHECKS PAYABLE TO:** Strictly Entertainment Tampa/ PO Box 18975 / Tampa, FL 33679

PLEASE MAIL PAYMENT IN TIME TO ARRIVE IN OFFICE BY DUE DATE ABOVE.

IN CASE OF EMERGENCY CALL OUR NUMBER: 727 688-2853

**We appreciate your business!**

[Info@blairentertainment.com](mailto:Info@blairentertainment.com)

[Melissa@strictlyentertainment.net](mailto:Melissa@strictlyentertainment.net)

**Blair 727 688-2853 Melissa 813 862-0300**

Suncoast Pool Service

RECEIVED  
04/03/23

# Invoice

P.O. Box 224  
Elfers, FL 34680

Date	Invoice #
4/1/2023	9184

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

P.O. No.	Terms	Project
April 2023	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming.  Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,060.00	1,060.00

Thank you for your business.

Phone #

(727) 271-1395

**Total**

\$1,060.00



Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
03/22/23		COUNTRY WALK CDD	
Billing Date	Sales Rep	Customer Account	
03/22/2023	Deirdre Bonett	113773	
Total Amount Due		Ad Number	
\$97.60		0000278091	

RECEIVED  
MAR 27 2023

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
03/22/23	03/22/23	0000278091	Times	Legals CLS	Budget Workshop	1	2x40 L	\$93.60
03/22/23	03/22/23	0000278091	Tampabay.com	Legals CLS	Budget Workshop AffidavitMaterial	1	2x40 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
03/22/23		COUNTRY WALK CDD	
Billing Date	Sales Rep	Customer Account	
03/22/2023	Deirdre Bonett	113773	
Total Amount Due		Ad Number	
\$97.60		0000278091	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

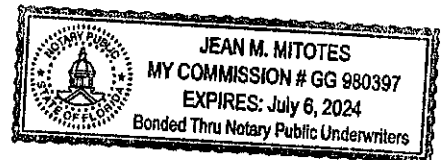
TIMES PUBLISHING COMPANY

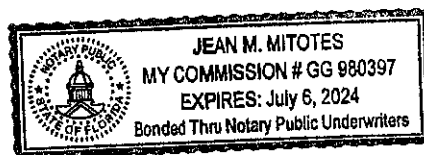
REMIT TO:

COUNTRY WALK CDD  
ATTN: RIZZETTA & COMPANY, INCL  
3434 COLWELL AVE SUITE 200  
TAMPA, FL 33614

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396







RECEIVED  
03/28/23

# INVOICE

## United Building Maintenance, Inc.

5928 Rotella Drive  
Wesley Chapel, Florida 33545  
Phone (813) 843-3332

INVOICE # 360  
DATE: 4/1/23

TO: Country Walk CDD  
3434 Colwell Ave Ste 200  
Tampa, Fla. 33614

FOR: Custodial Service  
AT Country Walk  
CDD

DESCRIPTION	# OF WEEKS	RATE PER WEEK	AMOUNT
Custodial Service AT Country Walk CDD For Month of April	4	\$175 <sup>00</sup>	\$700 <sup>00</sup>

Make all checks payable to:

TOTAL

\$700<sup>00</sup>

Thank you for your business!

Net  
10



# INVOICE

**Customer ID:****13-87611-82004**

Customer Name:

COUNTRY WALK CDD

Service Period:

04/01/23-04/30/23

Invoice Date:

03/23/2023

Invoice Number:

0838010-1568-2

**How to Contact Us****Visit [wm.com/MyWM](http://wm.com/MyWM)**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

**Customer Service: (800) 255-7172****Your Payment is Due****Apr 22, 2023**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

**Your Total Due****\$86.87**

If payment is received after  
04/22/2023: **\$ 91.87**

**Previous Balance**

86.87

+

**Payments**

(86.87)

+

**Adjustments**

0.00

+

**Current Invoice Charges**

86.87

=

**Total Account Balance Due****86.87****DETAILS OF SERVICE****Details for Service Location:**

Country Walk Cdd, 30400 Country Point Blvd, Wesley Chapel FL  
33543-7202

**Customer ID: 13-87611-82004****PO#: JOB MEADOWWOODS**

Description	Date	Ticket	Quantity	Amount
Service Discount	04/01/23		1.00	(5.00)
Lock	04/01/23		1.00	10.00
4 Yard Dumpster 1X Week (1)4YD W/LOCKS	04/01/23		1.00	81.87
<b>Total Current Charges</b>				<b>86.87</b>



----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA  
WM OF PASCO COUNTY  
PO BOX 42930  
PHOENIX, AZ 85080  
(800) 255-7172  
(813) 740-8408 FAX

Invoice Date	Invoice Number	Customer ID (Include with your payment)
03/23/2023	0838010-1568-2	<b>13-87611-82004</b>
Payment Terms	Total Due	Amount
Total Due by 04/22/2023	\$86.87	
If Received after 04/22/2023	\$91.87	

\*\*\* DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED \*\*\*

Your bank account will be drafted \$86.87.

1568000138761182004008380100000000868700000008687 2

10290C96

**COUNTRY WALK CDD**  
**3434 COLWELL AVE STE 200**  
**TAMPA FL 33614-8390**

Remit To: **WM CORPORATE SERVICES, INC.**  
**AS PAYMENT AGENT**  
**PO BOX 4648**  
**CAROL STREAM, IL 60197-4648**



WM

WM

EASY WAYS TO

Get More  
with My WM

Scan to enroll in AutoPay & Paperless Billing,  
manage your services, view your bill online, and  
and see your pick up ETA, all in one place.

Scan the QR code  
to get started today!

Visit [wm.com/MyWM](http://wm.com/MyWM)



☐ Check Here to Change Contact Info

List your new billing information below. For a change of service address, please contact **WM**.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ Check Here

If I enroll in Automatic Deducting money from my bank account, I understand that my bank could take 1-2 billing cycles to complete the payment until payment is received by the bank.

Email	
Date	
Bank Account Holder Signature	

**NOTICE:** By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to [RMCbankruptcy@wm.com](mailto:RMCbankruptcy@wm.com) or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)



# COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT

---

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

## Check Request

<b>Amount:</b>	\$ 250.00
<b>Rental:</b>	Clubhouse Deposit
<b>Event Date:</b>	3/25/23
<b>Payable To:</b>	Wicke Egbert 4955 Diamonds Palm Lp Wesley Chapel, FL 33543
<b>Reason:</b>	Request for Damage Deposit
<b>Requestor:</b>	Angela Savinon
<b>Directions for Check:</b>	Please mail refund check
<b>Requested on:</b>	3/27/23

# Country Walk Community Development District (CDD)

3400 Country Point Blvd • Wesley Chapel FL • 33543

Phone: 813-991.6102 • Fax: 813-991.6127



# COUNTRY WALK

## Clubhouse

### Private Event Rental Agreement

Today's Date:	1/18/23	Date Reserved For:	3/25/23
Time: (Includes set up and clean up)	1:00 TO 6:00	(5 hour Max)	
Type of Party:	Baby Shower	Number of Guests: (Event Capacity: 50)	40
Name:	Wicke Egbert		
Address:	4955 Diamonds Palm Loop. WC 33543		
Home Phone:	813-994-8760	Cell:	813-545-4888
Email Address:	wmaK0831@gmail.com		

**Fees:** (Office use only)

**Please use today's date if writing a check**

	Amount	Date Received	Check #, or indicate if paying by debit/credit
<b>Clubhouse Main Room Deposit:</b> ((\$250 Refundable Deposit) Checks made payable to: Country Walk CDD	\$250.-	1/18/23	192
<b>Clubhouse Main Room Rental Fee:</b> Resident: \$150 (5 hours) Non-Resident: \$300 (5 Hours) Checks made payable to: Country Walk CDD <b>Additional Fees:</b> Residents have the option to book parties for up to 2 hours past closing time <u>Monday through Saturday only</u> . This still falls within the 5 hour time limit and incurs an additional fee of \$25 per hour (residents) or \$50 per hour (non-residents) past operational hours.	\$150.-	1/18/23	193

**All deposits collected by check or money order will be deposited the same week that it was received. All debit/credit transactions will post to the renters account the same day. Rental deposit refunds will be issued within 30 days after the event has concluded if the deposit was paid by check. If paid by debit/credit, rental refunds will be issued within 5-7 business days.**

### Liquor License Vendor Policy

Alcohol is permitted at your event so long as you agree to the following: (1) You must use a Licensed Vendor (2) Before your event you must provide a copy of the Certificate of Liability Insurance listing Country Walk CDD, 30400 Country Point Blvd, Wesley Chapel, FL 33543 as the additional insured and showing a "Liquor Liability" on the certificate.

**Any use of alcohol at your event without this documentation could result in loss of deposit and cancellation of the event in progress!!**



# Country Walk CDD

## Check Log

Jan-23

Name	Event/Use Date of	Number Check	Amount	Deposit Room	Rent Room	Deposit Key	Other	Purpose Describe
Egbert Wicke	3/25/23	192	250.00					Clubhouse Deposit fee
Egbert Wicke	3/25/23	193	150.00					Clubhouse Rental fee
Wendy Pineo	3/25/23	3403	75.00					Pavilion Deposit
Emmanuel Udozorh	2/12/23	1034	75.00					Pavilion Deposit
Totals			550.00					

Grand Total =

Country Walk							
Withlacoochee Summary Bill 10270434							
03/06/23 to 04/05/23 *Auto Draft							
Account #	Bill Date	Amount	Due Date	Service Address	GL Code	Object Code	Credit
1442219	4/11/2023	\$6,193.32	4/28/2023	Public Lighting	53100	4307	
1442222	4/11/2023	\$164.03	4/28/2023	4354 Fresh Meadow Way Irrigation Well	53100	4301	
1442223	4/11/2023	\$104.81	4/28/2023	Country Point Blvd Irrigation	53100	4301	
1442224	4/11/2023	\$58.51	4/28/2023	30400 Country Pointe Blvd- Lights	53100	4301	
1442225	4/11/2023	\$462.00	4/28/2023	30400 Country Pointe Blvd - Clubhouse	53100	4301	
1442226	4/11/2023	\$918.93	4/28/2023	30348 Country Pointe Blvd -Pool	53100	4301	
1442227	4/11/2023	\$239.33	4/28/2023	30400 Country Pointe Blvd -Entrance	53100	4301	
1442228	4/11/2023	\$45.75	4/28/2023	30400 Country Pointe Blvd - Gatehouse	53100	4301	
1442229	4/11/2023	\$41.30	4/28/2023	Country Pointe Blvd - Bridge	53100	4301	
Total		<b>\$8,227.98</b>					

<b>53100</b>	4301	<b>\$2,034.66</b>	Entry Lights & Irrigation
	4307	<b>\$6,193.32</b>	Street Lights
<b>Grand Total</b>		<b>\$8,227.98</b>	

# SUMMARY BILLING

**Customer Name**  
COUNTRY WALK CDD

**Customer  
Number**  
10270434

**Bill Date**  
04/11/2023

RECEIVED

APR 14 2023

Account	Account Description	Reading		Rate	kWh	DMD	Balance Forward	Current Charges	Total Charges
		From	To						
1442219				PL			0.00	6,193.32	6,193.32
1442222		03/06	04/05	GS	1418		0.00	164.03	164.03
1442223		03/06	04/05	GS	740		0.00	104.81	104.81
1442224		03/06	04/05	GS	210		0.00	58.51	58.51
1442225		03/06	04/05	GS	4829		0.00	462.00	462.00
1442226		03/06	04/05	GS	10060	18	0.00	918.93	918.93
1442227		03/06	04/05	GS	2280		0.00	239.33	239.33
1442228		03/06	04/05	GS	64		0.00	45.75	45.75
1442229		03/06	04/05	GS	13		0.00	41.30	41.30
Subtotal:					19614	18	0.00	8,227.98	8,227.98

DO NOT PAY - Total amount will be electronically transferred on 04/28/2023.

Bill Date: 04/11/2023

Electronic Funds Transfer On: 04/28/2023

Total Charges Due: 8,227.98

District: OP06

DO NOT PAY

10270434  
COUNTRY WALK CDD  
NLS E HALLBERG  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390


OP06

\*\* Summary Bill \*\*



000144221900082279800082279805



Your Touchstone Energy® Cooperative   
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	2226487	Cycle	06
Meter Number	349028085		
Customer Number	10270434		
Customer Name	COUNTRY WALK CDD NILS E HALLBERG		

Bill Date	04/11/2023
Balance	1,033.77CR

**District Office Serving You**  
**One Pasco Center**

Service Address	30400 COUNTRY POINT BLVD
Service Description	POOL HEAT PUMP
Service Classification	General Service Non-Demand

### Comparative Usage Information

<u>Period</u>	<u>Average kWh</u>	
	<u>Days</u>	<u>Per Day</u>
Apr 2023	48	114
Mar 2023	0	0

**BILLS ARE DUE  
WHEN RENDERED**  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 2 7 0 4 3 4

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

**See Reverse Side For More Information**

## ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
02/16		04/05	5492				5492

```

Previous Balance
Payment
Balance Forward

```

RECEIVED

0.00

1,595.00CR

APR 14 2023


1,595.00CR

Customer Charge	39.16
Energy Charge 5,492 KWH @ 0.05017	275.53
Fuel Adjustment 5,492 KWH @ 0.03500	192.22
FL Gross Receipts Tax	12.99
State Tax	36.13
Pasco County Tax	5.20

Total Current Charges  
Current Balance

561.23  
1,033.77CR

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative   
P.O. Box 278 • Dade City, Florida 33526-0278

**Please Detach and Return This Portion With  
Your Payment To Ensure Accurate Posting.**

See Reverse Side For Mailing Instructions

**Bill Date: 04/11/2023**

District: OP06

Use above space for address change ONLY.

2226487  
COUNTRY WALK CDD  
NILS E HALLBERG  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

CP06

<b>TOTAL</b>	<b>1,033.77CR</b>
<b>Credit - DO NOT PAY</b>	

00022264870000000000000000000000002