



Rizzetta & Company

# **Country Walk Community Development District**

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**Board of Supervisor's  
Meeting  
September 11, 2025**

**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 Jane Kendall David Van De Griek	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary Assistant
<b>District Manager</b>	Angela Savinon	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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September 3, 2025

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

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Country Walk Community Development District will be held on **Thursday, September 11, 2025 at 6:00 p.m.**, at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543. The following is the final agenda for this meeting:

- 1. CALL TO ORDER / ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. STAFF REPORTS**
  - A. District Engineer ..... Tab 1
  - B. Aquatics Service Report ..... Tab 2
  - C. Landscape Inspections Analyst
    1. Review of Landscape Inspection Report ..... Tab 3
  - D. Review of Clubhouse Manager Report ..... Tab 4
  - E. District Counsel
  - F. District Manager
    1. Presentation of District Manager Report ..... Tab 5
  - G. District Chairman Report ..... Tab 6
- 5. BUSINESS ITEMS**
  - A. Consideration of Rizzetta District Management Services Contract . Tab 7
  - B. Consideration of Fountain Maintenance Proposals ..... Tab 8
  - C. Consideration of Playground Shade Removal and Installation Proposals ..... Tab 9
  - D. Consideration of Monument Gem Lights Proposals ..... Tab 10
  - E. Consideration of Poop 911 Pet Waste Proposals ..... Tab 11
  - F. Consideration of Egis Renewal Proposal 2025-2026 ..... Tab 12
- 6. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors Regular Meeting held on August 14, 2025 ..... Tab 13
  - B. Consideration of Operation and Maintenance Expenditures for July 2025 ..... 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.

Sincerely,  
*Angela Savinon*  
Angela Savinon

District Manager



## **Tab 1**

## **COUNTRY WALK CDD**

### **ENGINEER'S REPORT FOR SEPTEMBER 11<sup>th</sup>, 2025 BOARD MEETING**

#### Ongoing Projects Report and Updates:

##### **County Intersection Construction Project:**

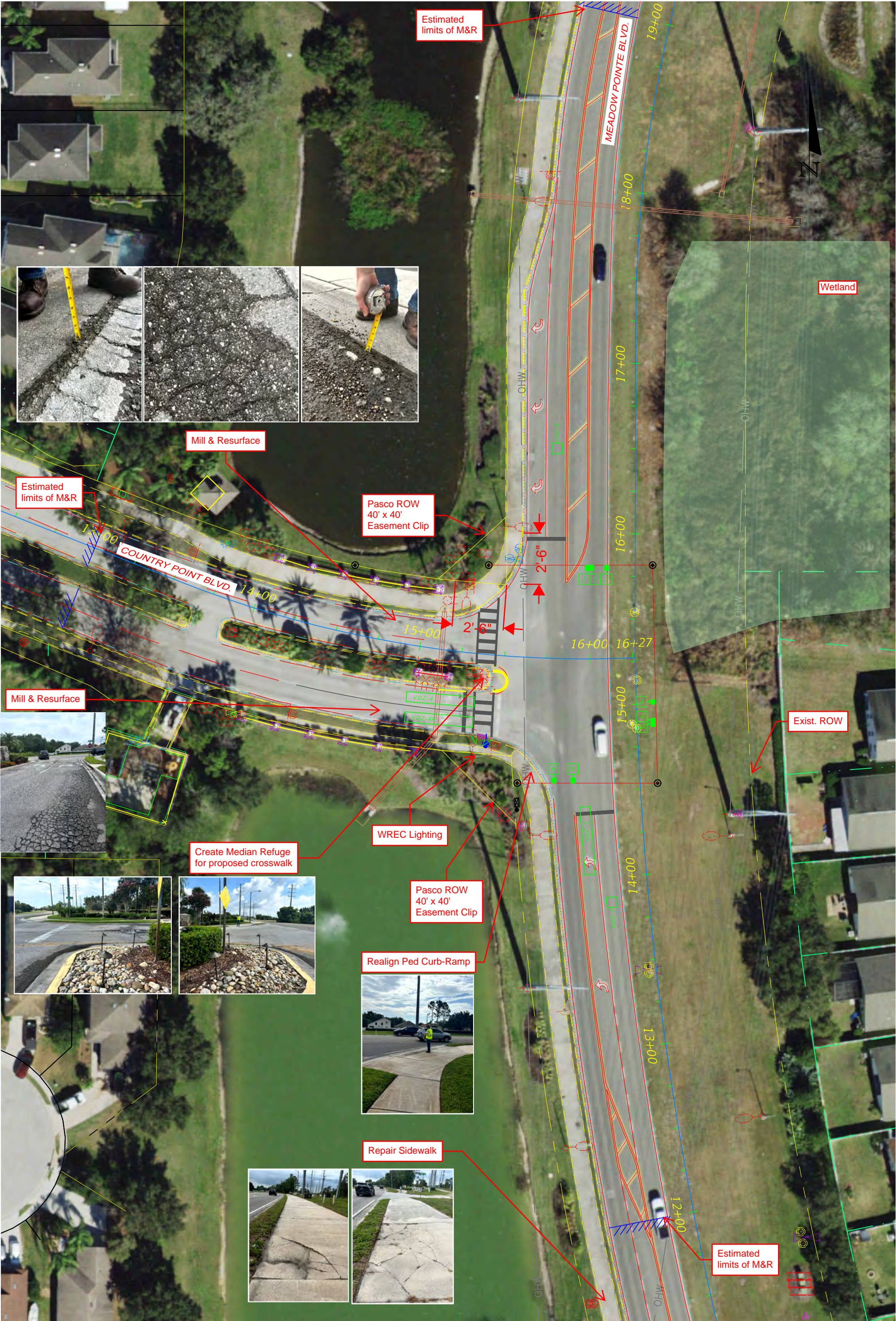
We have attached the most recent conceptual plan from the County and have received a preliminary milestone schedule. At this time the County is finalizing the preliminary design and scope and then will move on to County Staff Approval, BCC Approval and then full programming and design will begin.

##### **Pond 15A Inspection**

A site visit was conducted by BDi on 08/14/2025 to inspect the structures at ponds 15A, 16A & 16B as well as adjacent wetland 15. Overall, the wetland was dry, likely due to the area not yet recovering to the seasonal high-water table which is the highest level that groundwater naturally rises to in an area during the wettest part of the year. The sumps in ponds 16A & 16B had some water extending about 10 feet into wetland 15, but then it dried up. Pond 5B on the West side of Fresh Meadow takes on street stormwater from curb inlets that outfall into the pond, but this is not the case for Pond 15A on the East side of Fresh Meadow. Pond 15A takes on water from wetland 15 to the East as the water level rises in that wetland it overtops the swale to the East end of pond 15A, water then travels West through the pipes under Fresh Meadow and outfalls on the West side of pond 5B into the wetland to the West. As the water table rises and we get closer to the seasonal high, the wetland should start filling up and heavy rains will have the wetland water overspill to pond 15A, raising the level.



# Meadow Pointe Blvd. and Country Point Blvd. CONCEPT PLAN







## Technical Memorandum

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**Date:** 08/20/2025

**To:** Country Walk CDD

**Project Name:** Pond 15A Inspection

**From:** BDi Engineering

**Subject:** Site Visit – Inspection

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A site visit was conducted by BDi on 08/14/2025 to inspect the structures at ponds 15A, 16A & 16B as well as adjacent wetland 15. Overall, the wetland was dry, likely due to the area not yet recovering to the seasonal high-water table which is the highest level that groundwater naturally rises to in an area during the wettest part of the year.

The sumps in ponds 16A & 16B had some water extending about 10 feet into wetland 15, but then it dried up. Pond 5B on the West side of Fresh Meadow takes on street stormwater from curb inlets that outfall into the pond, but this is not the case for Pond 15A on the East side of Fresh Meadow. Pond 15A takes on water from wetland 15 to the East as the water level rises in that wetland it overtops the swale to the East end of pond 15A, water then travels West through the pipes under Fresh Meadow and outfalls on the West side of pond 5B into the wetland to the West.

As the water table rises and we get closer to the seasonal high, the wetland should start filling up and heavy rains will have the wetland water overspill to pond 15A, raising the level. We are experiencing this with other ponds like this in the area.

More pictures and videos from the inspection are available on request.



















## **Tab 2**



## Country Walk CDD Aquatics

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### Aquatic Treatment Report

August 2025

STEADFAST OFFICE:  
[WWW.STEADFASTENV.COM](http://WWW.STEADFASTENV.COM)  
813-836-7940



## Daily Logs List

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### Aug 14, 2025

**Job:** SE1039 Countrywalk CDD Conservation  
Aquatics

**Title:**

**Added By:** David Smeltz

**Log Notes:**

Treated ponds for:(Grasses&Algae)

8b,8C,3c,21a,31,26b,27a,28,24a,24b,25,1b,1a,2a,3b,3a,58,17a,9a,10a,5a,5b

**Weather Conditions:**

Partly cloudy with isolated storms

Thu, Aug 14, 2025, 1:39 PM



91°F

77°F

Wind: 6 mph

Humidity: 90%

Total Precip: 0.16"

**Attachments:** 13





Daily Logs List

Aug 19, 2025

**Job:** SE1039 Countrywalk CDD Conservation  
Aquatics

**Title:**

**Added By:** David Smeltz

**Log Notes:**

Treated pond 14 for slender spikerush

**Weather Conditions:**

Partly cloudy with isolated storms



91°F

74°F

Wind: 8 mph  
Humidity: 93%  
Total Precip: 0.1"

Tue, Aug 19, 2025, 8:35 AM

**Attachments:** 3





## Daily Logs List

Aug 28, 2025

**Job:** SE1039 Countrywalk CDD Conservation  
Aquatics

**Title:**

**Added By:** David Smeltz

**Log Notes:**

Treated ponds for:(Grasses and Algae)

8a,3D,3a,3b,2a,1a,1b,25,24b,24a,28,5a,5b,27a,27b,31,16b,15a,16a,14,21a,32,13a,10

**Weather Conditions:**

Partly cloudy with scattered storms

Thu, Aug 28, 2025, 1:39 PM



90°F

75°F

Wind: 4 mph

Humidity: 91%

Total Precip: 0.04"

**Attachments:** 12



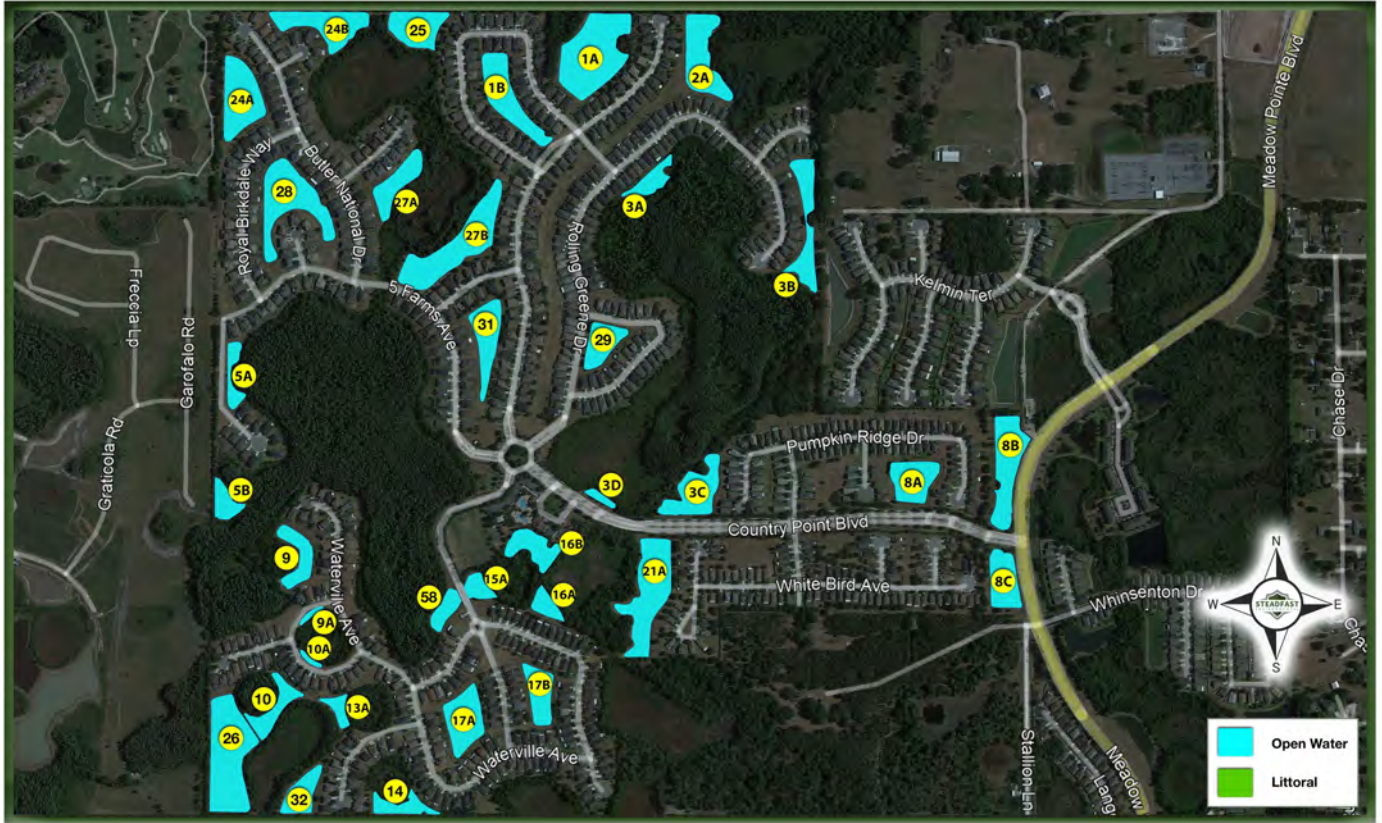




# Country Walk CDD

Country Point Blvd, Wesley Chapel, FL

Gate Code:



## **Tab 3**

# COUNTRY WALK

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## LANDSCAPE INSPECTION REPORT



August 19, 2025  
Rizzetta & Company  
Amiee Brodeen – Inspection Specialist  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management



# Summary, Amenities Center

## General Updates, Recent & Upcoming Maintenance Events

- The improvement in bed weed control is noticeable, and the detailing efforts are clearly showing. Please continue this level of care—at this pace, the property will be pristine in no time.
- Juniper must ensure that all tree lifting complies with community specifications: 15 ft minimum clearance over roadways and 10 ft minimum clearance in common areas. Please confirm ongoing adherence to these standards.

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 more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for Staff. **Bold underlined** is either info or questions for the BOS.

1. The planting beds near the small pavilion, west of the basketball courts, require detailing. Bitter melon vine is encasing the shrubs and ornamental grasses, and this needs to be removed to prevent further decline of the intended plant material. (Pic 1)



.... around the pool area for any fallen debris, and address promptly to maintain safety and cleanliness. (Pic 3)



2. Can you please provide the scheduled dates for cleaning the tree canopies of Spanish moss? There is an oak tree in the parking lot of the amenities center that is in particular need of attention, as it is beginning to defoliate. (Pic 2>)
3. This has been added to the proposal section. Please also note that the palms in this area are showing signs of imminent frond drop. Be vigilant during upcoming visits in and....



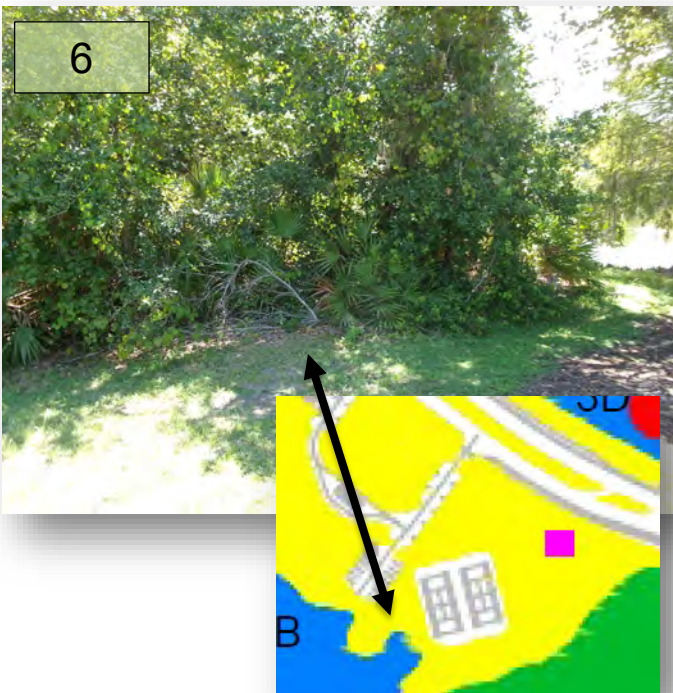


## Amenities Center, Pond 16B

4. This may have already been addressed since my last visit on 08/19, but please ensure the Robellini palms are pruned in accordance with the “9 o’clock to 3 o’clock” standard.
5. Again, this may have already been addressed, but the Parsons juniper is still overrun with stink vine. Please ensure this is fully removed during the next detailing event. (Pic 5)



6. East of the Amenities Center, please schedule a day to clean up along the natural area and the common area along Pond 16B. (Pic 6)



7. The silver buttonwood hedge on the east side of the tennis courts appears to have been missed for some time. The hedge is showing significant dieback, is overrun with weeds, and the bed edge has been lost. This area requires detailing, and the shrubs should be cut back to encourage healthy new growth. (Pic 7a, 7b)



8. There is an old pine tree that is completely dead and leaning toward Pond 16B. While it is not currently posing an immediate hazard, it should be added to the list of trees for monitoring. (Pic 8>)
9. Near the utility vinyl fencing area, the walkway is being overtaken by weeds that are taller than an average person. Please add this location to the detailing list and ensure it is addressed during the next event. (Pic 9>)

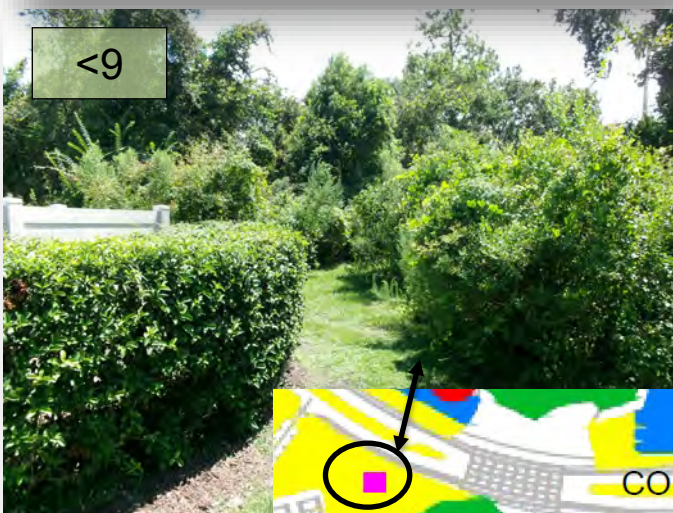


# Pond 21A, Country Point Blvd, Main Roundabout

10. Along the west side of Pond 21A, there are a few trees that require removal of Spanish moss from their canopies. (Pic 10a, 10b>)



11. West of the utility vinyl fencing (Pic 9), the shrub hedge is overrun with a variety of weeds, making it difficult to identify the intended plant material. This area requires thorough detailing to restore the original planting idea. (Pic 11)



12. In the main roundabout, the beds require immediate detailing. The phasey bean and railroad vine are beginning to overtake the firecracker shrubs and should be removed to restore the intended appearance of the planting. (Pic 12>)

13. In the same bed, please also prune and remove the suckering growth throughout the crape myrtles to maintain a clean and healthy appearance.





# Dog Park, Bermuda Dunes Way, Huntingdale Ct, Rolling Green Dr

14. The two Southern Magnolias that were recently removed near the dog park have not been backfilled. Please backfill both holes and ensure the drip lines are properly capped off until replacement plantings are finalized.

15. The strip at the cul-de-sac of Bermuda Dunes is being maintained well; however, there is an oak tree with a broken limb. During the next mowing event, please have the crew trim the broken limb and remove any epicormic branching.

16. Along the Huntingdale Ct cul-de-sac, I am continuing to monitor the property lines. As of my 08/19 visit, Esplanade has added mulch to each tree ring, which will help reduce soil runoff and erosion. A few trees remain leaning, but they are currently positioned toward the vinyl fencing.

17. The three river birches along Rolling Green Dr., on the west embankment of the pond, are in severe decline and are heavily covered with Spanish moss and dead stems. Please have the crew thoroughly clean and prune these trees, after which we can reassess whether replacement will be necessary. (Pic 17>)

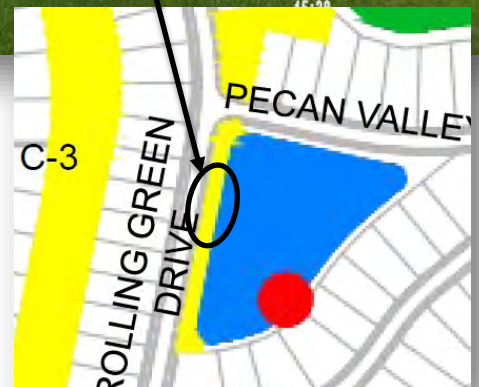
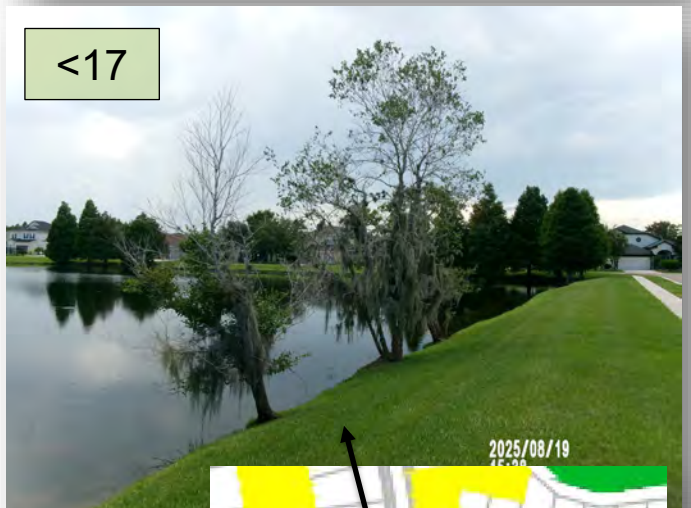
18. At the same pond referenced in Pic 17, the red maple is showing signs of stress in....

....the canopy. Please schedule a crew visit to remove the Spanish moss and prune any epicormic branching, after which we can reassess the tree's overall health. (Pic 18)

18



<17



<12



19. The median along Rolling Green requires detailing. Several areas contain tree saplings and large weedy growth. Please schedule a day for the crew to thoroughly detail and clean up all the medians along the large roundabout





# Portmarnock Way, Olympic Club, Pumpkin Ridge Dr

20. At the dead end of Portmarnock Way, several sections along the common area boundary require maintenance. Branches are leaning over from the preserve and should be limbed up to prevent encroachment. Once the trimming is completed, the area beneath should be mowed to maintain a clean and accessible appearance. (Pic 20a, 20b, 20c>)

20a



20b



<20c



22. The preserve line along the backside of Pumpkin Ridge continues to be overrun with weedy plant material and has not yet received the necessary maintenance. In particular, grapevine is actively spreading and....(nxt pg)

<21a



<21b



21. After reviewing the Pasco County Appraisal map, it has been confirmed that the CDD is responsible for maintaining the strip of plant material along Olympic Club. This area needs immediate attention. Several dead shrubs are present, weeds are scattered throughout the saw palmettos, and Spanish moss is heavily draped across both trees and shrubs. A site visit should be scheduled promptly to address these issues and restore the area. (Pic 21a>, 21b>)





# Country Point Blvd, Meadow Pointe

(cont.)... should be trimmed back promptly before it overtakes the area. Timely attention is needed to prevent further encroachment and maintain the integrity of the preserve boundary.

23. At the front entrance of Country Point, the crinum lilies needs the spent leaves trimmed out to improve the overall appearance.

24. South of the Country Walk exit, the loropetalum shrubs appear severely stressed, with foliage that looks dry and crispy. It seems they may have been pruned during peak heat, resulting in browning across the tops of the plants. This area should be evaluated for potential recovery steps or replacement if the damage is extensive. (Pic 24a, 24b)



25. At the small podium area on the north side of Country Point (just west of Pond 8B), the viburnum shrubs are heavily overgrown with weedy vines, including Virginia creeper, stink vine, and railroad vine. These vines are completely covering the tops of the shrubs and should be carefully removed to restore the health and appearance of the plant material. (Pic 25)



26. In the same area as Pic 25, the lilacs around the podium are ready to be sheared back to maintain their shape and health. Additionally, palm debris has been discarded beneath the lilacs and should be removed immediately to keep the area clean and prevent potential pest or disease issues. (Pic 26)





# Proposals

1. Conduct a full property assessment to identify and quantify all palm trees that are outside the current scope of service but require pruning. Provide a final count and submit a proposal for pruning these palms prior to the onset of more severe weather conditions. (Pic 1a, 1b)



.... Fresh Meadow. There are approx. 14 dead or declining pine trees. Inspection revealed small insect holes, potentially indicating pine bark beetle damage. Juniper, please propose removal of all existing pine trees (even the green-leaved pines) and replace them with more resilient native trees. I recommend installing seven (7) full 45-gallon Southern Red Cedar "Brodie" - *Juniperus silicicola*, planting at least 9 feet apart. This option must also include the construction of 7 8" – 10" earthen water saucer containing a 30 Gal. Gator Bag with a working flood bubbler inserted into the top of the bag, so the bag fills every time the irrigation zone runs, and the earthen saucer will help retain the extra water. Finished with pine straw for any exposed soil. Please provide the break down of costs. (Pic 3a, 3b>) (Cont. next pg)



2. Please provide a proposal for the breakdown and disposal of the fallen dead tree located west along Pond 8B, near Country Point and Meadow Pointe. The proposal should require tree removal, stump grinding, with all debris properly hauled away, and the site cleaned to ensure safety and visual clarity. (Pic 2>)
3. The large roundabout consisting of the following streets; Country Point, Rolling Green, Point O'Woods, Five Farms, and....



# Proposals

Common Name: Brodie Southern Red Cedar Tree

Scientific Name: *Juniperus Silicicola* 'Brodie'

Sunlight: Full sun

Watering: Water well every 2-3 days until established; frequency increases during hot months

Soil: Adaptable to any soil type

Hardiness Zones: 3-9

Growth Habit: Dense-columnar





## Tab 4

## Monthly Manager's Report – Country Walk



### Country Walk Community Development District (CDD)

Country Walk Clubhouse

30400 Country Point Blvd. O Wesley Chapel, FL O33543

Phone: 813-991.6102 O Fax: 813-991.6127

### Operations/Maintenance Updates & Date: August 2025

- All coffins were checked everyday and found to have no water intrusion
- A summary of the PCSO has been updated
- The PCSO September calendar has been updated
- Worked on Onboarding for new hire
- Collaborated with D/M to get front fountain repair appointment set and repaired
- Handled resident complaint about potholes and broken streetlight
- Worked with Boscos's pizza to fix billing issue from event
- Emailed Grand Hampton to see who services their ponds
- Took a ride out to English Turn way to check on a trampoline that was reported on CDD property, contacted resident to inform her it needs to be moved
- Made a memo for all off duty officers to check for street parking every night
- Went through entire portfolio of homes to verify we had all access cards weeded out as of Aug 1
- Completed first round of staff reviews- conferences pending
- Contacted outdoor movie company to work on fall schedule
- Met with Lauren from H-O-A to discuss some issues
- Worked on staff schedule and party list for month
- Met with Bob from Cooper pools to trouble shoot breaker that was blown and try to figure out error codes on heater 1 and 4
- Met with BDS cleaning company. They offered a free quote to keep on file



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- Helped Pete disassemble picnic bench at basketball court with plan to move the tennis bench to the basketball court
- Went through hours (changing in fall) with Chico and hiring process
- Went through menu for Christmas with cater
- Worked on marketing for upcoming events
- Worked with D/M to get warranty information for pool heaters and contact info
- Called Costena to come fix blown fuse 2 and 4 on pool pump
- Worked with Justin at MP3 to work on new hire process
- Called Aqua Cal to discuss warranty and cost of service call
- Set up and sent marketing for kids are back in school event
- Called Chris at Grand Hampton about fountain company, he has his currently out for bid they are going with Solitude
- Emailed David Fernandez fire Marshal about follow up
- Met with resident to discuss Japanese Calligraphy class we will host in October
- Ordered new lock for pool gate that was jammed
- Spoke with Welsh tennis courts to follow up about pickleball proposal we are submitting at next meeting
- Emailed Lets Jump Events at obtain a quote for corn maze
- Trip to Sams club to get supplies for Wednesday event
- Trip to Walmart for supplies for Wednesday event
- Aqua Cal came out to service heaters 1 and 4
- Called Bliss to obtain a quote removal of shade sail in event of hurricane
- Called Creative Shade to obtain a quote for removal of shade sail in event of hurricane
- Worked with H.R to facilitate second new hire onboarding
- Attended Events committee meeting for August
- Worked on training of a new employee
- Spoke with resident on Rolling Green and Juniper to discuss mowing issue



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- Spoke with HVAC company to inquire about service contract
- Home Depot run to buy closet shelf supplies
- Spoke with Jolene from Creative Shade to obtain a quote for removal and re-install on playground shades in case of hurricane
- Spoke with Watergrass to get information on company that installed their lights
- Called Mark at Nebula to obtain a quote for the permanent lights
- Obtained quote from Bliss to remove shade sail on park
- Reached out to Tim Gay for 3<sup>rd</sup> quote on permanent lights
- Had a meeting with new amenities manager to discuss hiring and review process and meet face to face
- Spoke with resident about tree limb hanging over sidewalk on English turn way on the Colony Park side. Went and took pictures and submitted to HOA
- Spoke with vendor for events timelines and what talents are free
- Completed schedule for next 3 weeks and payroll
- Hosted last Resident Appreciation series (for adults, kids are back in school)
- Order processed with Clean Sweep for supplies
- Onboarded second new employee
- Spoke with Tim Gay for appointment for Gemlights on monument
- Met with dot art vendor for information on hosting art class
- Spoke with Jorge at Juniper about pool deck maintenance, spraying weeds and edging the tennis courts
- Emailed Blair following up on Fall event
- Emailed Sharkys to get information for fall event
- Followed up with Costena for breaker repair
- Worked with resident for gym access issue with teen son
- Called residents that were not happy with card switch over
- Created Marketing for three fall events



- Met with second lighting company to obtain gem light quote
- Ordered rope for life rings
- Did a full inspection of grounds with Pete to check and note items that need to be addressed
- Emailed Miracle playground for slide replacement part quote
- Went out to 4308 English Turn way to take photos of CDD land that received complaint
- Worked on training new staff members
- Cooper pool came to scrub rust stains off bottom of pool
- Emailed Creative shade for written quote to remove shade sails in event of hurricane
- Contacted Laker/ Lutz news for AD for yard sale
- Ordered and replaced ropes for lifesavers on pool deck as they disintegrated
- Send email and phone follow up for fountain repair
- Worked with event company to receive a quote for activities for Fall Fest
- Called bug company to ask about frequency of service and pop in service
- Worked with Cooper to set them up with new gate key and set new employee up with phone access
- Completed marketing for events in fall, changed marquee and printed posters for boards
- Ordered no parking sign for Dylan Thomas
- Completed end of month reports
- Balanced square log and credit card logs
- Obtained written quote for shade sail removal from Bliss
- Ordered pumpkins and supplies for Fall Fest event
- Followed up with Blair (strictly) for deposit
- Worked on getting documents (w-9 and COI) for inflatable company
- Continued closing procedures training with new employees
- Set up spreadsheets and all material for bingo night and Japanese Calligraphy class
- Worked with Japanese Calligraphy teacher to establish supply list



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- Worked with Megan to finish up monthly email blast newsletter
- Established dates with movie vendor and set movies for Oct and Dec
- Walked grounds with Pete to discuss future projects and a “winter check list”
- Called Alarm company to correct chain of communication as we had a power outage and the correct chain was not followed
- Worked with Fire Marshal to get updated Occupancy limits
- Worked with Danny from DCSI after power outage to fix tennis gate and Paxton system
- Followed up with Clean Sweep as we were sent wrong product, they processed exchange
- Started process of going through all old resident files to contact house to see if they want to come in and set up Paxton. We are also weeding out all old paperwork (tenants that have moved out)

### **Maintenance Accomplishments**

- Trimmed more brush around pool pump area
- Disassembled picnic table on basketball court
- Disassembled picnic table on tennis court and moved to basketball court
- Cleaned up invasive vines growing up fence on dog park fences and gates
- Cleaned and washed all signs on property with iron out. All pool deck signs and no fishing signs
- Cleaned out downspouts after heavy rains
- Adjusted sticking gate (pool to playground)
- Cleaned dog park (resident complaint about waste)
- Tested burnt out lights in women’s pool bath – fix pending order of ballast
- Moved old picnic table to dumpster



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- Fixed windscreens on tennis court
- Removed décor from Back-to-School party and took trip to guard house
- Measured closet for organization (kitchen, hall supply and store room)
- Fixed mirror that was not hung correctly on wall and came loose
- Installed struts on family pool coffins to eliminate safety hazard
- Phone conference and trouble shoot with AquaCal to figure out HP5 that is reoccurring on heater 1 and 4
- Met with Cooper pools to get opinion on heater issue while they were here looking at breaker issue for pool pumps
- Worked with Al from Costena to get breaker 2 and 4 fixed for the pool pumps
- Cleaned out supply closet as we had a leak from an old cleaning product
- Checked pool coffins every day for water intrusion
- Assembled cart for folding chairs
- Applied WD40 on gate lock for pool pump as it was sticking for Cooper
- Cleared out contents from pool bar closet to begin reorganizing effort
- Finished installing struts on last pool coffin. This will put less stress on fiberglass and help longevity and safety of workers
- Met with repair tech from AquaCal to discuss issues and oversee repairs to heater 1 and 4's Capacitors
- Trip to Home Depot for closet storage supplies
- Installed new shelves in maintenance closet, three for cleaning supplies
- Fixed camera that was malfunctioning on pool bar that was wet
- Fixed aerator in gym bath sink after resident notified of issue
- Scrubbed treadmill after resident used and left sweat all over three machines
- Mixed drying powder with tiki lights for disposal, one leaked in pool closet
- Cleaned out pool drains per request from CDD meeting
- Freed Downspouts from debris from heavy rains this week



- Scrubbed bottom of pool (stained from broken seeds stepped on) the storms have blown allot in the pool
- Assembled storage shelf for storage room
- Cleaned tennis courts (picked up all debris stuck in fence from daily leaf blowing)
- Serviced A/C which was not working. Used vacuum on drain line and poured vinegar down, A/C fired back up
- Removed valances from storage room
- Cleaned pool deck everyday as the berries are falling on the chairs
- Tested and cleared all channel drains on pool deck and entrance
- Did monthly deep cleaning of pool furniture
- Replaced screen in one of the channel drains
- Reorganized utility closet after installing new shelves to make it more user friendly for party rentals
- Cleaned the Lanai ceiling with brush and hose
- Removed air intake grate and cleaned and painted (located outside kitchen door)
- Removed door handle from lanai door (TV room) as it was malfunctioning
- Cleaned up the door plate where handle was removed
- Spoke with Juniper to coordinate a tennis court clean up next week
- Started deep cleaning doors on lanai
- Met with Al from Costena to oversee breaker repair and verify pump went back on
- Reorganized shed as there is a leak in the roof needed to move items and dry out
- Replaced some of the screening around pool deck drains and did another round of cleaning out as rains are heavy and spots are pooling
- Replaced Ballast in pool bathroom
- Spent time looking for shut off valve for the pool baths, as we found blueprints and now have a location
- Replaced ropes on life preservers as they were worn out
- Cleaned gum off gym floor with no damage



Rizzetta & Company



- Cleaned fence along family pool as it was full of caterpillar larvae pods
- Touched up paint in gym where the resident had scuffed it and filled few holes
- Cleaned pine needles out of gutters in pavilion
- Replaced two fluorescent bulbs in gym
- Replaced filler valve in toilet in women's pool bath
- Trip to Warwick Hills to photograph sign
- Mule run to clean up garbage in community and scrub Marquee
- Fixed resident concerns with rowing machine(error code) and replaced battery
- Fixed outdoor garbage can lid that was cracked
- Worked on some mulch removal around pool equipment so bottom edge of fence is visible
- Walked pool deck and got rid of mushrooms and few weeds from rain
- De-ironed spots on pool deck
- Cleaned pavilion floor in hope of a few dryer days to paint floor

#### **Projected Maintenance Projects:**

- Repaving parking lot.

#### **Vendor Site Visits Performing a Service:**

- Insect IQ on site to perform by- monthly maintenance September 3rd 2025

#### **Off Duty Sheriff Reports:**

- See attached file for patrol details.

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



Rizzetta & Company

- All inspections were performed on August 29 , 2025

**Facilities Usage:**

- Country Walk CDD met in the clubhouse lobby on August 14<sup>th</sup>
- 0 Private parties held at the clubhouse.
- 1 Private parties held at the pavilion.
- 1 Private party held at the pool bar.
- Mahjong Group Wednesday 6pm- 8:30pm
- Dance Class Tues 11-1pm, Mon 4-6
- Adult Meetup every Thursday 11:30am- 2:30pm

**Resident Square Payment Log:**

- See attached files for Monthly Financial Transactions

**Upcoming Events:**

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

- None to report.

**Resident Requests: Keep Events going**

**Clubhouse Employee hours used August 1<sup>st</sup> – August 29<sup>th</sup>**  
750.00



Rizzetta & Company



Rizzetta & Company



Pasco Sheriff's Office  
ATTN: Secondary Employment Office Administrator  
7432 Little Road  
New Port Richey, FL 34654

## COUNTRY WALK CDD

The below is a consolidated daily report of all the deputies that worked the COUNTRY WALK CDD\* Community (Security) detail on 8/4/2025

Deputy: **FITTS, DEREK (4982)**

Position: Community (Security)

Scheduled Time 5:00PM - 11:00PM

Actual Time 5:00PM - 11:00PM

Display Text	Answer Text1
Event Number:	2025-458502
Who did you contact upon arrival?	Clubhouse staff
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	150min
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	3 warning for street parking
Please document a detailed Narrative of events that took place during your detail:	The majority of the time was spent running radar at various locations throughout the community. The majority of motorists were with 7mph of the posted speed limit. I was made aware they were having issues with people parking in the road in the fresh meadow section specifically Dylan Thomas St. I issued two warnings to vehicles that were in the road that had not been previously warned and gave another warning to another vehicle in Fresh Meadow area as well. There were no other major incidents that occurred during this shift.



Pasco Sheriff's Office  
ATTN: Secondary Employment Office Administrator  
7432 Little Road  
New Port Richey, FL 34654

#### **COUNTRY WALK CDD**

**The below is a consolidated daily report of all the deputies that worked the COUNTRY WALK CDD\* Community (Security) detail on 8/7/25**

Deputy: **KEENE, JUSTIN (5802)**

Display Text	Answer Text1
Event Number:	2025465871
Who did you contact upon arrival?	Upon arrival, I made contact with staff in the lobby. I then conducted patrols of the community throughout the detail maintaining a highly visible position. I did not observe any signs of suspicious activity. I did not observe anyone trespassing at the amenities or fishing in the community ponds. While on the detail no calls for service occurred. I also conducted speedometer calibrated enforcement and did not observe any violations at this time. I did not observe any other violations. It should be noted it rained throughout the evening keeping activity low.
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, additional event numbers:	0
Please document a detailed Narrative of events that took place during your detail:	Upon arrival, I made contact with staff in the lobby. I then conducted patrols of the community throughout the detail maintaining a highly visible position. I did not observe any signs of suspicious activity. I did not observe anyone trespassing at the amenities or fishing in the community ponds. While on the detail no calls for service occurred. I also conducted speedometer calibrated enforcement and did not observe any violations at this time. I did not observe any other violations. It should be noted it rained throughout the evening keeping activity low.
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	n/a



Pasco Sheriff's Office  
ATTN: Secondary Employment Office Administrator  
7432 Little Road  
New Port Richey, FL 34654

### **COUNTRY WALK CDD**

**The below is a consolidated daily report of all the deputies that worked the COUNTRY WALK CDD\* Community (Security) detail on 8/10/2025**

Deputy: **MILLAN, AYDAN (7474)**  
Position: Community (Security)  
Scheduled Time 5:00PM - 11:00PM  
Actual Time 5:00PM - 11:00PM

Display Text	Answer Text1
Event Number:	2025471855
Who did you contact upon arrival?	Clubhouse staff
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	1 hour
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	Parking warnings
Please document a detailed Narrative of events that took place during your detail:	Conducted patrols of the area, enforced traffic and parking violations, and established presence in the area.
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	N/A





Pasco Sheriff's Office  
ATTN: Secondary Employment Office Administrator  
**7432 Little Road**  
New Port Richey, FL 34654

## **COUNTRY WALK CDD**

**The below is a consolidated daily report of all the deputies that worked the COUNTRY WALK CDD\* Community (Security) detail on 8/13/2025**

Deputy: **FITTS, DEREK (4982)**

Position: Community (Security)

Scheduled Time 7:00PM - 1:00AM

Actual Time 7:00PM - 1:00AM

Display Text	Answer Text1
Event Number:	2025-479826
Who did you contact upon arrival?	Clubhouse house staff
Number of field interview reports:	0
Number of parking tickets:	6 warnings
Amount of time running radar:	150 min
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	4 written warning, 2 verbal warnings
Please document a detailed Narrative of events that took place during your detail:	The majority of the time was spent running radar at various locations throughout the community. The majority of traffic was within 7mph of the posted speed limit. I issued 4 warnings to vehicles that had not been previously warned. I made contact with the residents at two locations and told them to move their vehicles out of the roadway. There were no major incidents that occurred during this shift.
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	N/A



Pasco Sheriff's Office  
ATTN: Secondary Employment Office Administrator  
**7432 Little Road**  
New Port Richey, FL 34654

## COUNTRY WALK CDD

**The below is a consolidated daily report of all the deputies that worked the COUNTRY WALK CDD\* Community (Security) detail on 8/16/2025**

Deputy: **ASTORQUIZA, ASHLEY (6260)**

Position: Community (Security)

Scheduled Time 5:00PM - 11:00PM

Actual Time 5:00PM - 11:00PM

Display Text	Answer Text1
Event Number:	2025486652
Who did you contact upon arrival?	Upon arrival I made contact with staff at the clubhouse
Number of field interview reports:	N/A
Number of parking tickets:	N/A
Amount of time running radar:	N/A
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	N/A
Please document a detailed Narrative of events that took place during your detail:	Upon arrival, I checked in with a staff member at the clubhouse. I was made aware of parking issues on Dylan Thomas and was requested to check the pool area between 2000 - 2100 hours. I did not observe any suspicious people or activity in or around the pool area throughout the shift. I conducted a directed patrol on Dylan Thomas and advised a resident to move her two vehicles onto her driveway, otherwise a citation would be issued. I did not observe any other vehicles parked on the street on Dylan Thomas. I conducted a directed patrol throughout Country Walk and was present at the front of the neighborhood in order to deter speeding coming in and out.
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES



Pasco Sheriff's Office  
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7432 Little Road  
New Port Richey, FL 34654

### COUNTRY WALK CDD

The below is a consolidated daily report of all the deputies that worked the COUNTRY WALK CDD\* Community (Security) detail on 8/19/2025

Deputy: **VANCE, NICHOLAS (7658)**  
Position: Community (Security)  
Scheduled Time 5:00PM - 11:00PM  
Actual Time 5:00PM - 11:00PM

Display Text	Answer Text1
Event Number:	2025493337
Who did you contact upon arrival?	On-site manager
Number of field interview reports:	N/A
Number of parking tickets:	N/A
Amount of time running radar:	N/A
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	N/A
Please document a detailed Narrative of events that took place during your detail:	<p>I arrived at Country Walk Cdd, and spoke with the manager in the clubhouse that I arrived.</p> <p>I patrolled several sections of the neighborhoods, where I did not observe any suspicious persons/activity.</p> <p>I conducted foot patrols around the park area, where I did not observe any suspicious persons/activity.</p>
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	N/A



Pasco Sheriff's Office  
ATTN: Secondary Employment Office Administrator

**7432 Little Road**

New Port Richey, FL 34654

**COUNTRY WALK CDD**

**The below is a consolidated daily report of all the deputies that worked the COUNTRY WALK CDD\* Community (Security) detail on 8/22/2025**

Deputy: **GROVES, JENNIFER (7096)**

Position: Community (Security)

Scheduled Time 7:00PM - 1:00AM

Actual Time 7:00PM - 1:00AM

Display Text	Answer Text1
Event Number:	2025500754
Who did you contact upon arrival?	clubhouse staff
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	n/a
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	0
Please document a detailed Narrative of events that took place during your detail:	Upon arrival I met with front desk staff who alerted me of complaints made towards a resident illegally parking on the street located on Dylan Thomas Circle. I drove through the area and observed two vehicles parked in the street and the garage door open. It appeared the residents were home. Throughout my shift while patrolling the neighborhood, I observed multiple vehicles parked on the street. No parking cards were utilized. I monitored the clubhouse and did not see anyone trespassing after hours. I observed multiple vehicles speeding in/out of the community above the posted speed limit, when I parked in visible sight, vehicles slowed down. I did not observe criminal activity throughout the course of my shift.



Pasco Sheriff's Office  
ATTN: Secondary Employment Office Administrator

**7432 Little Road**

New Port Richey, FL 34654

## **COUNTRY WALK CDD**

**The below is a consolidated daily report of all the deputies that worked the COUNTRY WALK CDD\* Community (Security) detail on 8/25/2025**

Deputy: **BREWER, MATTHEW (3022)**

Position: Community (Security)

Scheduled Time 5:00PM - 11:00PM

Actual Time 5:00PM - 11:00PM

Display Text	Answer Text1
Event Number:	2025506468
Who did you contact upon arrival?	I made contact with office staff.
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, additional event numbers:	see below
Please document a detailed Narrative of events that took place during your detail:	Upon arrival, I arrived at the clubhouse and spoke to the on duty manger and inquired about issues in the community. I patrolled the community to include the guard house, dog-park, tennis courts and ponds. I also conducted foot patrols of the pavilion, playground, basketball court, soccer field and pool area. I conducted traffic enforcement along Country Point Blvd. I repeated these activities throughout my shift. I did not observe any suspicious activity during this shift.
Was the PSO manpower assigned to the detail sufficient? If no, please provide details and a recommendation for future details.	YES
List any facts, circumstances, or information Extra Duty Admin should be aware of if this detail becomes reoccurring.	N/A



Square Terminal Log  
Aug-25

812.90	\$225.00	\$100.00	487.90
--------	----------	----------	--------



[Send Receipt](#)



## \$45.50 Payment

Aug 1, 2025 11:17 am

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: [Point of Sale](#)

Sale attributed to: Untracked team member

<b>Tippi Toes</b>	\$45.50
<b>Regular</b>	

<b>TOTAL</b>	<b>\$45.50</b>
--------------	----------------

Visa 0966	\$45.50
-----------	---------

Aug 1, 2025 11:17 am

[Receipt #po0L](#)

\$44.17 Transferred ⓘ

Fees: Tapped 2.60% + \$0.15 (\$1.33)

[Learn more about fees](#)

[Send Receipt](#)

...

# \$10.00 Payment

Aug 2, 2025 5:07 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: [Point of Sale](#)

Sale attributed to: Untracked team member

Paid by: [Karol Angleno](#)

<b>Reserved Parking Pass</b>	<b>\$10.00</b>
<b>Regular</b>	

<b>TOTAL</b>	<b>\$10.00</b>
--------------	----------------

Visa 7608	\$10.00
-----------	---------

Aug 2, 2025 5:07 pm

[Receipt #tgVY](#)

\$9.59 Transferred ⓘ

Fees: Tapped 2.60% + \$0.15 (\$0.41)

[Learn more about fees](#)

[Send Receipt](#)

...

Maddox,  
Angela  
7/12/25

PENDING REFUND

## \$100.00 Refund

Aug 4, 2025 9:22 am

Issued at: Country Walk CDD

Source: Point of Sale

Resident wants full refund do to rain

Pool Bar Party Rental Fee

(\$100.00)

Regular

TOTAL

(\$100.00)

Visa 0233 (VISA CARDHOLDER)

(\$100.00)

Aug 4, 2025 9:22 am

[Receipt #LP5S](#)

## \$75.00 Refund

Jul 14, 2025 9:22 am

Issued at: Country Walk CDD

Source: Point of Sale



Deposit refunded after completion of event per policy

Pool Bar Party Deposit (\$75.00)

Regular

TOTAL (\$75.00)

Visa 0233 (VISA CARDHOLDER) (\$75.00)

Jul 14, 2025 9:22 am

[Receipt #LP5S](#)

\$75.00 Deducted ⓘ

[How do refunds work?](#)

## \$175.00 Payment

May 25, 2025 1:35 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: [Point of Sale](#)

Sale attributed to: Untracked team member

Paid by: [Angela Maddox](#)

Pool Bar Party Deposit \$75.00

Regular

Pool Bar Party Rental Fee \$100.00

Regular

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

Visa 0233 (VISA CARDHOLDER)	\$175.00
-----------------------------	----------

May 25, 2025 1:35 pm

[Receipt #LP5S](#)

\$170.30 Transferred ⓘ

Fees: Tapped 2.60% + \$0.15 (\$4.70)

[Learn more about fees](#)

[Send Receipt](#)



## \$286.00 Payment

Aug 7, 2025 6:34 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: [Point of Sale](#)

Sale attributed to: Untracked team member

Paid by: [Vladislav Shumakov](#)

**Tennis Instructor**

\$286.00

**Regular**

**TOTAL**

**\$286.00**

Visa 8251

\$286.00

Aug 7, 2025 6:34 pm

[Receipt #TpSB](#)

\$278.41 Transferred ⓘ

Fees: Tapped 2.60% + \$0.15 (\$7.59)

[Learn more about fees](#)



[Send Receipt](#)



## \$146.40 Payment

Aug 7, 2025 6:35 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: [Point of Sale](#)

Sale attributed to: Untracked team member

Paid by: [Vladislav Shumakov](#)

**Tennis Instructor**

\$146.40

**Regular**

**TOTAL**

**\$146.40**

Visa 8251

\$146.40

Aug 7, 2025 6:35 pm

[Receipt #dWmd](#)

\$142.44 Transferred ⓘ

Fees: Tapped 2.60% + \$0.15 (\$3.96)

[Learn more about fees](#)

[Send Receipt](#)

... Solt, Joshua  
Date of Event  
9/20/25

PENDING REFUND

## \$750.00 Refund

Aug 10, 2025 12:16 pm

Issued at: Country Walk CDD

Source: Point of Sale

Canceled party due to going over capacity

Clubhouse Party Deposit

(\$250.00)

Regular

Clubhouse Party Non Resident Rental Fee

(\$500.00)

Regular

TOTAL

(\$750.00)

Discover 6033 (JOSHUA L SOLT)

(\$750.00)

Aug 10, 2025 12:16 pm

[Receipt #dklr](#)

## \$750.00 Payment

Jul 28, 2025 6:11 pm

Collected at: Country Walk CDD  
Device: Square Terminal 0464  
Order Source: [Point of Sale](#)  
Sale attributed to: Untracked team member  
Paid by: [Joshua Solt](#)

Clubhouse Party Deposit	\$250.00
Regular	

Clubhouse Party Non Resident Rental Fee	\$500.00
Regular	

TOTAL	\$750.00
-------	----------

Discover 6033 (JOSHUA L SOLT)	\$750.00
-------------------------------	----------

Jul 28, 2025 6:11 pm

[Receipt #dklr](#)

\$730.35 Transferred ⓘ

Fees: Dipped 2.60% + \$0.15 (\$19.65)

[Learn more about fees](#)



[Send Receipt](#)

... Beckstead,  
Anne  
Event 8/9/25

PENDING REFUND

## \$100.00 Refund

Aug 10, 2025 12:20 pm

Issued at: Country Walk CDD

Source: Point of Sale

Deposit returned after completion of event per policy

Pavilion Party Deposit	(\$100.00)
Regular	

TOTAL	(\$100.00)
-------	------------

MasterCard 9625 (ANNE BECKSTEAD)	(\$100.00)
----------------------------------	------------

Aug 10, 2025 12:20 pm

[Receipt #Niwl](#)

## \$175.00 Payment

Jul 1, 2025 9:27 am

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: [Point of Sale](#)

Sale attributed to: Untracked team member  
Paid by: [Anne Beckstead](#)

Pavilion Party Deposit	\$100.00
Regular	

Pavilion Rental Fee	\$75.00
Regular	

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

MasterCard 9625 (ANNE BECKSTEAD)	\$175.00
----------------------------------	----------

Jul 1, 2025 9:27 am

[Receipt #Niw1](#)

\$170.30 Transferred ⓘ

Fees: Dipped 2.60% + \$0.15 (\$4.70)

[Learn more about fees](#)

[Send Receipt](#)

...

Event  
9/16/25

## \$175.00 Payment

Aug 14, 2025 5:13 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: [Point of Sale](#)

Sale attributed to: Untracked team member

Paid by: [Kathryn Wilson](#)

Pool Bar Party Deposit	\$75.00
------------------------	---------

Regular

Pool Bar Party Rental Fee	\$100.00
---------------------------	----------

Regular

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

Visa 1031	\$175.00
-----------	----------

Aug 14, 2025 5:13 pm

[Receipt #xUym](#)

\$170.30 Transferred ⓘ

Fees: Tapped 2.60% + \$0.15 (\$4.70)

[Learn more about fees](#)



[Send Receipt](#)

...

Event  
9/27/25

## \$100.00 Payment

Aug 15, 2025 11:32 am

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: [Point of Sale](#)

Sale attributed to: Untracked team member

Paid by: [Melissa Cowart](#)

Pavilion Party Deposit

\$100.00

Regular

TOTAL

**\$100.00**

Visa 1974 (MELISSA COWART)

\$100.00

Aug 15, 2025 11:32 am

[Receipt #FSKp](#)

\$97.25 Transferred ⓘ

Fees: Dipped 2.60% + \$0.15 (\$2.75)

[Learn more about fees](#)

[Send Receipt](#)

...

Event  
9/28/25

## \$175.00 Payment

Aug 17, 2025 1:43 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: [Point of Sale](#)

Sale attributed to: Untracked team member

Paid by: [Jillian Pydeski](#)

Pool Bar Party Rental Fee

\$100.00

Regular

Pool Bar Party Deposit

\$75.00

Regular

TOTAL

**\$175.00**

Visa 7188 (JILLIAN PYDESKI)

\$175.00

Aug 17, 2025 1:43 pm

[Receipt #ICav](#)

\$170.30 Transferred ⓘ

Fees: Dipped 2.60% + \$0.15 (\$4.70)

[Learn more about fees](#)

[Send Receipt](#)

...

Event  
11/9/25

## \$450.00 Payment

Aug 19, 2025 8:45 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: [Point of Sale](#)

Sale attributed to: Untracked team member

Paid by: [James Dorsal](#)

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

Regular

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

Regular

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

Discover 8322	\$450.00
---------------	----------

Aug 19, 2025 8:45 pm

[Receipt #t030](#)

\$438.15 Transferred ⓘ

Fees: Tapped 2.60% + \$0.15 (\$11.85)

[Learn more about fees](#)



[Send Receipt](#)

...

Event Date  
9/2/25

## \$175.00 Payment

Aug 21, 2025 6:24 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: [Point of Sale](#)

Sale attributed to: Untracked team member

Paid by: [Paola Guerrero](#)

Pool Bar Party Deposit	\$75.00
------------------------	---------

Regular

Pool Bar Party Rental Fee	\$100.00
---------------------------	----------

Regular

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

MasterCard 9402	\$175.00
-----------------	----------

Aug 21, 2025 6:24 pm

[Receipt #hwyX](#)

\$170.30 Transferred ⓘ

Fees: Tapped 2.60% + \$0.15 (\$4.70)

[Learn more about fees](#)

## Aug-25

Receipts Attached.

Receipts Attached.

[Dashboard](#)[Transactions](#)[Statements](#)[Cards](#)

## Transactions

My Card - 5724

[Filters](#)

Transaction Date: 08/01/25 - 08/28/25

Transaction Status: New/Imported

[Save](#)

<input type="checkbox"/>	TRANSACTION DATE	POST DATE	CARDHOLDER	CARD	MERCHANT	BILLING AMOUNT
<input type="checkbox"/>	08/02/25	08/02/25	LAURA CAPACCIO	*****5724	wal-mart 3418	11.65 USD
3 <input type="checkbox"/>	08/03/25	08/03/25	LAURA CAPACCIO	*****5724	amazon mktplo72vt9nx3	65.32 USD
1 <input type="checkbox"/>	08/05/25	08/05/25	LAURA CAPACCIO	*****5724	amazon mktplgq10s4sv3	66.99 USD
<input type="checkbox"/>	08/06/25	08/06/25	LAURA CAPACCIO	*****5724	boscoss italian to go	396.80 USD
<input type="checkbox"/>	08/06/25	08/06/25	LAURA CAPACCIO	*****5724	boscoss italian to go	-414.38 USD
2 <input type="checkbox"/>	08/10/25	08/10/25	LAURA CAPACCIO	*****5724	amazon mktplig66h7tj3	17.98 USD
2 <input type="checkbox"/>	08/10/25	08/10/25	LAURA CAPACCIO	*****5724	amazon mktpls23kb2683	169.89 USD
<input type="checkbox"/>	08/12/25	08/12/25	LAURA CAPACCIO	*****5724	sams club 4852	108.80 USD
1 <input type="checkbox"/>	08/12/25	08/12/25	LAURA CAPACCIO	*****5724	amazon mktplkz9zo87c3	121.49 USD
<input type="checkbox"/>	08/13/25	08/13/25	LAURA CAPACCIO	*****5724	wm supercenter 3418	77.29 USD
11 <input type="checkbox"/>	08/14/25	08/14/25	LAURA CAPACCIO	*****5724	the home depot 8929	106.28 USD
1 <input type="checkbox"/>	08/15/25	08/15/25	LAURA CAPACCIO	*****5724	adobe	12.99 USD
<input type="checkbox"/>	08/19/25	08/19/25	LAURA CAPACCIO	*****5724	calendar wiz llc	11.00 USD
1 <input type="checkbox"/>	08/19/25	08/19/25	LAURA CAPACCIO	*****5724	amazon mktplv83gv2gp3	121.49 USD
1 <input type="checkbox"/>	08/21/25	08/21/25	LAURA CAPACCIO	*****5724	amazon mktplv17u92j33	41.22 USD
1 <input type="checkbox"/>	08/22/25	08/22/25	LAURA CAPACCIO	*****5724	amazon mktplpj8pm33h3	8.99 USD
1 <input type="checkbox"/>	08/22/25	08/22/25	LAURA CAPACCIO	*****5724	amazon mktplw12kv0hm3	34.00 USD
2 <input type="checkbox"/>	08/26/25	08/26/25	LAURA CAPACCIO	*****5724	amazon mktplnb47b9uh3	38.93 USD

Show 50

Rows 1 - 18 of 18

1

[Print](#)[Settings](#)[Output](#)



# Order Summary

Order placed July 25, 2025    Order # 112-7951353-6559455

**Ship to**

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

**Payment method**

Mastercard ending in 5724

[View related transactions](#)

**Order Summary**

Item(s) Subtotal:	\$165.99
Shipping & Handling:	\$0.00
Total before tax:	\$165.99
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$165.99</b>

**Cancelled**



DWALE Folding Chair Cart -Folding Chair Rack,tolerable 550 LBS, Folding Chair  
Dolly 42 Folding Chairs Capacity with Outdoor Cover and Rubber Locking Wheels

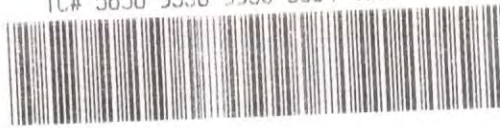
Sold by: DWALE  
Supplied by: Other  
\$165.99

Give us feedback @ survey.walmart.com  
Thank you! ID #:7VU9L4160QN



WM Supercenter  
813-262-2180 Mgr. ALEJANDRA  
28500 STATE ROAD 54  
WESLEY CHAPEL FL 33543  
ST# 03418 OP# 005694 TE# 16 TR# 02511

# ITEMS SOLD 1  
TC# 5856 9556 9950 6654 4758



SM BAG ICE 000000032070 F  
5 AT 1 FOR 2.33 11.65 0

SUBTOTAL 11.65  
TOTAL 11.65

MCARD TEND 11.65  
CHANGE DUE 0.00

MASTERCARD- 5724 1 1 APPR#002681  
11.65 TOTAL PURCHASE  
REF # 521494005184  
PAYMENT SERVICE - A  
AID A0000000041010  
TERMINAL # 28277656  
\*No Signature Required  
08/02/25 09:25:02



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Low prices You Can Trust. Every Day.  
08/02/25 09:25:06

# Order Summary

Order placed July 28, 2025    Order # 112-4170420-5293809

## Ship to

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

## Payment method

Mastercard ending in 5724

[View related transactions](#)

## Order Summary

Item(s) Subtotal:	\$65.32
Shipping & Handling:	\$6.99
Free Shipping:	-\$6.99
Total before tax:	\$65.32
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$65.32</b>

## Delivered July 30



Universal Basic-Duty Economy Record Storage Boxes, 10 Pack, Letter/Legal Files, 12" x 15" x 10", White,

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through August 30, 2025

\$22.49

## Delivered August 4



PAMAGOO 20 inch 100 lbs Gas Struts for Heavy lid RV Bed Lift Kit, 20" 445N Gas Prop Spring Shocks with Mounting Brackets for DIY Window Cabinet Door Tool Box, 2 Pack (fit 80-110 lbs)

Sold by: PAMAGOO Store

Return or replace items: Eligible through September 3, 2025

\$29.99



Amazon Basics File Folders with Tabs for Filing, 1/3-Cut Tab, Assorted Positions, Letter Size, Manila, Pack of 100

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through September 3, 2025

\$12.84

# Order Summary

Order placed August 5, 2025    Order # 112-4135320-9137043

## Ship to

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

## Payment method

Mastercard ending in 5724

[View related transactions](#)

## Order Summary

Item(s) Subtotal:	\$66.99
Shipping & Handling:	\$0.00
Total before tax:	\$66.99
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$66.99</b>

## Arriving August 13



OranLite 8 Pack Min 4' Feet to Max 7' Feet Retractable Traffic Cone Bars,  
Expandable Reflective Cone Bars for Parking Lot Safety, Portable Temporary  
Barriers Barricades for Road Work Construction

Sold by: OranLite

Supplied by: Other

\$66.99



30122 STATE ROAD 54  
WESLEY CHAPEL, FL 33543  
8139072440

ORDER: 203

Transaction 100000

[illegible]

1	18" Pizza	\$20.50
	Pepperoni	\$2.00
1	18" Pizza	\$20.50
	Pepperoni	\$2.00
1	18" Pizza	\$20.50
	Pepperoni	\$2.00
1	18" Pizza	\$20.50
	Pepperoni	\$2.00
1	18" Pizza	\$20.50
	Pepperoni	\$2.00
1	18" Pizza	\$20.50
	Pepperoni	\$2.00
1	18" Pizza	\$20.50
	Pepperoni	\$2.00
1	18" Pizza	\$20.50
	Pepperoni	\$2.00

1	Delivery Fee	\$4.00
---	--------------	--------

<b>Total</b>	<b>\$331.50</b>
--------------	-----------------

CREDIT CARD AUTH	\$331.50
MASTERCARD 5724	

Tip	65.30
-----	-------

Total	<u>396.80</u>
-------	---------------

Retain this copy for statement validation

06-Aug-2025 11:22:36A  
 \$331.50 | Method: EMV  
 Mastercard XXXXXXXXXXXX5724  
 LAURA CAPACCIO  
 Reference ID: 521800576887  
 Auth ID: 006190  
 MID: \*\*\*\*\*6048  
 AID: A0000000041010  
 SIGNATURE

Thanks, and enjoy!

Online: <https://clover.com/p/CWCAZ4AJ712FY>

Clover ID: SSC74308H8YQA  
 Payment CWCAZ4AJ712FY

Clover Privacy Policy  
<https://clover.com/privacy>

# BOSCO'S ITALIAN TO GO

30122 STATE ROAD 54

WEST EY CHAPEL, FL 33543

8139072440

<http://www.BoscossItalianFLA.com>

## ORDER: 205

Saturday

10:00

delivery

MP, CW clubhouse

Cashier: Charlie

29-Jul-2025 3:48:4/P

Transaction 100000

1	18" Pizza	\$20.50
	50% Off	\$10.25
1	18" Pizza	\$20.50
	50% Off	\$10.25
1	18" Pizza	\$20.50
	50% Off	\$10.25
1	18" Pizza	\$20.50
	50% Off	\$10.25
1	18" Pizza	\$20.50
	50% Off	\$10.25
1	18" Pizza	\$20.50
	Pepperoni \$2.00	
	50% Off	\$11.25
1	18" Pizza	\$20.50
	Pepperoni \$2.00	
	50% Off	\$11.25
1	18" Pizza	\$20.50
	Pepperoni \$2.00	
	50% Off	\$11.25
1	18" Pizza	\$20.50
	Pepperoni \$2.00	
	50% Off	\$11.25
1	18" Pizza	\$20.50
	Pepperoni \$2.00	
1	18" Pizza	\$20.50
	Pepperoni \$2.00	
1	18" Pizza	\$20.50
	Pepperoni \$2.00	
1	18" Pizza	\$20.50
	Pepperoni \$2.00	
1	18" Pizza	\$20.50
	Pepperoni \$2.00	





# Order Summary

Order placed August 5, 2025    Order # 112-9623794-3093012

### Ship to

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

### Payment method

Mastercard ending in 5724  
[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$17.98
Shipping & Handling:	\$6.99
Free Shipping:	-\$6.99
Total before tax:	\$17.98
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$17.98</b>

### Arriving Monday



Clear Fishing Wire, Acejz 656FT Fishing Line Clear Invisible Hanging Wire Strong Nylon String Supports 43 Pounds for Balloon Garland Hanging Decorations

Sold by: Acejz Online

Supplied by: Other

\$5.99



newnewshow 8.5x11 Acrylic Sign Holder 3 Pack Vertical Double-Sided Display (Optional 8.5x11 8.5x5.5 5x7 Horizontal and Vertical)

Sold by: newnewshow®

Supplied by: Other

\$11.99

# Order Summary

Order placed August 5, 2025    Order # 112-5775639-0593852

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

**Payment method**  
Mastercard ending in 5724  
[View related transactions](#)

Order Summary	
Item(s) Subtotal:	\$169.89
Shipping & Handling:	\$6.99
Free Shipping:	-\$6.99
Total before tax:	\$169.89
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$169.89</b>

## Arriving Monday



PAMAGOO 20 inch 100 lbs Gas Struts for Heavy lid RV Bed Lift Kit, 20" 445N Gas Prop Spring Shocks with Mounting Brackets for DIY Window Cabinet Door Tool Box, 2 Pack (fit 80-110 lbs)  
Sold by: PAMAGOO Store  
Supplied by: Other  
\$29.99



VEVOR Folding Chair Rack, 400 LBS Capacity, Heavy-Duty Chair Cart for 42 Chairs or 12 Tables, Multi-Function Chair Storage Dolly with Rubber Wheels and Holders, Large Chair Holder, Matte Black  
Sold by: Amazon.com  
Supplied by: Other  
\$139.90



sam's club

813-929-7010

08/12/25 14:18 3865 04852 093 9093

Laura 101 \*\*\*\* \*766 3

852853 8 OZ WATER F	8.98 0
2 @ 4.28	
980202624 MMPIA NYUGRF	8.56 0
72553 RED GRAPES F	5.87 0
984221562 PLAIN BAGELF	3.98 0
105832 BANANAS F	1.97 0
457334 CLEMENTINESF	7.76 0
2.4 @ 4.44	
980421474 VEG COMBO F	10.66 0
3.29 @ 3.74	
984280215 CHEESE TRAYF	12.30 0
980175361 DMSTCHSETRF	8.86 0
980122937 MMARAHOLA F	6.48 0
984270627 PEACHY BLUEF	4.98 0
749972 STRAWBERRY F	2.98 0
980096769 18CT COOKIEF	7.48 0
689236 TURNOVER F	5.98 0
** VOIDED ENTRY **	
UL 826051 BB MUFFINS F	0.00 0
826051 BB MUFFINS F	5.98 0
980312213 CNHN MUFFINF	5.98 0
SUBTOTAL 108.80	
TOTAL 108.80	
MCARD TEND 108.80	
CHANGE DUE 0.00	

MASTERCARD- 5724 1 1 APPR#012594

108.80 TOTAL PURCHASE

REF # 026080750511

AID A0000000041010

TERMINAL # 29615671

\*No Signature Required

08/12/25 14:18.26

# ITEMS SOLD 17

TC# 8029 7616 5649 6070 5425 5



Yay! You earned \$2.19 Sam's Cash with  
Plus. Check all earnings and savings  
at [SamsClub.com/Account](http://SamsClub.com/Account)

# Order Summary

Order placed August 12, 2025    Order # 112-3368873-2696261

**Ship to**

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

**Payment method**

Mastercard ending in 5724

[View related transactions](#)

**Order Summary**

Item(s) Subtotal:	\$121.49
Shipping & Handling:	\$0.00
Total before tax:	\$121.49
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$121.49</b>

**Delivered August 15**



PrimeZone 48" x 24" x 72" Heavy Duty Storage Shelves - 5 Tier Adjustable Garage Storage Shelving, Metal Storage Utility Rack Shelf Unit for Warehouse Pantry Closet Kitchen, Black

Sold by: Primezone Lifestyle

Supplied by: Other

Return or replace items: Eligible through September 16, 2025  
\$121.49



Give us feedback @ [survey.walmart.com](http://survey.walmart.com)  
Thank you! ID #:7VQBQK160DWM



WM Supercenter  
813-262-2180 Mgr. ALEJANDRA  
28500 STATE ROAD 54  
WESLEY CHAPEL FL 33543  
ST# 03418 DP# 003484 TE# 14 TR# 02665

# ITEMS SOLD 19  
TC# 7764 3838 3314 /213 9569



GNT PASTA PN 749384201920	4.24 N
ALL PRPS W/L 749384903800	3.72 N
CARD 605030221750	1.97 N
CARD 605030221750	1.97 N
MS SPOON 016346902740	0.97 N
GV 100Z BWL 194346391770	4.97 N
GV 7 PPR P 078742349300	3.32 N
GV 7 PPR P 078742349300	3.32 N
FABRIC REFR 078742221850	3.97 N
FABRIC REFR 078742221850	3.97 N
RM TAL 4PK 071691230970	3.96 N
WHT CUTLERY 681131573930	1.98 N
TOILET CLNR 078742331550	3.48 N
TOILET CLNR 078742331550	3.48 N
TOILET CLNR 078742331550	3.48 N
GV HF HF 605388187150 F	1.78 N
GV PLAIN CC 078742283150 F	2.27 N
GV OJ NOPULP 078742377050 F	4.48 N
MCF PRM 300Z 043000071510 F	19.96 N

SUBTOTAL 77.29  
TOTAL 77.29

MCARD TEND 77.29  
CHANGE DUE 0.00

MASTERCARD- 5724 I 1 APPR#013122

77.29 TOTAL PURCHASE

REF # U646Mz848904

AID A0000000041010

TERMINAL # 28277727

\*No Signature Required

08/13/25 07:50:11



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

8929 00052 58710 08/14/25 11:41 AM  
SALE CASHIER MARIANA

075381047265 4FTX16IN SHF <A>  
4'X16" SUPERSLIDE LINEN SHELVING 55.44N  
3@18.48

075381066419 LP BR 2PK <A>  
LOW PROFILE WALL BRACKET 2PK 11.96N  
2@5.98

075381066105 BACKCLIPS7PK <A>  
WHITE PRELOADED BACK WALL CLIPS 7PK 7.96N  
2@3.98

075381066075 16IN BRACKET <A>  
16" SHELVING SUPPORT BRACKET 14.96N  
2@7.48

021709011685 ZEP ABSORBER <A>  
ZEP INSTANT SPILL ABSORBER 3LB 15.96N  
2@7.98

SUBTOTAL 106.28  
SALES TAX 0.00  
TAX EXEMPT

TOTAL \$106.28  
XXXXXXXXXXXX5724 MASTERCARD

AUTH CODE 014902/5520493 USD\$ 106.28  
Chip Read TA  
AID A00000000041010

Mastercard

P.O.#/JOB NAME: 0  
8929 08/14/25 11:41 AM



8929 52 58710 08/14/2025 1369

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 11/12/2025



345 Park Avenue  
San Jose CA 95110-2704  
United States  
Federal Tax ID: 77-0019522

ORIGINAL

Invoice Information	
Invoice Number	3188620687
Invoice Date	15-AUG-2025
Payment Terms	Credit Card
Purchase Order	AB04090401393CUS
Order Number	7155306336
Customer Number	1246416851
Currency	USD

Bill To

Laura Capaccio  
FL 33558

INVOICE

Item Details

Service Term: 15-AUG-2025 to 14-SEP-2025

PRODUCT NUMBER	PRODUCT DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	NET AMOUNT	TAX RATE	TAXES	TOTAL
65230474	Acrobat Standard	1	EA	12.99	12.99	0.00%	0.00	12.99

Invoice Total

NET AMOUNT (USD)	12.99
TAXES (SEE DETAILS FOR RATES)	0.00

GRAND TOTAL (USD)	12.99
-------------------	-------

Comments:

Billing Contact  
<https://helpx.adobe.com/contact.html>

Thank you for your business!

Hello Laura Capaccio,

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

**CALENDARWIZ PURCHASE RECEIPT**

Order Number: 100506-2507

Order Date: 8/19/25

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 \$11.00

Credit Card: XXXXXXXX5724 (last four digits)

**CUSTOMER BILLING INFORMATION**

Organization: Countrywalk Clubhouse

Name: Laura Capaccio

Street: 5844 Old Pasco Road

City: Wesley Chapel, FL 33544

Phone: 8139916102

Email: lcapaccio@rizzetta.com

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

Sincerely,

The CalendarWiz Team



# Order Summary

Order placed August 19, 2025    Order # 112-8466970-0041008

Ship to	Payment method	Order Summary	
Country Walk Clubhouse 30400 COUNTRY POINT BLVD WESLEY CHAPEL, FL 33543-7202 United States	Mastercard ending in 5724 <a href="#">View related transactions</a>	Item(s) Subtotal:	\$121.49
		Shipping & Handling:	\$0.00
		Total before tax:	\$121.49
		Estimated tax to be collected:	\$0.00
		<b>Grand Total:</b>	<b>\$121.49</b>

## Estimated to arrive by August 29



PrimeZone 48" x 24" x 72" Heavy Duty Storage Shelves - 5 Tier Adjustable Garage Storage Shelving, Metal Storage Utility Rack Shelf Unit for Warehouse Pantry Closet Kitchen, Black  
Sold by: Primezone Lifestyle  
Supplied by: Other  
\$121.49

# Order Summary

Order placed August 12, 2025      Order # 112-3498701-4561020

**Ship to**

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

**Payment method**

Mastercard ending in 5724  
[View related transactions](#)

**Order Summary**

Item(s) Subtotal:	\$50.21
Shipping & Handling:	\$6.99
Free Shipping:	-\$6.99
Total before tax:	\$50.21
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$50.21</b>

**Delivered August 18**

Your package was delivered. It was handed directly to a resident.  
Signed by: Re



2 [Lysol Toilet Bowl Cleaner, Max Strength Bathroom Cleaning Supplies, Toilet Bowl Cleaner Clinging Gel, Home Essential, Instant Stain Removal, Disinfecting and Deodorizing, Bleach Free, 24 oz \(9 ct\)](#)  
Sold by: Amazon.com  
Supplied by: Other  
\$20.61

**Delayed, not yet shipped**



[ROOKMAD Black Covered Brass Keyed Padlock with Stainless Steel Long Shackle, 1-9/16 Inch Lock Body, Outdoor Rustproof Lock for Gate Fence Hasp Cabinet Toolbox Gym School Locker](#)  
Sold by: Fengshi Technology  
Supplied by: Other  
\$8.99

# Order Summary

Order placed August 21, 2025      Order # 112-2797210-8618662

### Ship to

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

### Payment method

Mastercard ending in 5724  
[View related transactions](#)

### Order Summary

Item(s) Subtotal:	\$34.00
Shipping & Handling:	\$0.00
Total before tax:	\$34.00
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$34.00</b>

### Delivered August 25

Package was left inside the residence's mailbox



Universal C242UNVM-E001C 2Lamp 26-42 Watt Electronic Compact Fluorescent Ballast

Sold by: [Lumi Supply](#)

Supplied by: Other

Return or replace items: Eligible through September 27, 2025  
\$34.00

# Order Summary

Order placed August 21, 2025    Order # 112-2581575-0542647

**Ship to**

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

**Payment method**

Mastercard ending in 5724  
[View related transactions](#)

**Order Summary**

Item(s) Subtotal:	\$39.98
Shipping & Handling:	\$6.99
Free Shipping:	-\$6.99
Your Coupon Savings:	-\$1.05
Total before tax:	\$38.93
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$38.93</b>

**Delivered August 26**

It was handed directly to a receptionist or someone at a front desk.  
Signed by: Re



Water Floating Lifesaving Rope 98.4FT, Outdoor Professional Throwing Rope  
Rescue Lifeguard Lifeline with Bracelet/Hand Ring for Swimming Boating Fishing  
800KG Capacity

Sold by: [CtopoGo](#)  
Return or replace items: Eligible through September 25, 2025  
\$18.99



Woration High-Grade Fake Pumpkins Sets Artificial Milk White Pumpkin Decoration  
for Fall Harvest Halloween Thanksgiving Party Decorating - 6 pcs

Sold by: [Woration Craft US](#)  
Return or replace items: Eligible through September 25, 2025  
\$20.99



# Order Summary

Order placed August 26, 2025    Order # 112-5377710-2722631

**Ship to**

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

**Payment method**

Mastercard ending in 5724

[View related transactions](#)

**Order Summary**

Item(s) Subtotal:	\$68.00
Shipping & Handling:	\$0.00
Total before tax:	\$68.00
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$68.00</b>

**Arriving today**



Universal C242UNVM-E001C 2Lamp 26-42 Watt Electronic Compact Fluorescent Ballast

Sold by: Lumi Supply

Supplied by: Other

2 \$34.00

## **Tab 5**



Rizzetta & Company

### UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** October 9, 2025 @ 6:00 PM

## District Manager's Report

September 11

# 2025

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#### FINANCIAL SUMMARY

7/31/2025

General Fund Cash & Investment Balance: \$1,060,737

Reserve Fund Cash & Investment Balance: \$1,209,738

Debt Service Fund Investment Balance: \$385,091

**Total Cash and Investment Balances: \$2,655,566**

**General Fund Expense Variance: \$70,428 Under Budget**

## **Tab 6**



## District Chair Report

- August 17 – received email from resident regarding condition of pond 14 – end of Huntingdale – forward to DM for action. Steadfast dispatched and addressed.
- August 21 – received email and estimate from Juniper regarding a irrigation well pump not working. Request DM get additional estimated for repair from the company that services our well. Additionally, electrician need to be involved per Juniper. Expect this on Sept agenda.
- August 21 – discuss with engineer pool gate compliance – pool is permitted through health department, inspected yearly and built to code.
- August 26 – notified that poop 911 has been unresponsive for estimate. Expect this on Sept Agenda
- August 26 – sign and return Juniper estimate for Fieldstone Circle
- August 26 – question DM why Fieldstone needs Attorney to draw up a contract for Fieldstone Circle restoration. (voted by board) will have this type of topic added to OCT workshop agenda
- August 28 – review and approve the tentative agenda.
- Sept 1 – request that Pete look into and work to resolve entrance sign stain. Resolved and working with Juniper to direct irrigation spray.

## **Tab 7**

## CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

**DATE:** October 1, 2025

**BETWEEN:** **RIZZETTA & COMPANY, INC.**  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614

(Hereinafter referred to as "**District Manager**")

**AND:**

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT**  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614

(Hereinafter referred to as "**District**," and together with District Manager, the "**Parties**.")

### **PURPOSE; SCOPE OF SERVICES:**

- I. The purpose of this contract for professional district management services (hereinafter referred to as "**Contract**") is for District Manager to provide professional district management services to the District pursuant to Chapter 190, Florida Statutes. Additionally, this Contract consolidates all services provided by District Manager including continuing disclosure and technology services. A brief description of these services is provided below and a detailed description is provided in **Exhibit A** to this Contract.

**A. STANDARD ON-GOING SERVICES.** The District Manager shall provide the following Standard On-Going Services to the District pursuant to this Contract:

- i. **Management** - services include the conducting of twelve (12) four (4) hour board meetings and one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;
- ii. **Administrative** - 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;



Rizzetta & Company

MJJ 051424

- iii. **Accounting** - 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. District Manager, shall establish and maintain bank accounts in the name of the District with one of District Manager's preferred banking partners, as approved by the District. District Manager shall be identified as agent or custodian of the District's bank accounts with signatory authority. District Manager will have no liability or responsibility for the rate of interest earned, if any, on such funds. District Manager will be under no liability or responsibility for any loss resulting from the insolvency of such depository. Within 60 days following the termination of the contractual relationship between the District and District Manager accounts established and maintained by District Manager will be closed and their balances will be transferred to a new bank or new accounts as designated by District.
- iv. **Financial & Revenue Collection** - services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments
- v. **Website Management** – services associated with managing the content of the District's website in compliance with Chapter 189.069, Florida Statutes.
- vi. **E-mail** - services including ongoing management of e-mail accounts, hosting and backup in compliance with all applicable laws, including public records law and public records retention.

**B. TIME FRAME.** The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

**II. ADDITIONAL SERVICES.** In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the District Manager. Any services not specifically provided for in the scope of services above, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, shall be considered additional services. Such additional services may include, but are not limited to:

- Meetings: Extended meetings (beyond four (4) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);
- Financial Reports: Modifications and certifications to special assessment allocation report; true-up analysis;



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- Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
- Electronic communications/e-blasts;
- Special requests;
- Amendment to District boundary;
- Grant Applications;
- Escrow Agent;
- Continuing Disclosure/Representative/Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District's adopted Rules of Procedure.

If any additional services are required or requested, the District Manager shall provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The District Manager shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the District Manager.

**III. LITIGATION SUPPORT SERVICES.** Upon the District's request, the District Manager shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the District Manager shall provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The District Manager shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the District Manager.

**IV. ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES.** These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by District Manager for providing those services to the extent authorized by law and the District's Rules of Procedure.

**V. TERM.** The District Manager's services as provided in this Contract shall commence on October 1, 2025. This Contract shall automatically renew annually unless terminated pursuant to its terms. The District Manager acknowledges that the prices of this Contract are firm and that the District Manager may change the prices only with the District's written consent as evidenced by a vote of the Board of Supervisors. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.

**VI. FEES AND EXPENSES; PAYMENT TERMS.**

**A. FEES AND EXPENSES.**



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- i. A schedule of fees for the services described in Sections I, II, III, and IV of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the District Manager for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the District Manager's compensation for services provided pursuant to this Contract, the District shall compensate the District Manager only for those services provided under the terms of this Contract. Unless otherwise specified by this Contract, the District Manager shall invoice the District for the District Manager's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved shall be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. Payment for those services shall be made by the District within forty-five (45) days of receipt of a correctly submitted invoice. District shall establish and properly fund an account with such federally-insured bank to be designated for ACH withdrawal by District Manager to meet the District's obligations for all amounts owed to District Manager under this Contract.
- ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in Contract terms.
- iii. In the event the District authorizes a change in the scope of services requested, District Manager shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before District Manager is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the District Manager or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services shall be subject to reimbursement at cost. These expenses include but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.



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**B. PAYMENT TERMS.**

- i. **Standard On-Going Services.** Standard-On Going Services shall be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.
- ii. **Additional Services.** Additional Services shall either be billed monthly at the District Manager's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.
- iii. **Litigation Support Services.** Litigation Support Services shall be billed monthly on an hourly basis for the hours incurred at the District Manager's proposed hourly rate, as authorized by the District and negotiated by the Parties.
- iv. **Out-of-Pocket expenses.** Out-of-Pocket expenses not included under the Standard-On Going Services of the District Manager shall be billed monthly as incurred.

All invoices shall be due and payable forty-five (45) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

**VII. SUSPENSION OF SERVICES FOR NON-PAYMENT.** Unless nonpayment is the fault of the District Manager, the District Manager shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay District Manager's invoices in a timely manner, which shall be construed as forty-five (45) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. District Manager shall notify the District, in writing, at least ten (10) days prior to suspending services.

**VIII. NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.

**IX. AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the District Manager.

**X. RESPONSIBILITIES.**

**A. DISTRICT RESPONSIBILITIES.** The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the District Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

**B. LIMITATIONS OF RESPONSIBILITIES.** To the extent not referenced herein, and to the extent consistent with Chapter 190.006, District Manager shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the District Manager. District Manager shall not be liable for any damage that occurs from Acts of God, which are



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defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

**XI. TERMINATION.** This Contract may be terminated as follows:

- A. By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the District Manager. Termination for "good cause" shall be effected by written notice to District Manager electronically at the address noted herein.
- B. By the District Manager for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay District Manager for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for District Manager to undertake any action or implement a policy of the Board which District Manager deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written notice to District electronically at the address noted herein.
- C. By the District Manager or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.
- D. Upon any termination, District Manager shall be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed or not performed in accordance with the Contract. District Manager shall make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

**XII. GENERAL TERMS AND CONDITIONS.**

- A. All invoices are due and payable within forty-five (45) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70, Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B. In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C. This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Pasco County, Florida.
- D. In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- E. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the District Manager.



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- F. The District Manager and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The District Manager agrees to take steps to repair any damage resulting from the District Manager's activities and work pursuant to the Contract within twenty-four hours (24) hours.
- G. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

### **XIII. INDEMNIFICATION.**

- A. **DISTRICT INDEMNIFICATION.** To the extent the District Manager or its employees are serving as the District's employees, officers, or agents pursuant to the terms, conditions and requirements of this Agreement, and as may be allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, Florida Statutes), the District agrees to indemnify, defend, and hold harmless the District Manager, its employees, officers, or agents from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that District Manager its employees, officers, or agents, may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the District, except to the extent caused by, in whole or in part, the negligence or recklessness and/or willful misconduct of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District Manager may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

**DISTRICT MANAGER INDEMNIFICATION.** The District Manager agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

The terms of this Section shall survive the termination of this Contract.

- B. **SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in



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bankruptcy proceedings) as ordered.

**XIV. WAIVER OF DAMAGES.** The District Manager, its employees, officers, or agents, shall not be liable for any acts or omissions of any previous manager(s) of the District. Additionally, the District Manager, its employees, officers or agents, shall not be liable, responsible, or accountable in damages or otherwise to the District for any acts performed by the District Manager, its employees, officers or agents, in good faith and within the scope of this Agreement. Further, the District Manager, its employees, officers, or agents, shall not be liable to the District or otherwise for any loss or damage resulting from the loss or impairment of funds that have been deposited into a bank account owned by the District or otherwise titled in the name of the District (collectively, "District Bank Accounts") due to the failure, insolvency or suspension of a financial institution, or any loss or impairment of funds due to the invalidity of any draft, check, document or other negotiable instrument payable to the District which is delivered to the District Manager and deposited into any of the District Bank Accounts. The terms of this Section shall survive the termination of this Contract.

**XV. INSURANCE.**

- A. The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B. The District Manager shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
  - i. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
  - ii. General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
  - iii. Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
  - iv. Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
  - v. Comprehensive Automobile Liability Insurance for all vehicles used by the District Manager's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C. Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees shall be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. District Manager shall furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.



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- D. The District agrees to list the District Manager as an additional insured party on its General Liability and Automobile Liability insurance policies to the extent the District Manager or its employees are serving as the District's employees, officers or agents pursuant to the terms, conditions and requirements of this Agreement, and to the extent the District's insurance provider shall issue an endorsement in substantially the form attached hereto as Exhibit E. The limits of coverage for additional insured parties pursuant to such endorsement shall not exceed the monetary limitations of liability provided in Section 768.28, Florida Statutes.
- E. If the District Manager fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the District Manager shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.
- XVI. **ASSIGNMENT.** Except as provided in this section, neither the District nor the District Manager may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the District Manager or the District without the prior written approval of the other party is void.
- XVII. **COMPLIANCE WITH PUBLIC RECORDS LAWS.** District Manager understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, District Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. District Manager acknowledges that District Manager is the designated public records custodian for the District ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the District Manager shall 1) keep and maintain public records required by the District to perform the service; 2) provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes and the District's Rules of Procedure, and in accordance with **Exhibit A**, which Rules of Procedure shall control; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the District Manager does not transfer the records to the new Public Records Custodian of the District; 4) follow the Records Request Policy attached hereto as **Exhibit D**; and 5) upon completion of the Contract, transfer to the District, at no cost, all public records in District Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the District Manager, the District Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE DISTRICT MANAGER HAS QUESTIONS REGARDING  
THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES,  
TO THE DISTRICT MANAGER'S DUTY TO PROVIDE PUBLIC**



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**RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT [INFO@RIZZETTA.COM](mailto:INFO@RIZZETTA.COM), OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.**

- XVIII. NOTICES.** All notices, requests, consents and other communications under this Contract ("Notices") shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

**If to the District:** Country Walk Community  
Development District  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

**With a copy to:** Straley Robin Vericker  
1510 W. Cleveland Street  
Tampa, FL 33606  
Attn: District Counsel

**If to the District Manager:** Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the District Manager may deliver Notice on behalf of the District and the District Manager, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- XIX. EFFECTIVE DATE.** This Contract shall become effective upon execution by both the District and the District Manager and shall remain effective until terminated by either the District or the District Manager in accordance with the provisions of this Contract.
- XX. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.
- XXI. AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibits A, B, C and D**, shall constitute the final and complete expression of this Contract between



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the District and the District Manager relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibits A, B, C, and D**, this instrument shall control.

- XXII. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the District Manager under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.
- XXIII. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the District Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the District Manager any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the District Manager and their respective representatives, successors, and assigns.
- XXIV. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The District Manager shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances in performing the services under this Contract. If the District Manager fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the District Manager or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXV. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the District Manager as an arm's length transaction. The District and the District Manager participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language shall not be interpreted or construed against any party.
- XXVI. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- XXVII. E-VERIFICATION.** Pursuant to Section 448.095(2), Florida Statutes,



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

**XXVIII. SAFE AND HEALTHY WORK ENVIRONMENT.** District agrees to provide a safe and healthy work environment for all employees provided by the District Manager. If the District Manager, in the exercise of its reasonable discretion, determines that there are conditions within the District which pose a hazard to the safety and/or health of its employees, including but not limited to, harassment, threats of harm or cyber bullying by residents, guests and invitees, the District Manager shall have the ability, notwithstanding anything to the contrary contained in this Contract, to prohibit its employees from going to the areas managed by the District to provide services or remove on-site employees upon written notice to the District. During the period of time that employees have been removed, District Manager shall have no responsibility for performance of services under this Contract that would be performed by on-site employees or by employees prohibited from going to the areas managed by the District. Further, District Manager shall not be liable to the District or residents, guests and invitees for any injury, losses, costs, penalties, fines, fees, suits, demands, causes of action, judgments, obligations, claims or expenses incurred, sustained, arising out of and/or related to the District Manager's inability and/or failure to perform any of its duties and obligations under this Contract during the period of time when the District Manager's on-site employees have been removed or other employees have been prohibited from going to areas managed by the District.

**XXIV. FORCE MAJEURE.** The Parties hereto shall be excused from the obligation to perform pursuant to the terms of this Contract to the extent that such party's performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, labor shortages, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures, inability to obtain services from third parties, governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a "**Force Majeure**"), except with respect to amounts to be paid by the District for services actually provided by District Manager pursuant to this Contract during a Force Majeure. Notwithstanding anything to the contrary contained in this Contract, a Force Majeure shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Contract specifies a time period for performance of an obligation of either party (other than payment to the District Manager by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period shall be extended by the period



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of any delay in such party's performance caused by a Force Majeure. The foregoing shall not be interpreted as extending the term or renewal term of this Contract.

**XXV. DISCLOSURE.** In General. District Manager is a subsidiary of FirstService Residential Florida Inc. ("**FirstService**"). District is the ultimate decision maker for the purchase of goods and services and the selection of the vendors for the District. In connection with its duties under this Contract, District Manager will recommend to District the purchase of goods and services from various vendors, some of whom may be affiliates of FirstService and/or District Manager or businesses with which FirstService and/or District Manager has a contractual or other relationship under preferred vendor programs. District is not obligated to engage FirstService or District Manager's preferred vendors or any other recommended provider except as set forth herein. FirstService and Rizzetta endeavor to develop affiliated and preferred vendor programs which address the needs of their clients, and which focus on bringing value to their clients. FirstService and the current subsidiary/related companies providing services in Florida are: FirstOnSite operating under various fictitious names and/or related entities; FirstService Energy, LLC; FirstService Financial, Inc.; FS Insurance Brokers, Inc.; FirstService Residential, Inc.; FirstService Residential Technologies, Inc.; American Pools operating under various fictitious names and/or related entities; California Closets operating under various fictitious names and/or related entities; Century Fire Protection operating under various fictitious names and/or related entities; Certa ProPainters operating under various fictitious names and/or related entities; Paul Davis Restoration, Inc. and all franchisees and related entities; Planned Companies operating under various fictitious names and/or related entities; Rizzetta & Company Incorporated; and Roofing Corp of America operating under various fictitious names and/or related entities.

FirstService Financial. FirstService Financial, Inc. and FS Insurance Brokers, Inc. ("**FFI/FSIB**"), affiliates of FirstService Residential, Inc., offer banking and insurance solutions exclusively to clients of FirstService and District Manager. For services to District, FFI/FSIB earn compensation from their program partners at no expense to District. FFI/FSIB are committed to transparency and will disclose their relationship with FirstService Residential, Inc., as well as whether they receive compensation, in advance of any District decision related to the banking and insurance products they offer.

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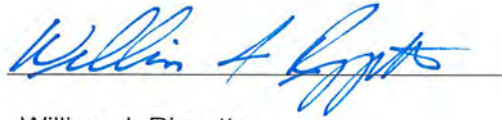
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Therefore, the District Manager and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

**ACCEPTED BY:**

**RIZZETTA & COMPANY, INC.**

BY:



PRINTED NAME:

William J. Rizzetta

TITLE:

President

DATE:

8/7/2025

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT**

BY:

\_\_\_\_\_

PRINTED NAME:

\_\_\_\_\_

TITLE:

Chairman/Vice Chairman

DATE:

\_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Vice Chairman/Assistant Secretary  
Board of Supervisors

\_\_\_\_\_  
Print Name

- Exhibit A** – Scope of Services
- Exhibit B** – Schedule of Fees
- Exhibit C** – Municipal Advisor Disclaimer
- Exhibit D** – Public Records Request Policy
- Exhibit E** – Human Trafficking Affidavit



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**EXHIBIT A**  
Scope of Services

**STANDARD ON-GOING SERVICES:** These services shall be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

**MANAGEMENT:**

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Ensure compliance with all statutes affecting the district which include but are not limited to:
  - 1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
  - 2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
  - 3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination
  - 4. Provide Form 1 Financial Disclosure documents for Board Members
  - 5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
  - 6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
  - 7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
  - 8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
  - 9. Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
  - 10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
  - 11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
    - a. Provide written notice to owners of public hearing on the budget and its related assessments.
  - 12. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the district's creation.
  - 13. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
  - 14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.



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15. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.
  16. Provide for submitting the regular meeting schedule of the Board to County.
  17. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County
  18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
  19. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
  20. Provide for public records announcement and file document of registered voter data each June.
  21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
  22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
  23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
    - a. Provide for the appropriate ad templates and language for each of the above.
  24. Provide for instruction to Landowners on the Election Process and forms, etc.
  25. Respond to Bond Holders Requests for Information.
  26. Implement the policies established by the Board in connection with the operations of the District.
- C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
- E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
- F. Monitor certificates of insurance as needed per contracts.
- G. Answer Project Status Inquiries from Contractors Bonding Companies.
- H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

**ADMINISTRATIVE:**

- A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.



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- B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.
- C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
  - 1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

**ACCOUNTING:**

**A. Financial Statements**

- 1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
  - a) Chart of Accounts
  - b) Vendor and Customer Master File
  - c) Report creation and set-up.
- 2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
  - a) Cash Investment Account Reconciliations per fund
  - b) Balance Sheet Reconciliations per fund
  - c) Expense Variance Analysis
- 3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
- 4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
- 5. Manage banking relations with the District's Depository and Trustee.
- 6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
- 7. Account for assets constructed by or donated to the District for maintenance.
- 8. On or before October 1<sup>st</sup> of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
- 9. Provide Audit support to auditors for the required Annual Audit, as follows:
  - a) Review statutory and bond indenture requirements
  - b) Prepare Audit Confirmation Letters for independent verification of activities.



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- c) Prepare all supporting accounting reports and documents as requested by the auditors
  - d) Respond to auditor questions
  - e) Review and edit draft report
  - f) Prepare year-end adjusting journal entries as required
10. Provide for transmission of the Audit to the County and the Auditor General's Office of the State.
11. Provide and file Annual Financial Statements (FS. 218 report) by June 30<sup>th</sup> of each year.

B. Budgeting

- 1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
- 2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.
- 3. Prepare and cause to be published notices of all budget hearings and workshops.
- 4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

C. Accounts Payable/Receivable

- 1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
  - a) Manage Vendor Information per W-9 reports
- 2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
- 3. Maintain checking accounts with qualified public depository including:
  - a) Reconciliation to reported bank statements for all accounts and funds.
- 4. Prepare year-end 1099 Forms for Vendor payments as applicable.
  - a) File reports with IRS.

D. Capital Program Administration

- 1. Maintain proper capital fund and project fund accounting procedures and records.
- 2. Process Construction requisitions including:
  - a) Vendor Contract completion status
  - b) Verify Change Orders for materials
  - c) Check for duplicate submittals



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- d) Verify allowable expenses per Bond Indenture Agreements such as:
  - (1) Contract Assignment
  - (2) Acquisition Agreement
  - (3) Project Construction and Completion Agreement
- 3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
- 4. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
- 5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.
- E. Purchasing
  - 1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
  - 2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
  - 3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.
- F. Risk Management
  - 1. Prepare and follow risk management policies and procedures.
  - 2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
  - 3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
  - 4. Review insurance policies and coverage amounts of District vendors.
  - 5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
  - 6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

**FINANCIAL AND REVENUE COLLECTION:**

- A. Administer Prepayment Collection:
  - 1. Provide payoff information and pre-payment amounts as requested by property owners.
  - 2. Monitor, collect and maintain records of prepayment of assessments.



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3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
  4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.
- B. Administer Assessment Roll Process:
1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
  2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
  3. Verify assessments on platted lots, commercial properties or other assessable lands.
  4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
  5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.
- C. Administer Assessments for Off Tax Roll parcels/lots:
1. Maintain and update current list of owners of property not assessed via the tax roll.
  2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
  3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.
- D. True-Up Analysis:
1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
  2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

**WEBSITE MANAGEMENT:**

A. Website Management:

1. Consultant shall manage the content of the website in compliance with Chapter 189.069, Florida Statutes. Consultant shall maintain the domain for the District. Consultant shall provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.

Required Website Content: Pursuant to section 189.016 & 189.069, Florida Statutes, special district web sites are required to include and make available the following information or documents, which requirements may be changed from time to time. Changes to the requirements may be subject to additional fees:

- a. The full legal name of the special district.
- b. The public purpose of the special district.



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- c. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
- d. The fiscal year of the special district.
- e. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
- f. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
- g. A description of the boundaries or service area of, and the services provided by, the special district.
- h. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
- i. The primary contact information for the special district for purposes of communication from the department.
- j. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
- k. The budget of the special district and any amendments thereto in accordance with s. 189.016.
- l. Tentative budgets shall be posted at least two (2) days before the budget hearing and remain on District website for forty-five (45) days.
- m. Final adopted budgets shall be posted within thirty (30) days after adoption and remain on District website for two (2) years.
- n. Budget amendments shall be posted within five (5) days after adoption and remain on District website for two (2) years.
- o. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district or a link to the District's most recent final, complete audit report on the Auditor General's website.
- p. A listing of the District's regularly scheduled public meetings as required by s. 189.015(1).
- q. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
- r. At least seven (7) days before each meeting or workshop, the agenda of the event, The information must remain on the website for at least one (1) year after the event.

**ADDITIONAL SERVICES:**

**A. Meetings**

- 1. Extended meetings (beyond four (4) hours in length); continued meetings, special/additional meetings (not including annual budget workshop);

**B. Financial Reports**

- 1. Modifications and Certification of Special Assessment Allocation Report;



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2. True-Up Analysis;
  - a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
  - b) Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary;
- C. Bond Issuance Services
  1. Special Assessment Allocation Report;
    - a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
    - b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
    - c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments
  2. Bond Validation;
    - a) Coordinate the preparation of a Bond Validation Report which states the "Not-to-exceed" par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
    - b) Provide expert testimony at bond validation hearing in circuit court.
  3. Certifications and Closing Documents;
    - a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.
- D. Electronic communications/e-blasts;
- E. Special requests;
- F. Amendment to District boundary;
- G. Grant Applications;
- H. Escrow Agent;
- I. Continuing Disclosure/Representative/Agent;
- J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.
- K. Public Records Requests - Refer to **Exhibit D** of this Contract for responsibilities;

**LITIGATION SUPPORT SERVICES:**



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Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

**ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:**

- A. Issue estoppel letters as needed for property transfers
  - 1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
  - 2. Issue lien releases for properties which prepay within in the District.
- B. Bond prepayment processing
  - 1. Collect bond pre-payments, both short term and long term bonds, verify amounts and remit to Trustee with deposit instructions.
  - 2. Maintain collection log showing all parcels that have pre-paid assessments.
  - 3. Prepare, execute and issue release of lien to be recorded in public records.

*(Remainder of this page is left blank intentionally)*



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**EXHIBIT B**  
Schedule of Fees

**STANDARD ON-GOING SERVICES:**

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	<b>MONTHLY</b>	<b>ANNUALLY</b>
Management:	\$3,109.33	\$37,312
Administrative:	\$525.33	\$6,304
Accounting:	\$1,926.08	\$23,113
Financial & Revenue Collections:	\$459.67	\$5,516
Assessment Roll <sup>(1)</sup>		\$5,516
Website Management:	\$100.00	\$1,200
E-mail (5 accounts):	\$100.00	\$1,200
<b>Total Standard On-Going Services:</b>	<b>\$6,220.42</b>	<b>\$80,161</b>

(1) Assessment Roll is to paid in one lump-sum upon completion.



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ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two-Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 250
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

#### PUBLIC RECORDS REQUESTS FEES:

Public Records Requests shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00



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**LITIGATION SUPPORT SERVICES:**

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00



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**EXHIBIT C**  
Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



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## EXHIBIT D

### Public Records Request Policy and Fees

#### **Public Officer, Employee and Staff Policy for Processing Requests for Public Records**

##### **Policy Generally:**

The District supports policies that facilitate the efficient and complete provision of requested public records in a timely manner. This policy only applies to the way District officers, employees and staff (District Manager, District Counsel, District Engineer) (altogether, "District Persons") respond to public records requests within the organization. Chapter 119, F.S., and the District's Rules of Procedure dictate the way in which the District must produce records to the records requester. This policy is established to provide District Persons with a clear understanding of the process that shall be utilized in preparing responses to public record requests.

##### **Requests for District Records:**

1. The requesting party is not required to identify themselves or the reason for the request. The request may be made in writing (electronic or otherwise) or verbally.
2. Content on District social media sites is subject to the public records law. Communication made through a social networking medium may be subject to public disclosure.
3. There may be responsive records located on personal devices or personal accounts that are not maintained by the District. For this reason, District Persons shall be asked to perform searches of personal devices and accounts for any responsive record whenever a request so warrants. District Persons are strongly encouraged to avoid using personal devices or personal accounts for District business.
4. When a request is received, the individual(s) receiving the request shall forward the request to the District Manager who shall then translate the request to the public records request form attached hereto. The form should then be forwarded to the District's Record Custodian (whom is Rizzetta & Company, Inc.). The Records Custodian shall then review the form with the requesting party to ensure that it accurately reflects his/her request so that full compliance can be achieved in a timely and efficient fashion. The Records Custodian shall then notify the requesting party of the estimated time and cost to retrieve the records, in compliance with the District's Rules of Procedure, and confirm whether the requesting party agrees to pay the labor and copy charges, if applicable. Payment shall be made to the District prior to commencing the production process. The provisions of the Rules of Procedure and Florida law must be followed consistently and accurately.
5. To the extent applicable, the District, and not the District Manager or Records Custodian as an entity, shall charge the requesting party the special charge, which amount shall be consistent with Florida law. The District Manager may, consistent with and only pursuant to the terms of the Agreement between the District and the District Manager, charge the District the applicable public records response fees as set forth therein and established within the



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Agreement.

6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.

7. Florida's public records law does not require the District to answer questions regarding the records produced.

**Processing Responsive Records:**

1. After the above process is followed, for documents that are readily available, there should not be any charge for the labor in retrieving the requested documents, but any copies purchased by the requesting party shall be charged according to the District's adopted fee schedule.
2. Records are only required to be produced in the format(s) in which they exist.
3. All electronic records must be sent by a file transfer method to the Records Custodian. Any record that can be produced for review by District staff electronically must be produced in that medium. Should District Persons elect to provide records that are capable of being produced electronically in hard format, such individual shall not be entitled to reimbursement for copy or printing charges. It is within the Record Custodian's discretion to determine whether a record is capable of being produced electronically. District Persons shall make their best efforts to produce records for review by District staff as economically and efficiently as possible.
4. District Persons shall use their best efforts to electronically store public record e-mail according to the conventions of their e-mail system and retain it electronically pursuant to the District's retention schedule.
5. The technical details and methods of storing, retrieving and printing e-mail depend on the e-mail system in use. Consult with the Records Custodian or District Manager for guidance should questions arise.
6. Public records retention is governed by the Florida Department of State, Division of Library and Information Services, general record schedules and the District's adopted Record Retention schedule. Should District Persons have any questions regarding retention or disposition of records, please contact the Records Custodian or District Counsel.



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EXHIBIT E  
**Affidavit for Anti-Human Trafficking**  
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared William J. Rizzetta, who being duly sworn, deposes and says (the "**Affiant**"):

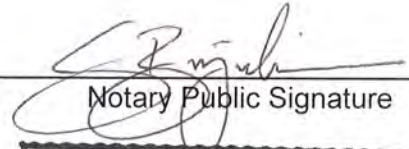
1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the President (Title) of Rizzetta & Company, Incorporated (the "**Company**") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Country Walk Community Development District ("**CDD**").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

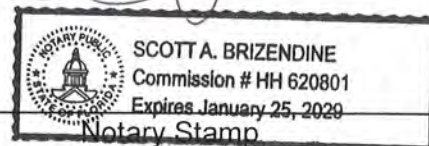
I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

  
Signature of Affiant

Sworn before me on August 7, 2025

  
Notary Public Signature



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## **Tab 8**



Steadfast Alliance  
30435 Commerce Drive  
Suite 102  
San Antonio FL 33576 US

# ESTIMATE

DATE	DUE	ESTIMATE #
8/21/2025	9/20/2025	

**BILL TO**  
5844 Old Pasco Road, Suite 100  
Tampa FL 33544 USA

**SHIP TO**

DESCRIPTION	QTY	RATE	AMOUNT
Quarterly Fountain Maintenance for Countrywalk CDD			
Equipment : Two fountains			
Scope of work to include inspection of moving parts, wear and tear, filter cleaning & nozzle cleaning. (Light bulbs if applicable) Parts to be inspected and serviced if necessary. Any fountain implements that are found faulty can be ordered and replaced by SE LLC at a minimal 10% markup to the CDD. Receipts to be provided at time of invoicing. Should the part(s) be under manufacture warranty, SE LLC will provide the labor to replace under the fountain / aeration maintenance agreement at no cost. Quarterly cost: \$450; Annual total: \$1,800	4.00	450.00	1,800.00

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

**TOTAL** **1,800.00**

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

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_

Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_





Crosscreek Environmental Inc.

111 61st Street East  
Palmetto, FL 34221  
admin@crosscreekenv.com

Estimate

Date	Estimate #
9/2/2025	13856

Name / Address

Country Walk CDD  
c/o Rizzetta and Company  
3434 Colwell Ave.  
Ste. 200  
Tampa, FL 33614

\* Estimate is good for 30 days.

Description

Country Walk CDD Fountain Maintenance

Quarterly Fountain Maintenance of two (2) Floating Fountains located in the Country Walk CDD entrance ponds - \$200.00/Quarterly (\$800.00 Annually).

\*\*The maintenance fee does not include costs for parts if needed. If additional parts are needed for repairs a separate estimate will be sent. \*\*

Please sign and return if accepted

\*\* All warranties exclude acts of God.

\*\* A 3.5% processing fee will be added to all payments made by credit card.

Phone # (941) 479-7811 Fax # (941) 479-7812

www.crosscreekenvironmental.com

## **Tab 9**



Bliss Products and Services, Inc  
6831 S. Sweetwater Rd.  
Lithia Springs, GA 30122  
(800) 248-2547  
(770) 920-1915 Fax

Quote # **77574**

Sales Rep: Heather Smith  
heather.smith@blissproducts.com  
C: (727) 403-7849

**Country Walk CDD**

**Date** 08-14-2025

**Project** Hurricane Fabric Removal/Reinstallation

**Bill To**

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

**Ship To**

Country Walk Playground  
Countrywalk CDD 30400 Country Point  
Blvd  
Wesley Chapel, Florida 33544

**Contact**

Laura Capaccio  
Clubhouse Manager  
Phone: (813) 991-6102

**Approximate Ship Date**

**Ship Via**

**Terms**

Net 30

Vendor	Part #	Description	Qty	Unit Price	Extended Price
INS	Shade Fabric Removal	Hurricane Preparedness Shade Fabric Removal 50'x40' Shade Fabric Over Play Structure 12' x 30' Shade Fabric Over Swing Bay	2	\$1,700.00	\$3,400.00
INS	Shade Fabric Reinstallation	Return for Reinstallation of Shade Fabric 50' x 40' Shade Fabric Over Play Structure 12' x 30' Shade Fabric Over Swing Bay	2	\$2,200.00	\$4,400.00

		<b>Sub Total</b>	\$7,800.00
		<b>Freight</b>	0.00
		<b>Tax</b>	0.00
		<b>Grand Total</b>	\$7,800.00

- Due to volatility in raw material pricing, this quote is only valid for 30 days unless otherwise noted.
- Due to instability in material procurement and manufacturing, verbal or written lead times are subject to change.

Sales tax exempt certificate will be required for exemption. All orders are subject to approval and acceptance by the manufacturer. Deposits may be required. Add 3% to total for charge card transactions. Manufacturing lead times will not begin without an actual shipping address, color and mount selection, approved purchase order or fully executed contract. Customer will need to coordinate with freight carrier if unloading or inside delivery is required. Damaged or missing parts must be noted on the bill of lading at the time of delivery. A finance charge of 1.5% per month will be added to all invoices past due. Return items are subject to manufacturer's policies and may result in freight and restocking fees.

>>Signed quote will not be accepted for orders over \$500.<<

**Install Conditions - Unless otherwise noted:**

- Site should be clear, level and allow continuous access for delivery, materials and equipment. A space must be provided for the staging and secure storage of equipment within a reasonable distance to the jobsite. A water source within 100' of the job site may be required.
- Installation price based on a single mobilization and unrestricted work hours. We can accommodate special requests but they may result in additional labor costs.
- Installation requiring footers are based on normal soil conditions. Rock, coral, asphalt, foundations, pipes, underground utilities, poor soil conditions, and poor drainage may incur additional charges.
- Bliss will call for public locates but the customer is responsible for locating and identifying all private utilities. We are not responsible for damage to unmarked lines.
- If permitting is required, customer is responsible for providing site survey. Equipment delivery and installation times will not begin until permitting is approved. Permitting fees and engineering drawings not included.



- Bliss will smooth jobsite but full site restoration (such as sod) is not included. Bliss will take every care with trees, curbs, sidewalks, fences and other site obstructions but will not be responsible for damage caused by normal installation processes.
- Removal of trash and spoils is not included. Customer responsible for providing dumpster for debris and/or an area within reasonable distance to spread spoils.
- Bliss will not be held responsible for delays due to weather.
- Customer accepts all responsibility for requests that are not in compliance with ASTM, CPSC or local building codes.

Complete Terms and Conditions can be found at <https://blissproducts.com/terms-conditions/>

**Bliss Products & Services, Inc.**  
**Sales Contract Agreement Effective January 1, 2025**

**1. Customer Information**

<b>Customer Name</b>	Country Walk CDD	<b>Quote Number</b>	77574
<b>Address</b>	3434 Colwell Ave. Suite 200 Tampa, Florida 33614	<b>Date</b>	
		<b>Total Amount</b>	\$7,800.00

**A. Incorporation of Terms**

This Agreement incorporates by reference the Bliss Products & Services, Inc. Terms & Conditions, effective January 1, 2025, and any applicable Exhibits (including but not limited to material, Install, Leasing, PIP, Turf, EWF, or Shade) as specified in the quote (collectively, the "Terms"). Customer acknowledges receipt and review of all applicable Terms prior to signing this Agreement. If any Terms are not received, the Customer must notify Bliss in writing within 3 business days of signing; otherwise, the Terms shall be deemed received and accepted. In the event of a conflict between this Agreement, the Terms, and the quote, the order of precedence shall be: (1) quote provisions, (2) this Agreement, (3) the Terms and Conditions (<https://blissproducts.com/terms-conditions/>)

**B. Order Terms**

- Sales Tax Exemption: Must be supported by a valid certificate. Sales Tax is included unless explicitly stated.
- Order Approval: All orders are subject to the manufacturer's approval.
- Deposits: May be required before processing begins.
- Credit Card Payments: A 3% surcharge applies.
- Signature Requirement: Electronic signatures, including DocuSign, are acceptable.

**C. Manufacturing & Shipping**

- Manufacturing timelines begin upon receipt of (1) signed contract. (2) Actual shipping address. (3) Color and mount selections
- Customer is responsible for coordinating unloading/inside delivery with the freight carrier.
- Title and risk of loss pass to Customer upon shipment to the common carrier.
- Bliss is not responsible for shipping delays or transit damages; claims must be filed with the carrier. However, Bliss will assist the Customer in facilitating any claim with the shipping carrier as needed.

**D. Returns & Cancellations**

- Returns are accepted based on the manufacturer's return policy
- Authorization in writing from Bliss is required.
- Goods must be in new, unused condition and returned within 30 days. Returns for manufacturing defects or fulfillment errors must be made within 7 business days of receipt.
- Restocking fee (10% minimum – based on manufacturer) and pre-paid freight apply.
- Return items are subject to the manufacturer's policies and may result in freight and restocking fees.
- Any damaged or missing parts must be noted on the bill of lading at the time of delivery.
- Special orders may not be returned or cancelled.
- Customer-requested cancellations after confirmation are subject to:
  - Reimbursement for all incurred costs ("Cancellation Costs"), including but not limited to manufacturing costs, materials, labor, administrative expenses, and any supplier cancellation charges, plus 15% of such costs to cover overhead
  - Payment due within 5 business days of Bliss's payment to Supplier

**E. Payment Terms**

- Payment is due within 30 days of invoice unless otherwise agreed in writing signed by an authorized officer of Bliss. Time is of the essence for all payments under this Agreement. Bliss reserves the right to suspend performance of any obligations under this Agreement while any payment remains past due.
- 1.5% monthly interest (18% per annum) or the maximum rate permitted by applicable law, whichever is less, applies to late payments. Customer shall also pay all costs of collection, including reasonable attorneys' fees, whether or not legal action is commenced.
- Customer must dispute charges in writing within 7 calendar days of delivery/installation.
- Unpaid or disputed amounts not resolved may be referred to collections. Customer pays reasonable legal/collection costs.

**F. Disclaimer of Warranty**

BLISS MAKES NO EXPRESS OR IMPLIED WARRANTIES OF ANY KIND, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NON-INFRINGEMENT. ALL PRODUCTS ARE SOLD "AS IS." Any warranties on products are provided solely by the original manufacturer or supplier ("Supplier"), and Customer agrees to look exclusively to such Supplier for any warranty claims. Bliss will reasonably assist Customer in processing warranty claims with Suppliers but assumes no responsibility for such claims.

**G. Limitation of Liability**

Limitation of Liability Cap: Notwithstanding any other provision of this Agreement, the total aggregate liability of each party to the other for any and all claims arising out of or related to this Agreement, whether in contract, tort, or otherwise, shall not exceed the total amount of fees paid or payable by Customer to Bliss under this Agreement in the twelve (12) months immediately preceding the event giving rise to the claim. This limitation shall apply to the fullest extent permitted by law and shall survive termination or expiration of this Agreement. Bliss is not liable for:

- Indirect, incidental, special, or consequential damages
- Delays, non-performance, or defects in Goods or Services

**H. Indemnification**

Customer agrees to indemnify, defend, and hold harmless Bliss from any third-party claims related to:

- Installation of Goods
- Use or maintenance of Goods
- Materials supplied by Customer

**I. Set-Off Prohibited**

Customer may not offset or deduct amounts without Bliss's prior written consent.

**J. Credit Approval & Information Accuracy**

- Orders are subject to Bliss's ongoing credit approval.
- Customer must provide true, accurate, and complete information.

**K. Pricing Adjustments & Storage**

- Prices may increase if delivery is not accepted within 30 days of quotation. Manufacturer storage fees apply after 30 days.
- Bliss may invoice 90% of the order value if delivery is delayed more than 14 days after fabrication is complete and the goods are ready for shipment. Customer's failure to pay such invoice within 30 days shall constitute a material breach of this Agreement.
- Monthly Storage Fees: The first month of storage is \$875.00, which includes receiving, offloading, and reloading at the time of shipment, and \$500 for each subsequent month will be charged to hold materials once they are ready for delivery but not yet shipped due to the Customer's request or delays. Storage fees will be invoiced monthly and are due within 30 days. Customer's failure to pay storage fees when due may result in Bliss disposing of or reselling the materials after providing 30 days written notice.

**L. Dispute Resolution & Governing Law**

- Any dispute, claim, or controversy arising out of or relating to this Agreement shall be resolved exclusively through final and binding arbitration administered by the American Arbitration Association ("AAA") in accordance with its Commercial Arbitration Rules. The arbitration shall take place in Atlanta, Georgia. The arbitrator's award shall be final and binding, and judgment may be entered thereon in any court having jurisdiction. Nothing herein shall prevent either party from seeking temporary injunctive relief in any court of competent jurisdiction in Georgia prior to or during arbitration when necessary to protect its rights.
- This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia, without giving effect to any choice of law or conflict of law provisions. The parties' consent to the exclusive jurisdiction of the state and federal courts located in Georgia solely for purposes of enforcing the arbitration agreement or entering judgment on an arbitrator's award.

**M. Force Majeure**

Bliss shall not be liable for any delay, failure in performance, loss, or damage due to events beyond its reasonable control, including but not limited to: acts of God; war; terrorism; pandemic; epidemic; government actions; labor disputes or shortages; supplier delays or inability to perform; material shortages; transportation interruptions; cyberattacks; or severe weather conditions. If a force majeure event continues for more than ninety (90) days, either party may terminate the affected portion of the Agreement upon written notice without penalty.



**N. Claims Limitation**

Any claim arising out of or related to this Agreement, including but not limited to claims for breach of contract, warranty, or negligence, must be brought within **one (1) year** from the date the cause of action accrues or such shorter period as may be specified in the applicable Terms & Conditions. The parties expressly waive any longer statute of limitations to the fullest extent permitted by law.

**O. Entire Agreement**

This Agreement, including the referenced Terms & Conditions and quote, constitutes the full and final agreement between the parties.

**Authorization & Execution**

**Customer Acknowledgement:** I hereby acknowledge and agree to all terms outlined in this Agreement. This contract must be signed by an officer of the company. By signing below, the undersigned represents and warrants that they have full authority to bind Customer to this Agreement and all incorporated Terms & Conditions.

**Client: Country Walk CDD**

**Bliss Products & Services, Inc.**

Authorized Signature	_____	Authorized Signature	_____
Authorized Representative	_____	Authorized Representative	_____
Title	_____	Title	_____
Date	_____	Date	_____

# Shade Sail Removal & Storage Information Sheet

Service is provided on a first-come, first-served basis. We may not be able to assist all clients, but we will try our best.

## Pricing Per Sail

- Large Shade Sails: \$1000 (Requires 4 people to remove, approx. 1200 sq ft)
- Medium Shade Sails: \$500 (Requires 3 people to remove, approx. 800 sq ft)
- Small Shade Sails: \$350 (Requires 2 people to remove, smaller than 800 sq ft)

## Additional Charges

- Rental equipment needed for sail removal will be added to the final invoice.
- Travel time will be charged at \$150 per hour and added to the final invoice.

## Height Surcharge

- Sails at 15 ft or higher: Add 10% to price.
- Sails at 18 ft or higher: Add 20% to price.

## Storage Options

- Free service to roll up sails and load them for client storage.
- In-house monthly storage rates:
  - \* Large Shade Sails: \$100 each
  - \* Medium Shade Sails: \$50 each
  - \* Small Shade Sails: \$35 each

## Important Notes

- Re-installation of sails is not included.
- We recommend replacing the cable and hardware before re-installing sails.

## **Tab 10**





Accent & Holiday Lighting • Pool Cages • Patio Decks  
Security Lighting • Commercial Lighting and MORE!

The Original  
**lanai  
LIGHTS** LLC



**BAY AREA**

Raymond Sapp

**352-232-1452**

Lifetime Product Warranty | One-Time Installation  
Durable & Energy Efficient | Weatherproof | Easy-to-Use App  
[www.bayareatrimlight.com](http://www.bayareatrimlight.com)

# TRIMLIGHT

## SPRINGHILL

**PERMANENT PROGRAMMABLE HOLIDAY  
& YEAR ROUND LIGHTING**

For Every Holiday, Sporting Event or Any Special Occasion



**CONTACT US**

**352-232-1452**

[www.trimlight.com](http://www.trimlight.com)



@TrimlightHQ





TRUST TRIMLIGHT WITH YOUR  
ASSET - YOU



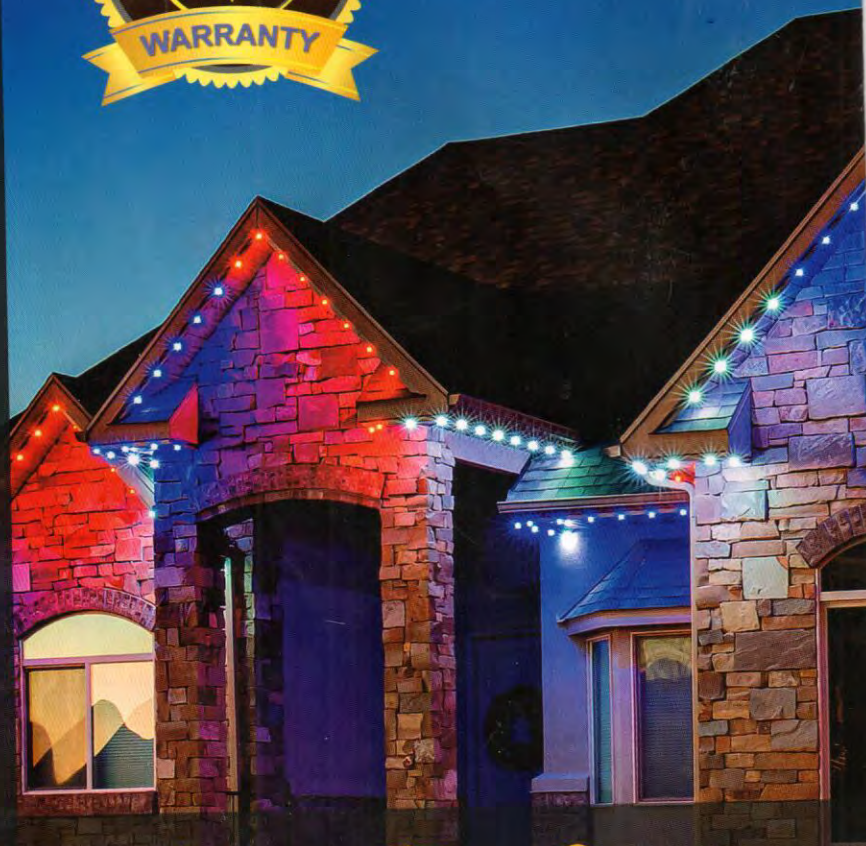
## WHY TRIMLIGHT IS BETTER

Trimlight is **THE ORIGINAL** pioneer of permanent holiday lighting **ESTABLISHED IN 2010.**

Trimlight provides the *best design, value, customer service,* and an **UNSURPASSED LIFETIME PRODUCT WARRANTY!**

## 5 STAR CUSTOMER RATING ★★★★★

"ABSOLUTELY LOVE OUR TRIMLIGHT! FROM GETTING THE QUOTE TO INSTALLATION, THEY WERE PROFESSIONAL & PROMPT. WE GOT MULTIPLE QUOTES. TRIMLIGHT'S SYSTEM AND SERVICE CAN'T BE BEAT. OUR LIGHTS ARE BRIGHTER AND MORE VISIBLE THAN OUR NEIGHBORS WHO WENT WITH A COMPETITOR. TRIMLIGHT WAS THE ONLY COMPANY THAT OFFERED US A LIFETIME PRODUCT WARRANTY. WE RECOMMEND TRIMLIGHT 100%, YOU WON'T BE DISAPPOINTED!"  
- MAX S.



## Made For Celebrating

- Channel that **matches the architectural** elements, blending into the surrounding features on the house.
- A **protruding bulb** from the channel that **allows for more light** than a flush light, which provides a traditional look.
- A 12 volt low voltage system that allows for **energy efficiency**, a lower temperature to extend the life of the bulb.
- The **lights are faced downward to protect the house**, giving a mesmerizing wall splash display that glows.
- **Accent and Security Lighting** settings that are available.





YOUR MOST VALUABLE  
HOME!

## FEATURES OF THE EDGE CONTROLLER

### USER FRIENDLY APP



- Fully customizable, 16 million color options
- Comes with preset holiday patterns
- 180 pre-programmed patterns & animations
- Ability to save & name your own custom patterns

### SCHEDULE AND CALENDAR



- Fully programmable timer & calendar function for daily, monthly or yearly events. Set it and forget it
- Highest quality LEDs rated to last 20-30 years
- Lasts 10X longer than temporary lighting and uses 1/10th of the energy
- Bulbs are waterproof & designed to withstand adverse weather conditions

### BRIGHT AND BEAUTIFUL



### MUSIC CAPABILITY



- Our lights can dance to your favorite music

### ALEXA AND GOOGLE HOME COMPATIBLE



- Simply ask Alexa or Google to turn your Trimlight lighting system on/off or set to specific colors



### CLOUD BASED

- Connect to your system from anywhere in the world

### 16 MILLION COLORS



- Brightness & speed settings are fully customizable to adjust any moving pattern or color
- Full range of functionality, with zoning and bi-directional animations
- Amazing sequencing capabilities for practically unlimited programmability

## g Life's Moments

ents and the scale of your building while  
structure.

vs the light to be seen from more angles  
holiday look.

ergy efficiency while keeping the lights at  
ulb.

e bulbs from damaging UV rays while  
ives your home a whole new look at night.  
e customizable by location.







BEAUTIFUL AT NIGHT



HIDDEN IN THE DAY

## WHY CHOOSE TRIMLIGHT?

- Industry Leading **User-Friendly App**
- **Best Channel Design**-minimizes UV damage, increases longevity, adds architectural beauty
- Best Bulb Design-**MAXIMUM BRIGHTNESS** and **VISIBILITY** from all angles
- **Most trusted**, with over 12 years of experience as the industry leader in cutting-edge technology, quality, and reliability
- **LIFETIME PRODUCT WARRANTY**

*All of our competitors have some of the benefits we offer, but none of our competitors have all of the benefits we offer.*



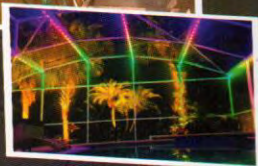
SECURITY AND  
ACCENT LIGHTING



DECKS, FENCES AND  
RAILINGS



PATIOS, PERGOLAS,  
AWNINGS AND POOL  
COVERS

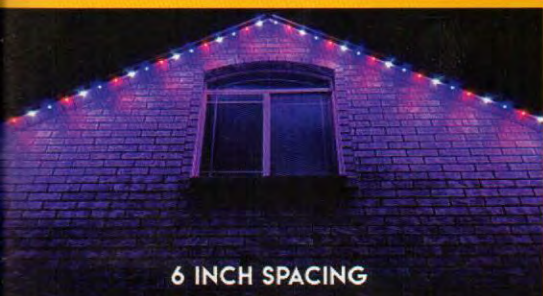


DOWN LIGHTING

GLOBE LIGHTS



BUSINESS AND  
COMMERCIAL  
LIGHTING



6 INCH SPACING



9 INCH SPACING



12 INCH SPACING



## OFFICE USE ONLY

Electronic Copy Sent: \_\_\_\_\_

Contract Date: \_\_\_\_\_

Install Date: \_\_\_\_\_



Estimate Date: 7/25/25  
 Bay Area Trimlight, LLC  
 www.bayareatrimlight.com  
 (352) 232-1452

## INSTALLATION ESTIMATE

Name: Country Walk COD  
 Address: 30400 Country Point Blvd  
 Email: LGA Paccio@Rizzetta.com

Phone: 813-991-6102  
 City: Wesley Chapel FL  
 Zip Code: 33543

## MATERIALS

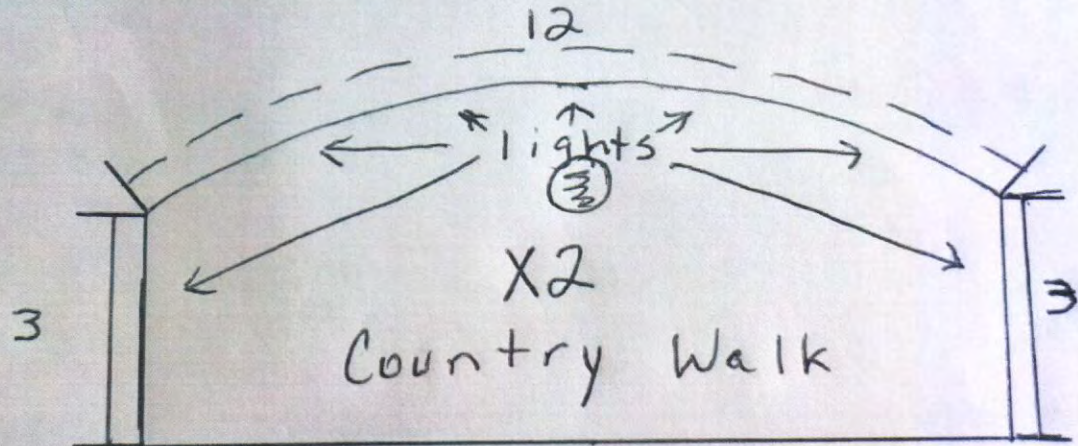
- 9" 12" Residential House  
 9" 12" Pool Enclosure/Patio/Other\*  
 9" 12" Commercial

Back Cover Deck Cover Color:  
 Back Cover Deck Cover Color:  
 Back Cover Deck Cover Color:

End Cuts:  
 Outside Corners:  
 Inside Corners:  
 Gabled Peaks:  
 Wire Channel:

Roof Wire Channel  
 Jumps:  
 Jumper Length:  
 Controllers:  
 \*Other:

## LAYOUT



Front:	Left:	Right:	Back:	Total Price:
36 59				\$1580.00 +Tax

*Raymond Sapp*  
 Trimlight Rep. Signature

Property Owner Signature









26837 Tanic Drive, Suite 101

Wesley Chapel, FL 33544

(813) 996-0001

www.nebulalighting.com

## ESTIMATE/CONTRACT

LIC. # EC13003460

DATE: 8/18/2025

INSURANCE CERTIFICATES AVAILABLE  
UPON REQUEST

## Financing Available!

SAME-AS-CASH AND LOW INTEREST LOAN OPTIONS!

## PROPOSAL SUBMITTED TO (OWNER)

NAME: Laura Capaccio/Country Walk CDD  
ADDRESS: 30400 County Pointe Blvd  
CITY: Wesley Chapel FL 33543  
PHONE: (813) 991-6102  
EMAIL: lcapaccio@rizzetta.com  
GATE CODE:

## PRODUCT DESCRIPTION &amp; QUANTITY

TYPE:	HOA - ARCHITECTURAL & THEME LIGHTING
1	POWER SUPPLY
1	HUB2 CONTROLLER
74	TOTAL LINEAR FOOTAGE
N/A	ADDTL POWER SUPPLY + \$499 (OVER 225 LFT)
N/A	GFI OUTLET +\$199

We hereby propose to furnish the materials and perform the labor necessary for the completion of a Nebula LED Lighting System to include:

		PROJECT NOTES:		
SOFFIT COLOR:		INCLUDES GEMSTONE LIGHTS ON TOP CROWN OF MONUMENT	GUTTER:	
TRACK TYPE:		EXISTING POWER OUTLET MUST BE IN PLACE PRIOR TO INSTALLATION	FASCIA SIZE B/T ONLY:	
PLACEMENT:	HOA MONUMENT	TRACK TYPE AND COLOR TO BE DETERMINED AFTER EXECUTION	START:	TECH CHOICE
STRUCTURE TYPE/SIZE:	HOA MONUMENT	10-YEAR PARTS AND LABOR WARRANTY!	ROOF TYPE:	
REVEAL Y/N?:		50,000 HOUR RATED LEDS LAST DECADES NOT YEARS.	GFI:	
LIP DEPTH:			GFI TESTED:	
LIFT NEEDED?	NO		GFI CONTROL:	
RES/COMM/CDD/HOA:	HOA		WIFI TYPE:	
PER LINEAR FT PRICE:	\$38 PLF CUSTOM TRACK		HOA APPROVAL:	
FLOOD LIGHT PRICE:			SALESPERSON:	Marc Baykara



All material is guaranteed to be as specified, and work to be performed in accordance with drawings and specifications submitted for above work and completed in the substantial workmanlike manner for the sum of :

REGULAR PRICE:	\$2,812	10%	DISCOUNT	YOUR PRICE	\$2,550
----------------	---------	-----	----------	------------	---------

## PAYMENTS TO BE MADE AS FOLLOWS:

\$ 1,275 ON DEPOSIT  
\$ 1,275 ON COMPLETION

## REFERRAL SOURCE:

Watergrass CDD

Per:

Marc Baykara

This proposal may be withdrawn if not accepted within 30 days.

## PAYMENT METHOD:

OUR OFFICE WILL EMAIL A QUICKBOOKS INVOICE FOR CREDIT CARD AND E-CHECKS (ACH TRANSFERS). PAPER CHECKS MAY ALSO BE MAILED TO ADDRESS ON CONTRACT.

## LEAD-TIME

6 TO 8

WEEKS. (SUBJECT TO CHANGES DUE TO CIRCUMSTANCES BEYOND OUR CONTROL).

The above process, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Any customer changes to contract/materials after execution, this may result in additional charges at customer's expense. Payments will be made as outlined above.

Date

Signature

10 YEAR PARTS AND 10 YEAR LABOR WARRANTY

gemstone lights  
SMART | OUTDOOR | LIGHTING

## **Tab 11**



Nature Coast Poop 911  
Elizabeth Henderson  
9376 Merriweather Dr  
Weeki Wachee, FL 34613  
(813) 785 – 9327  
Naturecoast@Poop911.com

## Country Walk CDD

### Proposal for maintenance of 9 pet waste stations

Monthly Billing (Proposal) – 8/25/2025		
Weekly Maintenance – 9 stations with 1,000 bags annually (\$9.95 each station)		9 @ \$9.95 each
Extra box of bags per month - \$139.99 – 20 rolls		\$387.99 / monthly
Weekly maintenance pricing includes: -Waste removal, can liner replaced, pick up bags re-filled if needed (flat or rolled) -Use of dumpster in community for disposal of weekly waste bags	Total Amount Due Monthly:	387.99

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_







Nature Coast Poop 911  
Leah Henderson  
9376 Merriweather Dr  
Weeki Wachee, FL 34613  
(813) 785 – 9327  
Naturecoast@Poop911.com

## Country Walk CDD

### Proposal for installation of 1 pet waste station

August 25, 2025 (Proposal)		
1 – Installation of Pet Waste Station (rectangle) (One-time fee)		1 x \$345.00 = \$345.00
(Price includes purchase and installation of pet waste station that will be concreted into the ground.)		
	Total Amount Due	\$345.00

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



## **Tab 12**





## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### Country Walk Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## **About FIA**

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

### **Competitive Advantage**

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### **How are FIA Members Protected?**

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

### **What Are Members Responsible For?**

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).**

Quotation being provided for:

Country Walk Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125655

## PROPERTY COVERAGE

### SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$2,952,091
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$100,000

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

\*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM**

**\$25,635**



**Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

## CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

## Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

## AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	1	\$1,000,000	Included
Personal Injury Protection	5	Separately Stated In Each Personal Injury Protection Endorsement	Included
Auto Medical Payments	2	\$2,500 Each Insured	Included
Uninsured Motorists including Underinsured Motorists	2	\$100,000	Included
Physical Damage Comprehensive Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.  See item Four for Hired or Borrowed Autos.	Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto  See item Four for Hired or Borrowed Autos.	Included
Physical Damage Towing And Labor	7	\$250 For Each Disablement Of A Private Passenger Auto	Included



**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.

**Cyber Liability sublimit included under POL/EPLI**

Media Content Services Liability  
Network Security Liability  
Privacy Liability  
First Party Extortion Threat  
First Party Crisis Management  
First Party Business Interruption  
Limit: \$100,000 each claim/annual aggregate  
Fraudulent Instruction: \$25,000



## PREMIUM SUMMARY

Country Walk Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125655

### PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$25,635
Crime	Not Included
Automobile Liability	\$696
Hired Non-Owned Auto	Included
Auto Physical Damage	\$81
General Liability	\$4,471
Public Officials and Employment Practices Liability	\$5,394
Deadly Weapon Protection Coverage	Included
<b>TOTAL PREMIUM DUE</b>	<b>\$36,277</b>

#### IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

#### Additional Notes:

Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500.



**PARTICIPATION AGREEMENT**  
**Application for Membership in the Florida Insurance Alliance**

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Country Walk Community Development District

\_\_\_\_\_  
(Name of Local Governmental Entity)

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Witness By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: \_\_\_\_\_  
Administrator





## PROPERTY VALUATION AUTHORIZATION

**Country Walk Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614**

---

### QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$2,952,091	As per schedule attached
<input checked="" type="checkbox"/>	Inland Marine	\$100,000	As per schedule attached
<input checked="" type="checkbox"/>	Auto Physical Damage	\$9,604	As per schedule attached

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_



**PUBLIC ENTITY**  
**FLORIDA UNINSURED MOTORISTS COVERAGE SELECTION OF LOWER LIMITS OR REJECTION**  
**OF COVERAGE**

**YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS**  
**YOU OR YOU ARE PURCHASING UNINSURED MOTORIST LIMITS LESS THAN YOUR LIABILITY**  
**LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.**

Quote Number: 100125655	Term: <b>October 1, 2025 to October 1, 2026</b>
Insurer: Florida Insurance Alliance	
Applicant/Named Insured: <b>Country Walk Community Development District</b>	

Florida law permits you to make certain decisions regarding Uninsured Motorists Coverage provided under your policy. This document describes this coverage and various options available.

You should read this document carefully and contact us or your agent if you have any questions regarding Uninsured Motorists Coverage and your options with respect to this coverage.

This document includes general descriptions of coverage. However, no coverage is provided by this document. You should read your policy and review your Declarations Page(s) and/or Schedule(s) for complete information on the coverages you are provided.

Uninsured Motorists Coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting therefrom. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the policy. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability policies include Uninsured Motorists Coverage at limits equal to the Liability Coverage in your policy, unless you select a lower limit offered by the company or reject Uninsured Motorists Coverage entirely.

Please indicate by initialing below whether you entirely reject Uninsured Motorists Coverage or whether you select this coverage at limits lower than the Liability Coverage of your policy.

<input type="checkbox"/>	I reject Uninsured Motorists Coverage entirely.
<input checked="" type="checkbox"/>	I reject Combined Single Limit for Liability Coverage and I select a lower limit of \$100,000.

I understand and agree that selection of any of the above options applies to my liability insurance policy and future renewals or replacements of such policy which are issued at the same Liability limits. If I decide to select another option at some future time, I must let the Insurer or my agent know in writing.

---

Applicant's/Named Insured's Signature

---

Applicant's/Named Insured's Printed Name

---

Date



**Country Walk Community Development District**

Policy No.: 100125655  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
1	Entry Monuments & Metal Fencing		2003	10/01/2025	\$105,575		\$105,575		
	SR 54 and Smith Rd. Wesley Chapel FL 33543		Masonry non combustible	10/01/2026					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
2	Clubhouse		2007	10/01/2025	\$1,125,324		\$1,257,609		
	30400 Country Point Blvd. Wesley Chapel FL 33543		Joisted masonry	10/01/2026	\$132,285				
	Pyramid hip			Asphalt shingles					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
3	Restroom facility / Pool Bar		2007	10/01/2025	\$246,306		\$282,518		
	30400 Country Point Blvd. Wesley Chapel FL 33543		Joisted masonry	10/01/2026	\$36,212				
	Gable			Asphalt shingles					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
4	Pool facility- Rec. Pool,Equipment		2007	10/01/2025	\$305,217		\$358,005		
	30400 Country Point Blvd. Wesley Chapel FL 33543		Below ground liquid storage tank / pool	10/01/2026	\$52,788				
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
5	Wrought Iron Fence		2007	10/01/2025	\$52,788		\$52,788		
	30400 Country Point Blvd. Wesley Chapel FL 33543		Non combustible	10/01/2026					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
6	Concrete perimeter wall, signage,& gate		2007	10/01/2025	\$84,460		\$84,460		
	Country Point Blvd. & Meadow Pt. Blvd. Wesley Chapel FL 33543		Masonry non combustible	10/01/2026					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
7	Pavillion		2007	10/01/2025	\$36,423		\$36,423		
	30400 Country Point Blvd. Wesley Chapel FL 33543		Joisted masonry	10/01/2026					
	Pyramid hip			Asphalt shingles					

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

**Country Walk Community Development District**

Policy No.: 100125655  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
8	Universal playground & shade structure		2007	10/01/2025	\$89,739		\$89,739	
	30400 Country Point Blvd. Wesley Chapel FL 33543		Non combustible	10/01/2026				
					2018		2018	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
9	Waterpump, controller,irrigation from pump		2007	10/01/2025	\$52,788		\$52,788	
	30400 Country Point Blvd. Wesley Chapel FL 33543		Pump / lift station	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
10	Tennis facilitiy incl. fence		2007	10/01/2025	\$52,788		\$52,788	
	30400 Country Point Blvd. Wesley Chapel FL 33543		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
11	Fountain		2007	10/01/2025	\$5,279		\$5,279	
	Country Point Blvd. Wesley Chapel FL 33543		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
12	Lighthouse / Decortaiive pavillion		2007	10/01/2025	\$60,706		\$60,706	
	Country Point Blvd. & Meadow Pt. Blvd. Wesley Chapel FL 33543		Joisted masonry	10/01/2026				
	Pyramid hip			Asphalt shingles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
13	Guard house		2007	10/01/2025	\$30,353		\$30,353	
	Country Point Blvd. & Meadow Pt. Blvd. Wesley Chapel FL 33543		Frame	10/01/2026				
	Gable			Asphalt shingles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
14	Lap pool		2007	10/01/2025	\$235,749		\$235,749	
	30400 Country Point Blvd. Wesley Chapel FL 33543		Below ground liquid storage tank / pool	10/01/2026				

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

**Country Walk Community Development District**

Policy No.: 100125655  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
15	Column at entry		2007	10/01/2025	\$10,558		
	Country Point Blvd. & Rolling Green Wesley Chapel FL 33543		Masonry non combustible	10/01/2026		\$10,558	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
16	Column at entry		2007	10/01/2025	\$10,558		
	Country Point Blvd. & Pointe O Wood Wesley Chapel FL 33543		Masonry non combustible	10/01/2026		\$10,558	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
17	Column at entry		2007	10/01/2025	\$10,558		
	Five Farms Ave Wesley Chapel FL 33543		Masonry non combustible	10/01/2026		\$10,558	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
18	Column at entry		2007	10/01/2025	\$10,558		
	Fresh Meadow Way Wesley Chapel FL 33543		Masonry non combustible	10/01/2026		\$10,558	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
19	Column at entry (2)		2007	10/01/2025	\$21,115		
	English Turn Way & Country Point Blvd. Wesley Chapel FL 33543		Masonry non combustible	10/01/2026		\$21,115	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
20	Column at entry (2)		2007	10/01/2025	\$21,115		
	Country Point Blvd. & Meadow Pt. Blvd. Wesley Chapel FL 33543		Masonry non combustible	10/01/2026		\$21,115	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
21	Landscape lighting		2007	10/01/2025	\$3,695		
	Country Point Blvd. & Meadow Pt. Blvd. Wesley Chapel FL 33543		Electrical equipment	10/01/2026		\$3,695	

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_



**Country Walk Community Development District**

Policy No.: 100125655  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address				Contents Value				
	Roof Shape	Roof Pitch			Const Type	Term Date	Covering	Replaced	Roof Yr Blt
22	Landscape lighting @ clubhouse		2007	10/01/2025	\$2,639				
	30400 Country Point Blvd. Wesley Chapel FL 33543		Electrical equipment	10/01/2026			\$2,639		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address				Contents Value				
	Roof Shape	Roof Pitch			Const Type	Term Date	Covering	Replaced	Roof Yr Blt
23	Maintenance shed		2018	10/01/2025	\$6,071				
	30400 Country Point Blvd. Wesley Chapel FL 33543		Non combustible	10/01/2026	\$2,639		\$8,710		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address				Contents Value				
	Roof Shape	Roof Pitch			Const Type	Term Date	Covering	Replaced	Roof Yr Blt
24	Fountain		2007	10/01/2025	\$5,279				
	Meadow Pt. Blvd. Wesley Chapel FL 33543		Non combustible	10/01/2026			\$5,279		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address				Contents Value				
	Roof Shape	Roof Pitch			Const Type	Term Date	Covering	Replaced	Roof Yr Blt
25	Monument Sign at Guard House		2007	10/01/2025	\$15,836				
	Country Point Blvd. & Meadow Pt Blvd. Wesley Chapel FL 33543		Masonry non combustible	10/01/2026			\$15,836		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address				Contents Value				
	Roof Shape	Roof Pitch			Const Type	Term Date	Covering	Replaced	Roof Yr Blt
26	Bridge Railing - Metal w/Masonry Columns		2007	10/01/2025	\$79,181				
	Country Point Blvd Wesley Chapel FL 33543		Masonry non combustible	10/01/2026			\$79,181		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address				Contents Value				
	Roof Shape	Roof Pitch			Const Type	Term Date	Covering	Replaced	Roof Yr Blt
27	Dog Park		2007	10/01/2025	\$26,394				
	Fresh Meadow Way Wesley Chapel FL 33543		Non combustible	10/01/2026			\$26,394		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address				Contents Value				
	Roof Shape	Roof Pitch			Const Type	Term Date	Covering	Replaced	Roof Yr Blt
28	Furniture in the Open (pool, patio)		2007	10/01/2025	\$21,115				
	30400 Country Point Blvd. Wesley Chapel FL 33543		Property in the Open	10/01/2026			\$21,115		
			Total:	Building Value \$2,728,167		Contents Value \$223,924		Insured Value \$2,952,091	

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

**Country Walk Community Development District**

**Policy No.:** 100125655  
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1			Other inland marine	10/01/2025	\$25,000	\$1,000
	Unscheduled Items			10/01/2026		
2			Other inland marine	10/01/2025	\$7,500	\$1,000
	Pool Chair Lift			10/01/2026		
3			Other inland marine	10/01/2025	\$7,500	\$1,000
	Pool Chair Lift			10/01/2026		
4			Other inland marine	10/01/2025	\$10,000	\$1,000
	Speed Recorder			10/01/2026		
5			Other inland marine	10/01/2025	\$50,000	\$1,000
	Irrigation rust inhibitor system			10/01/2026		

**Total      \$100,000**

Sign: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_



Vehicle Schedule

***Country Walk Community Development District***

**Policy No.:** 100125655  
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Make	Model-Description	Department	AL Eff	Comp Ded	Comp Eff	Term	VALUE	
Qty	Year	VIN #	Vehicle Type	AL Term	Coll Ded	Coll Eff	Coll Term	Valuation Type	APD Rptd
1	HONDA	SXS500M2		10/01/2025	\$1,000	10/01/2025	10/01/2025	\$9,604	
1	2018	1HFVE036XJ4305268	Extra Light Service	10/01/2026	\$1,000	10/01/2025	10/01/2026	Actual cash value	\$9,604

**Total** \$9,604  
**APD Rptd** \$9,604

Sign: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_



## **Tab 13**

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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, August 14, 2025, at 6:00 p.m.** at the Country Walk Clubhouse, located at 30400 Country Point Boulevard, Wesley Chapel, FL 33543.

**Present and constituting a quorum:**

George O'Connor	<b>Board Supervisor, Chairman</b>
Jami Rekar	<b>Board Supervisor, Vice Chairman</b>
Heather Howell	<b>Board Supervisor, Assistant Secretary</b>
Jane Kendall	<b>Board Supervisor, Assistant Secretary</b>
David Van De Griek	<b>Board Supervisor, Assistant Secretary</b>
	(Joined 7:57 pm)

**Also present were:**

Lynn Hayes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Carie Webster	<b>District Counsel, Straley, Robin, &amp; Vericker</b>
Jerry Whited	<b>District Engineer, BDI Engineering</b>
Laura Capaccio	<b>Clubhouse Manager</b>
Angela Savinon	<b>Associate District Manager, Rizzetta &amp; Company Inc</b>
Jorge Ledesma	<b>Representative, Juniper Landscape</b>
Amiee Broden	<b>LIS Specialist</b>
John Toborg	<b>LIS Manager</b>

Audience	<b>Present</b>
----------	----------------

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Savinon called the meeting to order and conducted roll call confirming a quorum. The meeting commenced at 6:00 p.m.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

Ms. Savinon led those present in the Pledge of Allegiance.

**THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no audience comments put forward at this time.

**FOURTH ORDER OF BUSINESS****Staff Reports****A. District Engineer**

Mr. Whited presented his report. Mr. Whited explained permits from the County for traffic calming devices need to be approved by the County. Mr. Whited suggested residents submit concerns to the County about speeding. Mr. Whited informed the board to use approved Pasco County Traffic Calming Devices. Mr. Whited suggested 4-5 residents as minimum needed to request Traffic Calming Devices. Mr. Whited will provide new Pasco County contact.

**B. Aquatic Report**

Mr. Riemensperger presented the Aquatics Report. The Board of Supervisors requested Mr. Riemensperger provide a proposal for fountain maintenance for the September 11, 2025 Country Walk Community District final agenda. The Board asked Mr. Hayes to request a fountain proposal from Cross Creek for the September 11, 2025 Country Walk District final agenda.

On a motion from Ms. Rekar, seconded by Ms. Kendall, the Board of Supervisors approved the Aquatics Maintenance Proposal 355826 in the amount of (\$20,460.00) after District Council has prepared the final form agreement and authorize the chair to execute the agreement for the Country Walk Community Development District.

**C. Landscape Inspections Analyst****1. Review of Landscape Inspection Report**

Ms. Brodeen presented the Landscape Inspection Report to the Board of Supervisors. The Board of Supervisors approved the Juniper's Fieldstone Manor Roundabout Option 1 Proposal 355826 in the amount of \$10,584.00.

On a motion from Ms. Rekar, seconded by Ms. Kendall, the Board of Supervisors approved the Juniper Fieldstone Manor Roundabout Option 1 Proposal 355826 for a not to exceed cost of (\$11,454.00) after District Council has prepared the final form agreement and authorize the chair to execute the agreement for the Country Walk Community Development District.

**D. Review of Clubhouse Manager Report**

Ms. Capaccio provided her report and spoke about getting 60-pound dumbbells for the fitness room. Ms. Capaccio was asked to get a proposal from Creative Shades to remove and install the playground canopy to be added to the September 11, 2025 Country Walk District final agenda. The Board of Supervisors asked Ms. Capaccio to investigate the cost of permanent lights/various colors for the community monument for the September 11, 2025 Country Walk District final agenda. become available.

**E. District Counsel**

Ms. Webster stated that she had no report.



**F. District Manager**

Mr. Hayes presented his report and reminded the Board of Supervisors next regular meeting will be held on September 11, 2025, at 6:00 p.m. Mr. Hayes informed the Board of Supervisors that we received the 2<sup>nd</sup> quarter Website Compliance Report, and the district passed all ADA Website Accessibility and Florida Statue 189.069 requirements.

**G. District Chairman Report**

Mr. O'Connor presented his report.

**FIFTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year  
2025/2026 Final Budget**

Mr. Hayes presented Public Hearing on Fiscal Year 2025/2026 Final Budget.

On a motion from Ms. Kendall seconded by Ms. Howell, with all in favor, the Board of Supervisors Opened the Public Hearing on the Fiscal Year 2025/2026 Final Proposed Budget for the Country Walk Community Development District.

Mr. Hayes presented the Fiscal Year 2025/2026 Final Proposed Budget to the Board of Supervisors. The Board of Supervisors requested in the General Fund to reduce line item 62 from (\$25,360.00) to (\$20,460.00) for the Aquatic Maintenance. Additionally, to reduce Line item 33 from (\$33,000.00) to (\$31,000.00) for District Engineer and Line item 105 from (\$30,000.00) to (\$25,000.00) for Capital Improvements. Lastly, the Board of Supervisors requested in the Reserve Fund to reduce Line item 23 Pool Equipment Family and Lap Pools from (\$50,000.00) to (\$40,000.00).

On a motion from Ms. Rekar seconded by Mr. O'Connor, with all in favor, the Board of Supervisors Closed the Public Hearing on the Fiscal Year 2025/2026 Final Proposed Budget for the Country Walk Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-07; Adopting  
Fiscal Year 2025-2026 Final Budget**

Mr. Hayes presented Resolution 2025-07, Adopting Fiscal Year 2025-2026 Final Budget to the Board of Supervisors.

On a motion from Ms. Kendall seconded by Ms. Howell, with all in favor, the Board of Supervisors Adopted Resolution 2025-07, Adopting Fiscal Year 2025-2026 Final Budget for the Country Walk Community Development District as amended.

**SEVENTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2025-**

**2026 Assessments**

Mr. Hayes presented Public Hearing on Fiscal Year 2025-2026 Assessments.

On a motion from Ms. Howell seconded by Ms. Kendall, with all in favor, the Board of Supervisors Opened the Public Hearing on the Fiscal Year 2025/2026 Assessments for the Country Walk Community Development District.

On a motion from Ms. Howell seconded by Ms. Kendall, with all in favor, the Board of Supervisors Closed the Public Hearing on the Fiscal Year 2025/2026 Assessments for the Country Walk Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-08; Levying  
O&M Assessments for Fiscal Year 2025-2026**

Mr. Hayes presented Resolution 2025-08; Levying O&M Assessments for Fiscal Year 2025-2026 to the Board of Supervisors.

On a motion from Ms. Kendall seconded by Ms. Rekar with all in favor, The Board of Supervisors Adopted the Resolution 2025-08, Levying Operations & Maintenance Assessments for Fiscal Year 2025-2026 for the Country Walk Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-09; Setting  
Fiscal Year 2025-2026 Meeting Schedule**

Mr. Hayes presented Resolution 2025-09, Setting Fiscal Year 2025-2026 Meeting Schedule to the Board of Supervisors.

On a motion from Ms. Kendall seconded by Ms. Howell with all in favor, The Board of Supervisors Adopted the Resolution 2025-09, Setting Fiscal Year 2025-2026 Meeting Schedule, for the Country Walk Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of 2025-10; Designating An  
Assistant Secretary**

Mr. Hayes presented Resolution 2025-10, Designating an Assistant Secretary to the Board of Supervisors.

On a motion from Ms. Howell seconded by Ms. Kendall with all in favor, The Board of Supervisors Adopted the Resolution 2025-10, Designating an Assistant Secretary, for the Country Walk

Community Development District.

**ELEVENTH ORDER OF BUSNIESS**

**Consideration of 2024-2025 Goals &  
Objective Report**

Mr. Hayes presented the 2024/2025 Goals & Objectives Report to the Board of Supervisors and explained that this report is for Board Performance Measures/Standards and is the Annual Reporting form for Fiscal Year 2024/2025 based on House Bill 7013 law requirements that all Community Development District Boards must complete annually.

On a motion from Ms. Rekar, seconded by Mr. O'Connor, with all in favor, the Board of Supervisors Approve the 2024-2025 Goals & Objectives Report, for the Country Walk Community Development District.

**TWELFTH ORDER OF BUSNIESS**

**Consideration of Welch Tennis Courts  
Pickleball Line Proposal**

Mr. Hayes presented the Welch Tennis Courts Pickleball Line Proposal in the amount of (\$800.00).

On a motion from Ms. Rekar seconded by Mr. O'Connor with all in favor, The Board of Supervisors Approve Welch Tennis Court Pickleball Proposal in the amount of (\$800.00), for the Country Walk Community Development District.

**THIRTEENTH ORDER OF BUSNIESS**

**Consideration of Regular Board of Supervisors  
Regular Meeting Minutes Held on July 10, 2025**

On a motion from Ms. Kendall, seconded by Ms. Howell, with all in favor, the Board of Supervisors Approve the July 10, 2025, Board of Supervisor Regular Meeting Minutes for the Country Walk Community Development District as amended.

**FOURTEENTH ORDER OF BUSNIESS**

**Consideration of Operation and Maintenance  
Expenditures for June 2025**

On a motion from Ms. Kendall, seconded by Mr. Van De Griek, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for June 2025 (\$99,149.81) for the Country Walk Community Development District.



**FIFTHTEENTH ORDER OF BUSNISS****Audience Comments**

An audience member commented regarding the district's policy on bounce house inflatables. Ms. Webster addressed the concern, and the Board of Supervisors noted that the districts insurance provider declined coverage for bounce house liability. An audience member inquires about the cost of replacing a shade at the playground. Mr. Hayes requested that the resident email the request to him. The audience member also asked whether residents are required to sign a waiver to use the weight room. Ms. Capaccio confirmed that a waiver is signed.

**SIXTEENTH ORDER OF BUSNISS****Supervisors Requests**

There were no Supervisors Request.

**SEVENTEENTH ORDER OF BUSNISS****Adjournment**

On a motion from Ms. Howell, seconded by Mr. David Van De Griek, with all in favor, the Board agreed to adjourn the meeting at 8:11 p.m. for the Country Walk Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

## **Tab 14**

# COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT

---

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

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

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

## **Operation and Maintenance Expenditures**

**July 2025**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$   83,378.32**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## Country Walk Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brletic Dvorak, Inc.	300160	2022	Engineering Services 06/25	\$ 1,350.00
Clean Sweep Supply Co., Inc.	300180	13672	Janitorial Supplies 07/25	\$ 323.75
Cooper Pools Inc.	300161	2025-872	Monthly Pool Maintenance 07/25	\$ 2,840.00
Dultra Cleaning Tampa, LLC	300170	1029	Cleaning Services 06/17/25-07/13/25	\$ 829.23
Everon, LLC	300171	159239154	Monitoring Services 08/25	\$ 213.99
Fitness Logic, Inc.	300172	125140	Fitness Equipment Service 07/25	\$ 810.99
Florida Department of Revenue	20250709-01	61-8015817296-8 06/25 ACH	61-8015817296-8 Sales & Use Tax 06/25	\$ 24.86
George O'Connor	300173	GO071025	Board of Supervisors Meeting 07/10/25	\$ 200.00
Heather B Howell	300174	HH071025	Board of Supervisors Meeting 07/10/25	\$ 200.00
Insect I.Q., Inc.	300162	130885	Pest Management & Treatment 07/25	\$ 88.00
Jami Dock Rekar	300175	JR071025	Board of Supervisors Meeting 07/10/25	\$ 200.00



## Country Walk Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Jane Kendall	300176	JK071025	Board of Supervisors Meeting 07/10/25	\$ 200.00
Juniper Landscaping of Florida, LLC	300163	341812	Dead Trees Removal 06/25	\$ 2,400.00
Juniper Landscaping of Florida, LLC	300163	342683	Monthly Landscape Service 07/25	\$ 15,140.33
Juniper Landscaping of Florida, LLC	300177	344869	Turf Fertilize & Insect Control 07/25	\$ 2,220.00
New Tampa Fence, Inc.	300158	5405 Balance	Balance for Fence/Gate Installation 05/25	\$ 3,867.75
Pasco County Utilities	20250710-01	22613083 ACH	0489145 01169215 30400 Country Pointe Blvd 05/25	\$ 796.72
Pasco Sheriff's Office	300164	I-20257-12000	Off Duty Detail 06/25	\$ 3,480.00
Poop 911	300181	10161751	Dog Park Waste Removal 04/25	\$ 309.99
Poop 911	300181	10317869	Dog Park Waste Removal 05/25	\$ 309.99
Poop 911	300181	10470744	Dog Park Waste Removal 05/25	\$ 309.99
Rizzetta & Company, Inc.	300157	INV0000100520	District Management Fees 07/25	\$ 6,795.00

## Country Walk Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300159	INV0000100575	Personnel Reimbursement, Amenity Management & Oversight 07/25	\$ 13,212.08
Rizzetta & Company, Inc.	300167	INV0000100637	Cell Phone, Auto Mileage, and EE Recruiting 06/25	\$ 168.64
Rizzetta & Company, Inc.	300168	INV0000100681	Mass Mailing - Budget Notice 07/25	\$ 1,207.95
Rizzetta & Company, Inc.	300169	INV0000100691	Personnel Reimbursement 07/25	\$ 11,091.93
Spectrum	20250701-01	1373986061225 ACH	30400 Country Pointe Blvd TV/Internet/Voice 06/25	\$ 260.00
Spectrum	20250729-01	1373986071225 ACH	30400 Country Pointe Blvd TV/Internet/Voice 07/25	\$ 260.00
Steadfast Environmental, LLC (San Antonio, FL)	300165	SA-13358	Aquatic Maintenance 07/25	\$ 1,648.00
Suncoast Rust Control, Inc.	300178	08461	Monthly Rust Prevention Control 06/25	\$ 800.00
The Observer Group, Inc.	300179	25-01401P	Legal Advertising 07/25	\$ 144.38
The Observer Group, Inc.	300179	25-01445P	Legal Advertising 07/25	\$ 70.00
TIGRIS Aquatic Services, LLC	300166	4088071 Deposit	Deposit - Aeration Repair & Maintenance 07/25	\$ 1,093.00
Valley National Bank	20250725-01	CC063025-630 ACH	Credit Card Expenses 06/25	\$ 1,076.05

## Country Walk Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Waste Management Inc. of Florida	20250727-01	1094114-1568-9 ACH	Waste Disposal Services 07/25	\$ 125.51
Withlacoochee River Electric Cooperative, Inc.	20250725-02	Monthly Summary 06/25 ACH 630	Electric Services Summary 06/25	<u>\$ 9,310.19</u>
<b>Report Total</b>				<u><b>\$ 83,378.32</b></u>

**Brletic Dvorak Inc**  
536 4th Ave South Unit 4  
Saint Petersburg, FL 33701 US  
(813) 361-1466  
sbrletic@bdiengineers.com



INVOICE

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

INVOICE 2022  
DATE 06/27/2025  
TERMS Net 30  
DUE DATE 07/27/2025

PROJECT NAME  
Country Walk CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[June 02 - June 27]	7:30	180.00	1,350.00

BALANCE DUE **\$1,350.00**







**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT**  
**Jun-25**

	<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.	5.50	\$180	J. Whited	\$990.00
Communication for Aquatic Engineer RFP and Survey Proposals.	0.00	\$120	K. Wagner	\$0.00
	1.00	\$180	J. Whited	\$180.00
Communication for Stormwater Repairs.	0.00	\$120	K. Wagner	\$0.00
	0.50	\$180	J. Whited	\$90.00
Crosswalk and Traffic Signal and County Engineer Communication.	0.00	\$120	K. Wagner	\$0.00
	0.50	\$180	J. Whited	\$90.00
<b>INVOICE TOTAL</b>	<b>7.50</b>			<b>\$1,350.00</b>

**Clean Sweep Supply Co., INC.**

206 E Waters Ave  
Tampa, FL 33604 US  
+18139329564  
Beth@cleansweepsupply.biz

**INVOICE**

BILL TO  
COUNTRY WALK CDD\*CWC100  
C/O RIZZETTA & CO.,  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

SHIP TO  
COUNTRY WALK CDD\*CWC100  
30400 COUNTRY POINT BLVD  
WESLEY CHAPEL, FL 33543

INVOICE #  
13672

DATE  
07/15/2025

TERMS  
Net 30

DUE DATE  
08/14/2025

SHIP DATE  
07/22/2025

SKU	DESCRIPTION	QTY	RATE	AMOUNT
SSI1EA	SSI1EA EACH STORE POLISH SHEILA SHINE AEROSOL 10oz can	2	11.25	22.50T
ENEL2003	ENEL2003 Empress™ Exam Grade Blue Nitrile Powder Free Glove - Large	10	5.95	59.50T
CLM-303MWB	CLM-303MWB MOP HEAD WET LOOPED END 5" BAND BLENDED - BLUE - MEDIUM	2	7.50	15.00T
HT400011	HT400011 TOWEL MULTIFOLD WHITE 16/250/CS	5	31.25	156.25T
CLO31903	CLO31903 CLOROX DISINFECTING BIO & STAIN REMOVER 9/32OZ/CS	1	70.50	70.50T

Thank you for your business. You can pay via this payment link with ACH or can call with a credit card or mail a check to 206 E Waters Ave, Tampa FL 33604

SUBTOTAL	323.75
TAX	0.00
TOTAL	323.75

BALANCE DUE

**\$323.75**

**RECEIVED**  
07-23-2025

INVOICE

Cooper Pools, CP Remodeling & Resurfacing  
4850 Allen Rd  
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com  
+1 (844) 766-5256



Cleaning Commercial Acct:Rizzetta & Company:Country Walk Club House

Bill to  
Country Walk Club House  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

Ship to  
Country Walk Club House  
30400 Country Point Blvd  
Wesley Chapel, FL 33543

Invoice details

Invoice no.: 2025-872  
Terms: Net 30  
Invoice date: 07/01/2025  
Due date: 07/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance July 2025	1	\$2,840.00	\$2,840.00

Total \$2,840.00

Ways to pay



View and pay

RECEIVED  
07-01-2025



INVOICE

Dultra Cleaning Tampa  
23110 State Road 54 Suite 186  
Lutz, FL 33549

dultracleaningtampa@gmail.com  
+1 (813) 758-9745



**Bill to**  
Country Walk Community Development  
District  
Country Walk Community Development  
District  
3434 Colwell Ave Suite 200  
Tampa, Florida 33614  
Estados Unidos

**Ship to**  
Country Walk Community Development  
District  
Country Walk Community Development  
District  
3434 Colwell Ave Suite 200  
Tampa, Florida 33614  
Estados Unidos

**Invoice details**  
Invoice no.: 1029  
Terms: Due on receipt  
Invoice date: 07/17/2025  
Due date: 07/17/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Cleaning Service	Cleaning Service Date June 17 July 13	1	\$829.23	\$829.23

**Total** **\$829.23**

**Overdue** 07/17/2025

RECEIVED  
07-21-2025



Invoice 159239154

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
40039059	7/14/2025	8/8/2025		\$213.99

Description	Qty	Unit Price	Amount
-------------	-----	------------	--------

Continued on Next Page

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everonsolutions.com

**Call Toll-Free:**

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**Hearing Impaired:**

1-800-395-6137

**Email:**

COMCARE@Everonsolutions.com

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Please detach this portion and send with your payment.



PO Box 49292 · Wichita, KS 67201

Invoice Number	159239154
Account Number	40039059
Invoice Date	7/14/2025
Payment Due Date	8/8/2025
Amount Due	\$213.99

**Amount Enclosed: \$ 213.99**☐ Please check box if your billing address has changed, and indicate changes on back.**Powered by Experience. Driven by Excellence.™**COUNTRY WALK CDD  
3434 COLWELL AVE  
STE 200  
TAMPA FL 33614EVERON  
PO BOX 219044  
KANSAS CITY MO 64121-9044



Invoice 159239154

everonsolutions.com

Account Number	Invoice Date	PO Number
40039059	7/14/2025	

DATE	DESCRIPTION	Qty	Unit	Amount
COUNTRY WALK CDD, 30400 COUNTRY POINT BLVD, WESLEY CHAPEL, FL 33543				
	Services Provided (08/13/25-09/12/25)			\$213.99
	<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>\$213.99</b>

RECEIVED  
07-18-2025



# Fitness Logic

380 Scarlet Blvd.  
Oldsmar, FL 34677

Phone #

727-784-4964

Fax #

727-784-0223

E-mail

fitlogic@aol.com

## Invoice

Date	Invoice #
7/16/2025	125140

Bill To
Country Walk CDD 3434 Colwell Ave, Suite Tampa, FL 33614

Location/Contact/Phone
Country Walk 30400 Country Point Blvd Wesley Chapel, FL 33543

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	FB	14462	7/15/2025

Item Code	Description	Quantity	Price Each	Amount
Parts	Hot bar Assembly	1	535.99	535.99
Shipping	Shipping charges are estimated and subject to change. Standard Shipping: 7-10 business days	1	35.00	35.00
Labor	Replaced hot bar assembly on Stairmaster serial # SM5270L19480153	2	120.00	240.00
<div>RECEIVED 07-16-2025</div>				

Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	<b>Subtotal</b>	\$810.99
	<b>Sales Tax (7.0%)</b>	\$0.00
	<b>Total</b>	\$810.99





State of Florida  
Department of Revenue

[DOR Home](#) [e-Services Home](#) [Print Page](#) [Contacts](#) [Logout](#)  
Sales Tax - [Click for Help](#) [Notice](#)

Original Return

**FOR YOUR RECORDS ONLY - DO NOT MAIL**

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

**Access Source: 61-8015817296-8**

**Confirmation Number: 250709582284**

DR15-EZ

Certificate Number	Collection Period	Confirm Date and Time
61-8015817296-8	06/2025	07/09/2025 3:05:19 PM ET

**Location Address**

30400 COUNTRY POINT BLVD  
WESLEY CHAPEL, FL 33543-7202

COUNTRY WALK COMMUNITY  
DEVELOPMENT DISTR  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390

Contact Information	
Name	William Lee
Phone	( 813 ) 933 - 5571
Email	GLee@rizzetta.com

Debit Date:	7/10/2025
Amount for Check:	\$24.86
Name on Bank Account:	COUNTRY WALK COMMUNITY DEVELOPMENT DISTR
<p>Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.</p>	
<p>I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.</p>	
Signature:	William Lee
Phone Number:	813-933-5571
E-Mail Address:	GLee@rizzetta.com

1. Gross Sales (Do not include tax)	355.14	\$	<b>Discretionary Sales Surtax Information</b>	
2. Exempt Sales (Include these in Gross Sales, Line 1)	0.00	\$	A. Taxable Sales and Purchases Not Subject to Discretionary Sales Surtax	\$ 0.00
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)	355.14	\$	B. Total Discretionary Sales Surtax Due	\$ 3.55
		\$	4. Total Tax Due (Include Discretionary Sales Surtax from Line B)	\$ 24.86
		\$	5. Less Lawful Deductions	\$ 0.00
		\$	6. Less DOR Credit Memo	\$ 0.00
		\$	7. Net Tax Due	\$ 24.86
		\$	8. a. Less (-) Collection Allowance; or if Late,	\$ 0.00
		\$	8. b. Plus (+) Penalty and Interest	\$ 0.00
		\$	9. Amount Due With Return	\$ 24.86

You have chosen not to donate your collection allowance to education.

**Payment you have authorized**

24.86

**COUNTRY WALK CDD**  
Meeting Date: July 10, 2025

**SUPERVISOR PAY REQUEST**

**RECEIVED**  
07-11-2025

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Heather Howell	<input checked="" type="checkbox"/>
Jane Kendall	<input checked="" type="checkbox"/>
George O'Connor	<input checked="" type="checkbox"/>
David Van De Griek	<input checked="" type="checkbox"/>
Jami Rekar	<input checked="" type="checkbox"/>

(\*) Does not get paid

**NOTE: Supervisors are only paid if checked.**

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	6:00 pm
Meeting End Time:	7:33 pm
Total Meeting Time:	1 hour and 33 minutes

Time Over <del>0</del> (4) Hours:	<del>0</del>
-----------------------------------	--------------

Total at \$175 per Hour:	<del>0</del>
--------------------------	--------------

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	<del>0</del>
Additional or Continued Meeting?	<del>0</del>
Total Meeting Time:	<del>0</del>
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	<del>0</del>
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: \_\_\_\_\_



6091 Johns Rd, Suite 7  
Tampa, FL, 33634  
855-930-2847

## APPOINTMENT RECORD & INVOICE

Invoice # : 130885  
Service Date : Jul 7, 2025  
Account # : 667  
Poison Control # : (800) 222-1222  
Tech & License # : Roberto Bardellini #JE252990  
Company License # : JB131270  
Appt Window : 7:00AM-8:00AM  
Service Address : 30400 Country Point Blvd  
Wesley Chapel, FL 33543

Invoice to:  
**Country Walk CDD**  
30400 Country Point Blvd  
Wesley Chapel, FL 33543

Today's Total Charge Due On Jul 22, 2025:  
**\$88.00**

SERVICE	PRICE	QTY	TOTAL
Pest Management - E2M - Regular Service Charge	\$88.00	1	\$88.00

### NOTES

Treatment Procedures: I inspected the structure for pest issues. I swept the windows, doors, and eaves for spiders and wasps.  
I treated the surrounding landscape beds for ants, roaches, and other pests. I spot treated the exterior perimeter, door frames, and other entry points to prevent pest problems inside. Please allow 7-10 days for the best results.

I recommend that you bundle our Sentricon Termite Colony Elimination System with your pest management service. Please call my office for more information about this offer.

Thank you for using Insect IQ, / Nutrilawn

If you have any billing questions or inquiries about other services we provide, our staff will be happy to help you, please feel free to call our IQ Team at 813-930-2847

Pest Management – Stinging Insects – Wildlife – Bat & Bird Abatement - Termite Protection - Lawn & Shrub Care

\*Ask us about our Referral Program.

\*Please Like, Rate, and Review us on Facebook.

\* Write us a Google Review.

Sub Total	\$88.00
Tax	\$0.00
Today's Total	\$88.00
Amount Paid	\$0.00

**RECEIVED**  
07-07-2025

### PRODUCTS USED

PRODUCT & EPA NUMBER	TARGETED PESTS	AREAS TREATED	RATIO	FIN AMT	CONCENTRATE	METHOD
Alpine WSG (Dinotefuran) EPA 499-561	6, 17	1	0.2%	0.5 gal	10 gr	Handheld Sprayer



PRODUCT & EPA NUMBER	TARGETED PESTS	AREAS TREATED	RATIO	FIN AMT	CONCENTRATE	METHOD
Termidor SC (Fipronil - 9.1%) EPA 7969-210	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	2	0.8 oz / gallon - 0.06%	0.25 gal.	0.2 oz	Handheld Sprayer

**TARGETED PESTS** 1-Ant - Pharaoh, 2-Ant - Argentine, 3-Ant - Carpenter, 4-Ant - Crazy, 5-Ant - Ghost, 6-Ant - Other see notes, 7-Ants - Fire, 8-Household Spiders, 9-Millipedes, 10-Pillbugs, 11-Roach - American, 12-Roach - Asian, 13-Roach - Australian, 14-Roach - German, 15-Roach - Oriental, 16-Roach - Surinam, 17-Roaches - Other see notes, 18-Spiders Black Wiidow, 19-Stinging Insect - Wasps

**AREAS TREATED** 1-General, 2-Perimeter Barrier

## APPOINTMENT PHOTOS



IMG\_5169.jpeg



IMG\_5168.jpeg

----- CUT HERE AND INCLUDE THIS SECTION WITH YOUR PAYMENT -----

Your account does not have an amount due, do not send payment.

**Country Walk CDD**  
Account #667  
Invoice #130885

Today's Total Charge: \$88.00

**Due Date: Jul 22, 2025**

**Amount Enclosed \$**\_\_\_\_\_

**Send Payments To** **Insect IQ, Inc.** 6091 Johns Rd, Suite 7, Tampa, FL, 33634  
**Pay Online** [insectiq.briostack.com/customer/index.html?branchId=10001](https://insectiq.briostack.com/customer/index.html?branchId=10001)  
**Pay by Phone** 855-930-2847

*Thank you for your business!*

**Please Remit Payment to:**

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



Invoice 341812

Bill To
Country Walk CDD c/o Rizetta & Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
07/01/25	7/31/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#348584 - Dead pine trees removal				\$2,400.00
Landscape Material - 06/30/2025				
Pine trees removal	1.00EA	\$2,400.00	\$2,400.00	



Grand Total **\$2,400.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,299.22	\$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  
(239) 561-5980

**Please Remit Payment to:**

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



Invoice 342683

Bill To
Country Walk CDD c/o Rizetta & Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
07/01/25	7/31/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#300064 - Country Walk 2024-2025 Maintenance contract July 2025	\$15,140.33

**RECEIVED**  
07-01-2025

**Grand Total** \$15,140.33

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$19,840.33	\$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  
(239) 561-5980

**Please Remit Payment to:**

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



Invoice 344869

Bill To
Country Walk CDD c/o Rizetta & Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
07/11/25	8/10/2025
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
<b>#300064 - Country Walk 2024-2025 Maintenance contract</b>	
<i>Bahia Fertilize Turf - JUNE - 07/01/2025</i>	\$870.00
<i>Fertilize Shrub/Ornamentals - JUNE - 07/01/2025</i>	\$450.00
<i>Palm Fertilization - JUNE - 07/01/2025</i>	\$400.00
<i>Insect and Disease Control - 07/01/2025</i>	\$500.00



**Grand Total** \$2,220.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$22,060.33	\$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  
(239) 561-5980



New Tampa Fence, Inc.  
24727 State Road 54  
Lutz, FL 33559 US  
newtampafence@gmail.com  
www.newtampafence.com

## Invoice

**BILL TO**

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

**SHIP TO**

Job location  
30400 Country Point Blvd  
Wesley Chapel, Florida 33543

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
5405	05/25/2025	\$3,867.75	05/25/2025	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	6 white vinyl privacy fence per foot	standard 6 wide panel	126	21.50	2,709.00
		Deer Rn			
	Fence Removal & Haul Vinyl fence fence	Deer Run	126	2.00	252.00
	Gate PRIVACY pvc WHITE 6 wide	with stainless steel hardware and aluminum post insert	0.75	360.00	270.00
		Pump Station-Country Point Blvd			
	re-set post	Pump Station-Country Point Blvd	0.75	75.00	56.25
	Gate PRIVACY pvc WHITE 12 wide double	with stainless steel hardware and aluminum post insert	0.75	750.00	562.50
		Pump Station-Five Farms Ave			
	Fence Removal & Haul Vinyl fence fence	Pump Station-Five Farms Ave	9	2.00	18.00

Payment options; mail in a check to the above address or bring payment to the address listed above.  
Credit card payments can be made with a 3% processing fee added.

Any balance over 30 days for the first invoice after job completion date will incur a late fee of 1.5% per month. If applicable law requires a lesser charge, the maximum allowable charge under such law will apply.

Thank you for your business. We take credit cards with a 3% processing fee, ACH payments, or checks can be mailed or brought to 24727 State Road 54, Lutz, FL 33559.

BALANCE DUE

**\$3,867.75**

**RECEIVED**  
07-01-2025

**630-001 57900-6426**

Pay invoice

Payment options; mail in a check to the above address or bring payment to the address listed above.  
Credit card payments can be made with a 3% processing fee added.

Any balance over 30 days for the first invoice after job completion date will incur a late fee of 1.5% per month. If applicable law requires a lesser charge, the maximum allowable charge under such law will apply.



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 0 1  
15-95610

MEADOW WOODS CDD

Service Address: **30400 COUNTRY POINT BOULEVARD**

Bill Number: 22613083

Billing Date: 6/25/2025

Billing Period: 5/12/2025 to 6/11/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
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	5/12/2025	4076	6/11/2025	4137	30	61

Usage History

	Water
June 2025	61
May 2025	77
April 2025	36
March 2025	41
February 2025	31
January 2025	40
December 2024	39
November 2024	43
October 2024	0
September 2024	32
August 2024	23
July 2024	21

Transactions

Previous Bill	961.20
Payment 06/13/25	-961.20 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Water	
Water Base Charge	61.68
Water Tier 1	40.0 Thousand Gals X \$2.10 84.00
Water Tier 2	21.0 Thousand Gals X \$3.34 70.14
Sewer	
Sewer Base Charge	157.56
Sewer Charges	61.0 Thousand Gals X \$6.94 423.34
<b>Total Current Transactions</b>	<b>796.72</b>
<b>TOTAL BALANCE DUE</b>	<b>\$796.72</b>

Annual Water Quality Report: The 2024 Consumer Confidence  
Report is available online at [bit.ly/PascoRegional2024](http://bit.ly/PascoRegional2024). To request a  
paper copy, please call (813) 929-2733.

**RECEIVED**  
06-26-2025



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.

Account # 0489145  
Customer # 01169215  
Balance Forward 0.00  
Current Transactions 796.72

**Total Balance Due \$796.72**  
**Due Date 7/14/2025**

10% late fee will be applied if paid after due date

**The Total Due will be electronically  
transferred on 07/14/2025.**

MEADOW WOODS CDD  
3434 COLWELL AVENUE STE 200  
TAMPA FL 33614

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



**Invoice:** I-20257-12000  
**Service Total:** \$3480.00  
**Payments Total:**

**Amount Due:** \$3480.00  
**Invoice Date:** 7/1/2025  
**Sent Date:** 7/1/2025

Pasco Sheriff's Office  
 ATTN: Extra Duty  
 7432 Little Road  
 New Port Richey, FL 34654

COUNTRY WALK CDD  
 30400 COUNTRY POINT BLVD  
 WESLEY CHAPEL, FL 33543

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	Emp Fees
6/2/2025	BARROW, DANIELLE - 5826	COUNTRY WALK CDD* Community (Security)	7:00 PM	6.00	\$58.00	\$348.00
6/5/2025	FITTS, DEREK - 4982	COUNTRY WALK CDD* Community (Security)	5:00 PM	6.00	\$58.00	\$348.00
6/8/2025	KEENE, JUSTIN - 5802	COUNTRY WALK CDD* Community (Security)	5:00 PM	6.00	\$58.00	\$348.00
6/11/2025	WILLIAMS, ANTHONY - 7491	COUNTRY WALK CDD* Community (Security)	7:00 PM	6.00	\$58.00	\$348.00
6/14/2025	MILLAN, AYDAN - 7474	COUNTRY WALK CDD* Community (Security)	5:00 PM	6.00	\$58.00	\$348.00
6/17/2025	MARCOUILLER, DANIEL - 6195	COUNTRY WALK CDD* Community (Security)	5:00 PM	6.00	\$58.00	\$348.00
6/20/2025	WILSON, REUBEN - 6953	COUNTRY WALK CDD* Community (Security)	7:00 PM	6.00	\$58.00	\$348.00
6/23/2025	RAPP, MICHAEL - 3130	COUNTRY WALK CDD* Community (Security)	5:00 PM	6.00	\$58.00	\$348.00
6/26/2025	BARROW, DANIELLE - 5826	COUNTRY WALK CDD* Community (Security)	5:00 PM	6.00	\$58.00	\$348.00
6/29/2025	MILLAN, AYDAN - 7474	COUNTRY WALK CDD* Community (Security)	5:00 PM	6.00	\$58.00	\$348.00
					<b>Total:</b>	<b>\$3480.00</b>

**Questions regarding Invoice Charges please contact:**

**Contact:** Pasco Sheriff's Office  
**Telephone:** 727-844-7795  
**Email:** ExtraDuty@pascosheriff.org

**RECEIVED**  
 07-01-2025



**Questions regarding Payment please contact:**

**Contact:** Pasco Sheriff's Office  
**Telephone:** 727-844-7795  
**Email:** ExtraDuty@pascosheriff.org

**Make Checks Payable To:**

Pasco Sheriff's Office

**Mail Checks To:**

Pasco Sheriff's Office

ATTN: Extra Duty Program

7432 Little Road New Port Richey, Florida 34654

**Invoice #:** I-20257-12000

**Invoice Total:** \$3480.00

**Invoice For:** COUNTRY WALK CDD

Payment Terms: Due upon receipt

Please include Invoice # in check comment

**Late Payments**

Unpaid invoices over 30 days from the date of invoice are considered late payments and may be subject to legal action, including collections. Extra Duty Employers are responsible for the cost of attorney's fees, court fees and/or collection's fees as a result of any legal action. In addition, a late fee penalty may be implemented at the rate of 2% of the total invoice added per day.

Customers who wish to make payments to the Pasco Sheriff's Extra Duty Office may do so on the AllPaid Payment Platform. Cardholders can now make payments with Visa®, MasterCard®, American Express® and Discover® (service charges apply). To make an online payment via the AllPaid platform, please visit <https://allpaid.com/plc/a005v9>.



POOP 911  
PO BOX 844482  
Dallas, TX 75284-4482  
877-766-7911

## POOP 911 Service Report

**INVOICE #: 10161751**

WORK DATE: 04/30/2025

**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:** 04/30/2025 09:38:53 AM

**Time Out:** 04/30/2025 09:38:58 AM

**Customer Signature**

Customer is unavailable to sign

**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:</b>
				<b>309.99</b>

RECEIVED  
07-24-2025

**GENERAL COMMENTS / INSTRUCTIONS**

Customer Phone Number: 813-944-1001



POOP 911  
PO BOX 844482  
Dallas, TX 75284-4482  
877-766-7911

## POOP 911 Service Report

**INVOICE #: 10317869**

WORK DATE: 05/27/2025

**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:** 05/27/2025 11:49:32 AM  
**Time Out:** 05/27/2025 11:49:35 AM

**Customer Signature**

Customer is unavailable to sign

**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

**Subtotal** 309.99

**Tax** 0.00

**Total Due: 309.99**

RECEIVED  
07-24-2025

**GENERAL COMMENTS / INSTRUCTIONS**

Customer Phone Number: 813-944-1001



POOP 911  
PO BOX 844482  
Dallas, TX 75284-4482  
877-766-7911

## POOP 911 Service Report

**INVOICE #: 10470744**

WORK DATE: 06/24/2025

**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:** 06/24/2025 01:35:40 PM

**Time Out:** 06/24/2025 01:35:44 PM

**Customer Signature**

Customer is unavailable to sign

**Technician Signature**

Elizabeth Henderson

**License #:**

Purchase Order	Terms	Service Description	Quantity	Amount
None	INVOICE - NET 30	Weekly service 8 PW stations-monthly	1.00	309.99
				<b>Subtotal</b>
				309.99
				<b>Tax</b>
				0.00
				<b>Total Due: 309.99</b>

**RECEIVED**  
07-24-2025

**GENERAL COMMENTS / INSTRUCTIONS**

Customer Phone Number: 813-944-1001



**Rizzetta & Company, Inc.**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

# Invoice

Date	Invoice #
7/2/2025	INV0000100520

**Bill To:**

COUNTRY WALK CDD (Meadow Woods)  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
July	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	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$446.25	\$446.25
Landscape Consulting Services	1.00	\$750.00	\$750.00
Management Services	1.00	\$3,018.75	\$3,018.75
Website Compliance & Management	1.00	\$100.00	\$100.00
<div>RECEIVED</div> <div>06-27-2025</div>	Subtotal		\$6,795.00
	Total		\$6,795.00

**Rizzetta & Company, Inc.**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

# Invoice

Date	Invoice #
7/3/2025	INV0000100575

**Bill To:**

Countrywalk CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00018

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$1,750.00	\$1,750.00
Personnel Reimbursement	1.00	\$11,462.08	\$11,462.08
RECEIVED 07-03-2025	Subtotal		\$13,212.08
	Total		\$13,212.08

**Rizzetta & Company, Inc.**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

# Invoice

Date	Invoice #
7/1/2025	INV0000100637

**Bill To:**

Countrywalk CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00018

[illegible]

**Rizzetta & Company, Inc.**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

# Invoice

Date	Invoice #
7/16/2025	INV0000100681

**Bill To:**

COUNTRY WALK CDD (Meadow Woods)  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00630

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	\$1,207.95	\$1,207.95
		Subtotal	\$1,207.95
		Total	\$1,207.95



Rizzetta & Company, Inc.  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Invoice

Date	Invoice #
7/18/2025	INV0000100691

Bill To:

Countrywalk CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
---

Services for the month of	Terms	Client Number
July	Upon Receipt	00018

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$11,091.93	\$11,091.93
Subtotal			\$11,091.93
Total			\$11,091.93

RECEIVED  
07-17-2025

June 12, 2025  
Invoice Number: 1373986061225  
Account Number: **8337 13 062 1373986**

**Auto Pay Notice**

Service At: 30400 COUNTRY POINT BLVD  
WESLEY CHAPEL FL 33543-7202

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

**NEWS AND INFORMATION**

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

**Summary**

*Service from 06/12/25 through 07/11/25  
details on following pages*

Previous Balance	260.00
Payments Received -Thank You!	-260.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	40.00
Spectrum Business™ Internet	140.00
Spectrum Business™ Voice	80.00
Other Charges	0.00
Current Charges	\$260.00
<i>YOUR AUTO PAY WILL BE PROCESSED 06/29/25</i>	
<b>Total Due by Auto Pay</b>	<b>\$260.00</b>

**RECEIVED**  
06/16/2025

**Thank you for choosing Spectrum Business.**

We appreciate your prompt payment and value you as a customer.

**Auto Pay.** Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 12 06132025 NNNNNNNN 01 996162

COUNTRY WALK CLUBHOUSE  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

June 12, 2025

**COUNTRY WALK CLUBHOUSE**

Invoice Number: 1373986061225  
Account Number: 8337 13 062 1373986  
Service At: 30400 COUNTRY POINT BLVD  
WESLEY CHAPEL FL 33543-7202

**Total Due by Auto Pay** **\$260.00**

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



Invoice Number: 1373986061225  
 Account Number: 8337 13 062 1373986

COUNTRY WALK CLUBHOUSE

### Contact Us

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 NO RP 12 06132025 NNNNNNNN 01 996162

### Charge Details

Previous Balance		260.00
EFT Payment	05/29	-260.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 06/12/25 will appear on your next bill.

Service from 06/12/25 through 07/11/25

### Spectrum Business™ TV

Business TV Stream	40.00
	<b>\$40.00</b>

**Spectrum Business™ TV Total \$40.00**

### Spectrum Business™ Internet

Spectrum Business Internet	130.00
Business WiFi	10.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	<b>\$140.00</b>

**Spectrum Business™ Internet Total \$140.00**

### Spectrum Business™ Voice

<b>Phone number (813) 991-6102</b>	
Spectrum Business Voice	40.00
Voice Mail	0.00
	<b>\$40.00</b>

**Phone number (813) 991-6127**

### Spectrum Business™ Voice Continued

Spectrum Business Voice	40.00
	<b>\$40.00</b>

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

**Spectrum Business™ Voice Total \$80.00**

### Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Current Charges \$260.00**  
**Total Due by Auto Pay \$260.00**

### Billing Information

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](http://spectrum.net/taxesandfees) for more information.

**Spectrum Terms and Conditions of Service** – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Continued on the next page....

Local Spectrum Store: 3302 Redeemer Way, New Port Richey FL 34655 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Visit [Spectrum.com/stores](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support)



For questions or concerns, please call **1-866-519-1263**.



Country Walk Clubhouse  
Invoice Number: 1373986061225  
Account Number: 8337 13 062 1373986

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 NO RP 12 06132025 NNNNNNNN 01 996162

**Insufficient Funds Payment Policy** - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

**The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES:**  
Federal USF \$5.33.

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

**Complaint Procedures:** If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

**Video Closed Captioning Inquiries** - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call **855-70-SPECTRUM** or email [closedcaptioningsupport@charter.com](mailto:closedcaptioningsupport@charter.com).

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to **1-704-697-4935**, call **1-877-276-7432** or email [closedcaptioningissues@charter.com](mailto:closedcaptioningissues@charter.com).

**Spectrum Business Voice** - provided by Charter Communications Operating, LLC's voice subsidiaries.



Invoice Number: 1373986061225  
Account Number:: 8337 13 062 1373986

COUNTRY WALK CLUBHOUSE



**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)

Or, call us at **855-252-0675**

8633 2390 NO RP 12 06132025 NNNNNNNN 01 996162

July 12, 2025

Invoice Number: 1373986071225

Account Number: **8337 13 062 1373986**Service At: 30400 COUNTRY POINT BLVD  
WESLEY CHAPEL FL 33543-7202**Auto Pay Notice****Contact Us**Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)Or, call us at **855-252-0675****Summary** *Service from 07/12/25 through 08/11/25  
details on following pages*

Previous Balance	260.00
Payments Received -Thank You!	-260.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	40.00
Spectrum Business™ Internet	140.00
Spectrum Business™ Voice	80.00
Other Charges	0.00
Current Charges	\$260.00
YOUR AUTO PAY WILL BE PROCESSED 07/29/25	
<b>Total Due by Auto Pay</b>	<b>\$260.00</b>

**RECEIVED**  
07-17-2025**Thank you for choosing Spectrum Business.**

We appreciate your prompt payment and value you as a customer.

**Auto Pay.** Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 12 07132025 NNNNNNNN 01 994817COUNTRY WALK CLUBHOUSE  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390**NEWS AND INFORMATION**

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

**Channel Lineup and Rate Card:** To obtain the current channel lineup available in your area, please go to [business.spectrum.com/channel-lineup](http://business.spectrum.com/channel-lineup) or contact us at **1-800-314-7195** to request a paper copy be mailed to you.

**Telecommunications Relay Service (TRS).**

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial **711** to be connected to a TRS Center.

July 12, 2025

**COUNTRY WALK CLUBHOUSE**

Invoice Number: 1373986071225

Account Number: 8337 13 062 1373986

Service At: 30400 COUNTRY POINT BLVD  
WESLEY CHAPEL FL 33543-7202**Total Due by Auto Pay** **\$260.00**CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



Invoice Number: 1373986071225  
 Account Number: 8337 13 062 1373986

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 DY RP 12 07132025 NNNNNNNN 01 994817

**Charge Details**

Previous Balance		260.00
EFT Payment	06/29	-260.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 07/12/25 will appear on your next bill.

Service from 07/12/25 through 08/11/25

**Spectrum Business™ TV**

Business TV Stream	40.00
	<b>\$40.00</b>

**Spectrum Business™ TV Total** **\$40.00**

**Spectrum Business™ Internet**

Spectrum Business	130.00
Internet	
Business WiFi	10.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	<b>\$140.00</b>

**Spectrum Business™ Internet Total** **\$140.00**

**Spectrum Business™ Voice**

<b>Phone number (813) 991-6102</b>	
Spectrum Business Voice	40.00
Voice Mail	0.00
	<b>\$40.00</b>

**Phone number (813) 991-6127**

**Spectrum Business™ Voice Continued**

Spectrum Business Voice	40.00
	<b>\$40.00</b>

For additional call details,  
 please visit [SpectrumBusiness.net](https://SpectrumBusiness.net)

**Spectrum Business™ Voice Total** **\$80.00**

**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Current Charges** **\$260.00**

**Total Due by Auto Pay** **\$260.00**

**Billing Information**

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](https://spectrum.net/taxesandfees) for more information.

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Continued on the next page...

Local Spectrum Store: 3302 Redeemer Way, New Port Richey FL 34655 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

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For questions or concerns, please call **1-866-519-1263**.



## Steadfast Alliance

30435 Commerce Drive, Suite 102  
San Antonio, FL 33576  
844-347-0702 | ar@steadfastalliance.com

## Invoice

Date	Invoice #
7/1/2025	SA-13358

Please make all Checks payable to:  
Steadfast Alliance

### Bill To

Country Walk CDD  
c/o Rizzetta & Co.  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

### Ship To

SE1039  
Countrywalk CCD Aquatics

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SE1039 Countrywalk CCD Aquatics
Quantity	Description		Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.		1,648.00		1,648.00

**RECEIVED**  
07-01-2025

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.

<b>Total</b>	\$1,648.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$1,648.00



Sun Coast Rust Control  
91789-2706 USA  
8334667878  
admin@suncoastrust.com  
<http://www.suncoastrust.com/suncoastrustcom>

# INVOICE

**BILL TO**  
Country Walk CDD  
c/o Rizzetta  
3434 Colwell Ave., Suite 200  
Tampa, FL 33614

**INVOICE #** 08461  
**DATE** 07/01/2025  
**DUE DATE** 07/31/2025  
**TERMS** Net 30

**SHIP DATE** 02/01/2025      **SHIP VIA** UPS

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Commercial Service	Commercial: Monthly water treatment (iron/rust) and service fee for previous month.	1	800.00	800.00

Thank you for your business.      **BALANCE DUE**      **\$800.00**

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 25-01401P

Date 07/11/2025

**Attn:**  
Country Walk CDD Rizzetta  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 25-01401P

\$144.38

### Notice of Public Hearing

**RE:** Public Hearing for Country Walk on August 14, 2025 at 6:00 p.m.

**Published:** 7/11/2025

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

**Total**

**\$144.38**

Payment is expected within 30 days of the  
first publication date of your notice.

**RECEIVED**  
07-10-2025

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

#### Notice of Public Hearing and Board of Supervisors Meeting of the Country Walk Community Development District

The Board of Supervisors (the "Board") of the Country Walk Community Development District (the "District") will hold a public hearing and a meeting on August 14, 2025, at 6:00 p.m. at the Country Walk Clubhouse, 30400 Country Pointe Blvd., Wesley Chapel, Florida 33543.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.countrywalkcdd.org/>, or may be obtained by contacting the District Manager's office via email at [lhayes@rizzetta.com](mailto:lhayes@rizzetta.com) or via phone at (813) 994-1001, extension 7859.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 O&M ASSESSMENT SCHEDULE	
TOTAL O&M BUDGET	\$1,464,802.00
COLLECTION COSTS @2%	\$ 31,166.00
EARLY PAYMENT DISCOUNTS @4%	\$ 62,332.00
TOTAL O&M ASSESSMENT	\$1,558,300.00

	LOT SIZE	UNITS	PER LOT O&M
Platted	Single Family 50'	582	\$1,681.09
	Single Family 65'	308	\$1,882.82
		890	TOTAL UNITS

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2025 property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

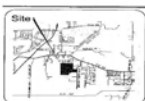
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. The public may attend the meeting at the Clubhouse or by conference line. Please check the District's website at <https://www.countrywalkcdd.org/> prior to the public hearing/meeting date for the call in number in order to attend via the conference line.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Lynn Hayes  
District Manager



July 11, 2025

25-01401P

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

#### NOTICE

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Serial Number  
25-01401P

# Business Observer

RECEIVED  
JUL 14 2025

Published Weekly  
New Port Richey, Pasco County, Florida BY: .....

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey, Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Public Hearing for Country Walk on August 14, 2025 at 6:00 p.m.

in the Court, was published in said newspaper by print in the issues of 7/11/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

#### Notice of Public Hearing and Board of Supervisors Meeting of the Country Walk Community Development District

The Board of Supervisors (the "Board") of the Country Walk Community Development District (the "District") will hold a public hearing and a meeting on August 14, 2025, at 6:00 p.m. at the Country Walk Clubhouse, 30400 Country Pointe Blvd., Weekly Chapel, Florida 33543.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "ORM Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the ORM Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be reviewed on the District's website at least 2 days before the meeting <https://www.countrywalk.org/>, or may be obtained by contacting the District Manager's office via email at [lhayes@twcdd.com](mailto:lhayes@twcdd.com) or via phone at (813) 994-1001, extension 7859.

The table below presents the proposed schedule of the ORM Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 ORM ASSESSMENT SCHEDULE		
TOTAL ORM BUDGET		\$1,486,900.00
COLLECTION COSTS @2%		\$ 31,166.00
EARLY PAYMENT DISCOUNTS @+%		\$ 82,582.00
TOTAL ORM ASSESSMENT		\$1,438,900.00
LOT SIZE	UNITS	PER LOT ORM
Placed Single Family 50'	582	\$1,681.09
Single Family 65'	308	\$1,862.63
	890	TOTAL UNITS

The ORM Assessments (in addition to debt assessments, if any) will appear on the November 2025 property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect the assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 30 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or board members may participate by speaker telephone. The public may attend the meeting at the Clubhouse or by conference line. Please check the District's website at <https://www.countrywalk.org/> prior to the public hearing/meeting date for the call in number in order to attend via the conference line.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Lynn Hayes  
District Manager



July 11, 2025

25-01401P

Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

11th day of July, 2025 A.D.

by Kelly Martin who is personally known to me.

Notary Public, State of Florida  
(SEAL)



Pamela A Nelson  
Comm.: HH 277515  
Expires: Aug. 23, 2026  
Notary Public - State of Florida



# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 25-01445P

Date 07/18/2025

**Attn:**  
Country Walk CDD Rizzetta  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 25-01445P

\$70.00

### Public Board Meetings

**RE:** Country Walk Board of Supervisors Meeting on August 14, 2025

**Published:** 7/18/2025

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

**Total**

**\$70.00**

Payment is expected within 30 days of the  
first publication date of your notice.

**RECEIVED**  
07-17-2025

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# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

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#### Notice of Public Hearing and Board of Supervisors Meeting of the Country Walk Community Development District

The Board of Supervisors (the "**Board**") of the Country Walk Community Development District (the "**District**") will hold a public hearing and a meeting on August 14, 2025, at 6:00 p.m. at the Country Walk Clubhouse, located at 30400 Country Point Boulevard, Wesley Chapel, FL 33543.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting [www.countrywalkcdd.org](http://www.countrywalkcdd.org), or may be obtained by contacting the District Manager's office via email at [lhayes@rizzetta.com](mailto:lhayes@rizzetta.com) or via phone at (813) 994-1001.

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Lynn Hayes  
District Manager  
4908-6856-2223, v. 1  
July 18, 2025

25-01445P

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**Remit To**

**TIGRIS Aquatic Services LLC**  
P.O. Box 749738  
Atlanta, GA 30374-9738  
cstack@tigrisusa.com  
727-323-6068

**Invoice: 4088071**

**Invoice Date:** 07/09/2025  
**Due Date:** 08/08/2025

**Balance Due: \$1,093.00**

**Bill To**

Country Walk CDD  
3434 Colwell Ave  
Suite 200  
Tampa , Florida 33614

**Customer: Country Walk CDD**

30400 Country Point Blvd  
Wesley Chapel, Florida 33543

Description	Unit Price	Qty	Amount
Materials: 1/2 HP Peabody Barns Motor	\$1,936.00	0.5	\$968.00
Aeration Repair & Maintenance Aeration Repair & Maintenance - Labor	\$250.00	0.5	\$125.00

**50% Deposit Invoice per Lynn 07/09/25**

**Summary**

Subtotal: \$1,093.00

**Total Due: \$1,093.00**

**Payment**

**RECEIVED**  
07-09-2025

**Balance Due: \$1,093.00**

**Terms & Conditions**

**Email remittance advice to "remittance@tigrisusa.com"**



CC 063 025-630

0 0

**ACCOUNT SUMMARY**

Statement Closing Date June 30, 2025  
Days in Billing Cycle 30  
Previous Balance \$1,616.33  
Payments & Credits \$1,641.11  
Purchases & Other Charges \$1,100.83  
Balance Transfer \$0.00  
**FEES CHARGED** \$0.00  
**INTEREST CHARGED** \$0.00  
New Balance \$1,076.05  
Questions? Call Customer Service  
Toll Free - 1-844-626-6581  
International Collect - 1-301-665-4442  
TTY 1-301-665-4443

**PAYMENT INFORMATION**

New Balance \$1,076.05  
**Minimum Payment Due** \$1,076.05  
**Payment Due Date** July 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

**TRANSACTIONS**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			<b>\$1,616.33-</b>	
06/25	06/25	F1515005G00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,616.33-
		<b>MICHELLE WHITE</b>	<b>\$0.00</b>	
		<b>LAURA CAPACCIO</b>	<b>\$1,076.05</b>	
05/31	06/01	55483824R09MDQTJY	WAL-MART #3418 WESLEY CHAPEL FL	36.64
			MCC: 5411 MERCHANT ZIP: 33543	
06/01	06/01	82305094TEHM745SA	WHEN I WORK, INC. MINNEAPOLIS MN	25.00
			MCC: 5734 MERCHANT ZIP:	
06/03	06/03	52707154V09FR76BS	THE HOME DEPOT #8929 ZEPHYRHILLS FL	105.29
			MCC: 5200 MERCHANT ZIP: 33545000	
06/04	06/04	55432864V5SZ4S2DY	AMAZON MKTPLACE PMTS AMZN.COM/BIL CREDIT	24.78-
			MCC: 5942 MERCHANT ZIP:	
06/04	06/04	05436844WBLJ578NP	WM SUPERCENTER #3418 WESLEY CHAPEL FL	26.51
			MCC: 5411 MERCHANT ZIP: 33543	
06/04	06/04	52707154W09FGKV9B	HOMEDEPOT.COM 800-430-3376 GA	165.99
			MCC: 5200 MERCHANT ZIP: 30339000	

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank  
Commercial Services  
180 Fountain Parkway N  
St Petersburg FL 33716

**PAYMENT INFORMATION**

**Payment Due Date** July 25, 2025  
**New Balance** \$1,076.05  
**Minimum Payment Due** \$1,076.05  
**Past Due Amount** \$0.00

Make Check  
Payable to:

Amount Enclosed:

\$

0 0

COUNTRY WALK COMMUNITY DEVELOPMENT  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614

Valley Bank  
PLEASE DO NOT MAIL CHECKS  
St Petersburg FL 33716



TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
06/05	06/05	55432864W5VBDFJ45	AMAZON MKTPL*N68RP7630 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	106.83
06/10	06/10	054368452BLJ52KL7	WM SUPERCENTER #3418 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33543	37.35
06/12	06/12	05416015343ABJXRT	SAMSClub #4852 WESLEY CHAPEL FL MCC: 5300 MERCHANT ZIP:	250.58
06/12	06/12	5543286545XP69S8P	LOWES #01854* ZEPHYRHILLS FL MCC: 5200 MERCHANT ZIP: 33541	37.63
06/14	06/14	05416015543AB8473	WAL-MART #3418 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP:	32.98
06/15	06/15	575402456LSSP2NT3	ADOBE *ADOBE 4085366000 CA MCC: 5734 MERCHANT ZIP: 95110	12.99
06/16	06/16	054368458BLJ5HPGG	WM SUPERCENTER #3418 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33543	50.08
06/19	06/19	65187425B0001DVK6	CALENDAR WIZ LLC HAMPTON NH MCC: 7372 MERCHANT ZIP:	9.00
06/22	06/22	55432865D60T23W8R	AMAZON MKTPL*NO82265G0 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	79.48
06/22	06/22	55432865D60T3G1VR	AMAZON MKTPL*NO72J85C0 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	72.96
06/24	06/24	52707155G09FPD1XF	THE HOME DEPOT #8929 ZEPHYRHILLS FL MCC: 5200 MERCHANT ZIP: 33545000	25.02
06/29	06/29	12302025L00EY4QBY	MAILCHIMP ATLANTA GA MCC: 5818 MERCHANT ZIP:	26.50

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,076.05 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 07/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$4.21	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$2.69	\$0-\$500,000 = 0.25%
New Cashback Balance	\$6.90	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Mar 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	30	\$0.00

(v) = variable (f) = fixed

**Paying Interest and Your Grace Period:** We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing. See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

## INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

### MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

### BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

### INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

### CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

### NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

### WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988.

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

### YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

### TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

Country Walk CDD  
Credit Card - L Capaccio  
Closing Date  
Payment Date

June 30, 2025  
July 25, 2025

All Expenditures must be supported by receipts in order to be eligible for reimbursement.  
Attach all receipts to this form.

				Clubhouse	Clubhouse	Clubhouse
				Amenity Maintenance & Repair	Office Supplies	Special Events
				001-57200- 3331	001-57200- 5101	001-57400- 4775
Date	Vendor Name	Description	Amount			
6/1/2025	Walmart	Fan for Pool / Supplies for Event	36.64			36.64
6/1/2025	When I Work	Employee Schedule	25.00		25.00	
6/3/2025	Home Depot	Paint for Office and Hardware for Gates	105.29	105.29		
6/4/2025	Amazon	Refund - Candy for Event	(24.78)			(24.7: )
6/4/2025	Walamrt	Event Supplies	26.51			26.51
6/4/2025	Home Depot	Replacement Drain	165.99	165.99		
6/5/2025	Amazon	Pool Closed Signs	106.83	106.83		
6/10/2025	Walmart	Event Supplies	37.35			37.35
6/12/2025	Sam's Club	Event Supplies	250.58			250.58
6/12/2025	Lowe's	Coupling and Pipe Project	37.63	37.63		
6/14/2025	Walmart	Event Supplies	32.98			32.98
6/15/2025	Adobe	Adobe Acrobat for Office Use	12.99		12.99	
6/16/2025	Walmart	Resident Appriciation Supplies	50.08			50.08
6/19/2025	CalendarWiz	Community Calendar	9.00		9.00	
6/22/2025	Amazon	Event Supplies	79.48			79.48
6/22/2025	Amazon	Emergency Exit Lights and Battery	72.96	72.96		
6/24/2025	Home Depot	Firt for Dog Park and Hooks for Pool Signs	25.02	25.02		
6/29/2025	Mailchimp	Community Email Blast	26.50		26.50	
	TOTAL		1,076.05	513.72	73.49	488.84

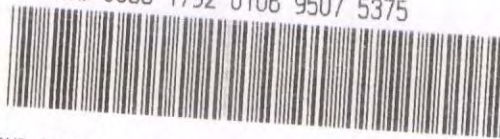


Give us feedback @ survey.walmart.com  
Thank you! ID #:7VPDCW160D84

**Walmart** \*

WM Supercenter  
813-262-2180 Mgr. ALEJANDRA  
28500 STATE ROAD 54  
WESLEY CHAPEL FL 33543  
ST# 03418 OP# 001930 TE# 14 TR# 02061

# ITEMS SOLD 3  
TC# 0033 1792 0106 9507 5375



WIND MACHINE 046013454950	23.98 0
WAS 39.97 ea YOU SAVED 15.99	
KAJ 30PK TRP 043000063710 F	7.42 N
DUM DUMS 1LB 030800000590 F	5.24 N

SUBTOTAL	36.64
TOTAL	36.64

MCARD TEND	36.64
CHANGE DUE	0.00

MASTERCARD- 5724 I 1 APPR#031985  
36.64 TOTAL PURCHASE  
REF # 515139005947  
PAYMENT SERVICE - A  
AID A0000000041010  
TERMINAL # 28277727  
\*No Signature Required  
05/31/25 08:16:04



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05/31/25 08:16:07

# Invoice



Invoice number 88388CC-0011  
Date of issue June 1, 2025  
Date due June 1, 2025

**When I Work, Inc.**  
420 North 5th Street  
Suite 500  
Minneapolis, Minnesota 55401  
United States  
billing@wheniwork.com

**Bill to**  
Country Walk Club House  
30400 Country Point Blvd  
Wesley Chapel, Florida 33543  
United States

**\$25.00 USD due June 1, 2025**

[Pay online](#)

Description	Qty	Unit price	Amount
Essentials Scheduling Jun 1 – Jul 1, 2025	10	\$2.50	\$25.00
Subtotal			\$25.00
Total			\$25.00
Amount due			<b>\$25.00 USD</b>



How doers  
get more done.

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

8929 00006 78888 06/03/25 11:49 AM  
SALE CASHIER PEYTON

840254200180 HDX 27 RED <A>	9.98N
HDX 27 GAL TOUGH TOTE RED LID	
073149106278 64Q LATCHBOX <A>	15.98N
64 QT LATCHING BOX, INK	
678885070199 INT PAINT <A>	49.98N
BUI SCUFF DEFENSE 3750 SG UPW 128 OZ	
077089153804 4" RC W/FR <A>	5.27N
GOOD 4 X 3/8 IN KNIT ASSEMBLY	
077089101317 3PK 3/8" GRNW <A>	10.48N
BEST 9 X 3/8 IN WOVEN ROLL LOV 3PK	
CFC BOLT <A>	
CARR BOLT STNLSS 5/16 X 4 (CFC)	
4@2.92	11.68N
AAA CUTWSHR1/4" <A>	
FLAT WASHER ZINC 1/4 (AAA)	
4@0.16	0.64N
ACB CUTWSHR3/8" <A>	
FLAT WASHER ZINC 3/8 (ACB)	
4@0.18	0.72N
ABC 5/16HXNUTUSS <A>	
HEX NUT ZINC 5/16 (ABC)	
4@0.14	0.56N

SUBTOTAL	105.29
SALES TAX	0.00

TAX EXEMPT

TOTAL	\$105.29
-------	----------

XXXXXXXXXXXX5724 MASTERCARD

USD\$ 105.29  
TA

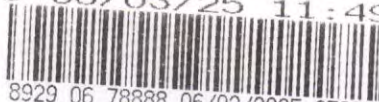
AUTH CODE 003877/7060431

Chip Read  
AID A00000000041010

Mastercard

P.O.#/JOB NAME: 0

8929 06/03/25 11:49 AM



8929 06 78888 06/03/2025 2585

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	09/01/2025

Give us feedback @ survey.walmart.com  
Thank you! ID #:7VPMZC160G33



WM Supercenter  
813-262-2180 Mgr. ALEJANDRA  
28500 STATE ROAD 54  
WESLEY CHAPEL FL 33543  
ST# 03418 OP# 003484 TE# 14 TR# 03827

# ITEMS SOLD 7  
TC# 0477 7741 9891 4994 6826



BOMB POP	070640014720 F	5.48 0
BOMB POP	070640014720 F	5.48 0
TABLECLOTH	196504199870	1.98 N
GREAT VALUE	078742122600 F	2.97 0
GREAT VALUE	078742122600 F	2.97 0
GREAT VALUE	078742122600 F	2.97 0
SM BAG ICE	000000032070 F	
2 AT 1 FOR	2.33	4.66 0

SUBTOTAL 26.51  
TOTAL 26.51

MCARD TEND 26.51  
CHANGE DUE 0.00

MASTERCARD- 5724 I 1 APPR#004342

26.51 TOTAL PURCHASE

REF # U003WJ001805

AID A0000000041010

TERMINAL # 28277727

\*No Signature Required

06/04/25 07:54:49



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06/04/25 07:54:52



Order #WG90848729

Placed on: Jun 04, 2025

## Billing Information

**Angela Savinon**

3434 Colwell Ave. Ste. 200

Tampa FL 33614

Payment Method: MC \*\*\*5724

Item	Price/Item	Qty	Line Total
------	------------	-----	------------

**Delivery (1 item)**

30400 Country Point Blvd , Wesley Chapel, FL 33543

<b>NDS</b> 18 in. Plastic Square Drainage Catch Basin, 2-Opening	\$165.99	1	\$165.99
--	----------	---	----------

**Expect it on Jun 05**

<b>Subtotal</b>	<b>\$165.99</b>
Sales Tax	\$0.00

<b>Total</b>	<b>\$165.99</b>
--------------	-----------------

**Need help?**

Online Customer Support:	Call 7 days a week:
1-800-430-3376	6 a.m. to 2 a.m. EST

## Final Details for Order #112-2770109-5888218

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

Order Placed: June 3, 2025

Amazon.com order number: 112-2770109-5888218

Order Total: \$106.83

---

Shipped on June 3, 2025

---

## Items Ordered

2 of: SmartSign 18 x 24 inch "Pool Closed" Metal Sign with Pre-Cleared Holes, Screen Printed, 80 mil Laminated Rustproof Aluminum, Red and White

Price

\$47.42

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

## Shipping Address:

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

## Shipping Speed:

FREE Shipping

---

Shipped on June 5, 2025

---

## Items Ordered

1 of: Gisedkle 200 PCS Plastic Key Labels with Clear Window Films, 10 Color Key Rings, Blank Name Tags, Luggage ID Tags

Price

\$11.99

Sold by: Guangdejin E-commerce Co., Ltd. ([seller profile](#))Supplied by: Guangdejin E-commerce Co., Ltd. ([seller profile](#))

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:

Mastercard ending in 5724

## Billing address

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

## Credit Card transactions

Item(s) Subtotal:	\$106.83
Shipping & Handling:	\$6.99
Free Shipping:	-\$6.99
	-----
Total before tax:	\$106.83
Estimated tax to be collected:	\$0.00
	-----
<b>Grand Total:</b>	<b>\$106.83</b>
MasterCard ending in 5724: June 5, 2025:	\$106.83

Give us feedback @ survey.walmart.com  
Thank you! ID #:7VPLQ160CQW



WM Supercenter

813-262-2180 Mgr. ALEJANDRA

28500 STATE ROAD 54

WESLEY CHAPEL FL 33543

ST# 03418 OP# 001930 TE# 14 TR# 01557

# ITEMS SOLD 15

TC# 6154 3787 1114 7715 9569



WATERMELON	033383402400 F	4.67 N
WATERMELON	033383402400 F	4.67 N
WATERMELON	033383402400 F	4.67 N
WATERMELON	033383402400 F	4.67 N
WATERMELON	033383402400 F	4.67 N
12 CHALK	840266773530	3.00 N
12 CHALK	840266773530	3.00 N
FLYING BLUE	840266774560	1.00 N
FLYING BLUE	840266774560	1.00 N
FLYING BLUE	840266774560	1.00 N
FLYING BLUE	840266774560	1.00 N
FLYING RED	840266774730	1.00 N
FLYING RED	840266774730	1.00 N
FLYING RED	840266774730	1.00 N
FLYING RED	840266774730	1.00 N

SUBTOTAL 37.35

TOTAL 37.35

MCARD TEND 37.35

CHANGE DUE 0.00

MASTERCARD- 5724 I 1 APPR#010019

37.35 TOTAL PURCHASE

REF # U453hB007483

AID A0000000041010

TERMINAL # 28277727

\*No Signature Required

06/10/25 07:48:44



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06/10/25 07:48:47



sam's club

813-929-7010

06/12/25 11:19 0085 04852 093 9093

Laura 101-\*\*\*\* \*766 3

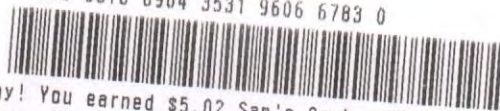
2 @ 38.98	
980282418 MM FRANK 10F	77.96 0
2 @ 18.48	
990004777 50CTCLASSUPF	36.96 0
1.0 @ 21.98	
33408 COOKIE TRAYF	21.98 0
1.0 @ 21.98	
33408 COOKIE TRAYF	21.98 0
695117 FOIL SHEETS	13.48 0
990354069 BLUE MM TWE	17.48 0
I 336296 PICNIC PACKF	8.98 0
U INST SU PICNIC PACKF	1.00-0
845813 24OZ KAJ ATF	7.98 0
10 @ 3.58	
961995 HOT DOG BUNF	35.80 0
852853 8 OZ WATER F	8.98 0

SUBTOTAL 250.58  
TOTAL 250.58

MCARD TEND 250.58  
CHANGE DUE 0.00

MASTERCARD- 5724 I 1 APPR#012764  
250.58 TOTAL PURCHASE  
REF # 516340012190  
AID A0000000041010  
TERMINAL # 29815671  
\*No Signature Required  
06/12/25 11:19:43

Additional Savings This Trip:  
Sam's Instant Savings 1.00  
# ITEMS SOLD 21  
TC# 9676 6904 3531 9606 6783 0



Yay! You earned \$5.02 Sam's Cash with  
Plus, Check all earnings and savings  
at SamsClub.com/Account





LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](http://LOWES.COM/MYLOWESREWARDS)

LOWE'S HOME CENTERS, LLC  
7921 GALL BOULEVARD  
ZEPHYRHILLS, FL 33541 (813) 838-9000

— SALE —

SALES#: FSTLAN03 4003508 TRANS#: 703753388 06-12 25

110875 6-IN X 2-FT PVC BASIN EXT	15.27
24102 6-IN SNAP COUPLING	22.36
2 @	11.18

SUBTOTAL:	37.63
TOTAL TAX:	0.00
INVOICE 05543 TOTAL:	37.63
M/C:	37.63

MC: XXXXXXXXXXXX5724 AMOUNT: 37.63 AUTHCD: 012794  
TAP REFID: 185443543674 06/12/25 19:19:57  
CUSTOMER CODE: NA  
TVR : 0000008001  
AID : A0000000041010

STORE: 1854 TERMINAL: 43 06/12/25 19:20:09

# OF ITEMS PURCHASED: 3

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
FOR FULL DETAILS ON OUR RETURN POLICY, VISIT  
[LOWES.COM/RETURNS](http://LOWES.COM/RETURNS)  
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
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MY LOWE'S REWARDS CREDIT CARDHOLDERS GET MORE.  
FOR DETAILS VISIT [LOWES.COM/MYLOWESREWARDS](http://LOWES.COM/MYLOWESREWARDS)

\*\*\*\*\*  
\* SHARE YOUR FEEDBACK! \*  
\* ENTER FOR A CHANCE TO BE \*  
\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*  
\* ENTRE EN EL SORTEO MENSUAL \*  
\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*  
\*  
\* ENTER BY COMPLETING A SHORT SURVEY \*  
\* VISIT OUR WEBSITE AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*

Give us feedback @ survey.walmart.com  
Thank you! ID #:7VPPOM160FJT

**Walmart** \*

WM Supercenter  
813-262-2180 Mgr. ALEJANDRA  
28500 STATE ROAD 54  
WESLEY CHAPEL FL 33543  
ST# 03418 OP# 002831 TE# 14 TR# 03291

# ITEMS SOLD 5  
TC# 7268 8508 7673 2375 4684



WATERMELON	856884002310 F	4.67 N
GV 40PK	078742279090 F	5.47 N
POP ICE 80CT	072392770800 F	5.88 N
GV 9200PLT	078742349340	9.97 N
SM BAG ICE	000000032070 F	
3 AT 1 FOR	2.33	6.99 0

SUBTOTAL 32.98  
TOTAL 32.98

MCARD TEND 32.98  
CHANGE DUE 0.00

MASTERCARD- 5724 I 1 APPR#014448

32.98 TOTAL PURCHASE

REF # 516598096457

AID A0000000041010

TERMINAL # 28277727

\*No Signature Required

06/14/25 08:33:01



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06/14/25 08:33:04



345 Park Avenue  
San Jose CA 95110-2704  
United States  
Federal Tax ID: 77-0019522

ORIGINAL

INVOICE INFORMATION

Invoice Number 3130288685  
Invoice Date 15-JUN-2025  
Payment Terms Credit Card  
Purchase Order AB04090401393CUS  
Order Number 7155306336  
Customer Number 1246416851  
Currency USD

Bill To

Laura Capaccio  
FL 33558

# INVOICE

## Item Details

Service Term: 15-JUN-2025 to 14-JUL-2025

PRODUCT NUMBER	PRODUCT DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	NET AMOUNT	TAX RATE	TAXES	TOTAL
65230474	Acrobat Standard	1	EA	12.99	12.99	0.00%	0.00	12.99

## Invoice Total

NET AMOUNT (USD) 12.99  
TAXES (SEE DETAILS FOR RATES) 0.00

GRAND TOTAL (USD) 12.99

Comments:

## Billing Contact

<https://helpx.adobe.com/contact.html>

Thank you for your business!

Give us feedback @ [survey.walmart.com](http://survey.walmart.com)  
Thank you! ID #: VPP73160F5J



WM Supercenter  
813-262-2180 Mgr. ALEJANDRA  
28500 STATE ROAD 54  
WESLEY CHAPEL FL 33543  
ST# 03418 OP# 003876 TE# 15 TR# 02941

# ITEMS SOLD 18  
TC# 1674 3982 1314 7410 7509



CR JCKD CFML 028400099710 F	2.78 0
KETTLE POP 078742015810 F	2.08 0
SMFD WHT CHD 028400314130 F	5.00 0
SS POPCORN 6 194346050760 F	2.08 0
CR JCKD CFML 028400099710 F	2.78 0
CR JCKD CFML 028400099710 F	2.78 0
GV DZ POPCORN 194346050770 F	2.78 0
SS POPCORN 6 194346050760 F	2.08 0
BUTTER POP 078742015770 F	2.08 0
KETTLE POP 078742015810 F	2.08 0
GV PLS BWL 078742349290	3.18 N
GV PLS BWL 078742349290	3.18 N
GV PLS BWL 078742349290	3.18 N
SMFD WHT CHD 028400314130 F	5.00 0
GV DZ POPCORN 194346050770 F	2.78 0
BUTTER POP 078742015770 F	2.08 0
BUTTER POP 078742015770 F	2.08 0
KETTLE POP 078742015810 F	2.08 0

SUBTOTAL 50.08  
TOTAL 50.08

MCARD TEND 50.08  
CHANGE DUE 0.00

MASTERCARD- 5724 I 1 APPR#016330  
50.08 TOTAL PURCHASE  
REF # U092QF054221  
AID A0000000041010  
TERMINAL # 25838334  
\*No Signature Required  
06/16/25 15:35:54



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06/16/25 15:35:57



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## CalendarWiz Purchase Receipt



Hello Laura Capaccio,

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

### CALENDARWIZ PURCHASE RECEIPT

Order Number: 98728-2504

Order Date: 6/19/25

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: XXXXXX5724 (last four digits)

### CUSTOMER BILLING INFORMATION

Organization: Countrywalk Clubhouse

Name: Laura Capaccio

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!






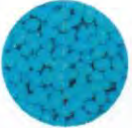
# Order Details

Order placed June 18, 2025      Order # 112-3249990-1017864

Ship to	Payment method	Order Summary
Country Walk Clubhouse 30400 COUNTRY POINT BLVD WESLEY CHAPEL, FL 33543-7202 United States	Mastercard ending in 5724	
		Item(s) Subtotal: \$80.47
		Shipping & Handling: \$6.99
		Your Coupon Savings: -\$0.99
		Free Shipping: -\$6.99
		Total before tax: \$79.48
		Estimated tax to be collected: \$0.00
		<b>Grand Total: \$79.48</b>

## Delivered today

Your package was delivered. It was handed directly to a resident.  
Signed by: Co

	<b>Sour Punch Rainbow Sour Straws, 2 Ounce (Pack of 24)</b> Sold by: Amazon.com Supplied by: Other Return items: Eligible through July 23, 2025 \$15.98
	<b>Blue Sharks Gummy Candy - 2 Pound Bulk Bag of Blue Raspberry Shark Gummies - Fun Gummy Fish Treats for Candy Buffets, Beach Parties, and Ocean Themed Events</b> Sold by: CrazyOutlet Return items: Eligible through July 23, 2025 \$9.99
	<b>Goldfish Cheddar Cheese Crackers, 27.3 oz Carton</b> Sold by: Amazon.com Supplied by: Other Return items: Eligible through July 23, 2025 \$7.78
	<b>SWEDISH FISH Mini Soft &amp; Chewy Candy, Family Size, 1.8 lb</b> Sold by: Amazon.com Supplied by: Other Return items: Eligible through July 23, 2025 \$6.97
	<b>Cable Zip Ties,400 Pack Black Assorted Sizes 12+8+6+4 Inch,Multi-Purpose Self-Locking Nylon Cable Cord Management ,Plastic Wire Ties for Home,Office,Garden,Workshop. By HAVE ME TD</b> Sold by: HAVE ME Return or replace items: Eligible through July 23, 2025 \$5.99
	<b>Blue Jelly Beans, 2 Pound Bulk Bag, Blueberry Flavor, Blue Candy, The Hampton Popcorn &amp; Candy Company</b> Sold by: The Hampton Popcorn and Candy Company Return items: Eligible through July 23, 2025 \$19.99

# Order Details

Order placed June 19, 2025    Order # 112-6015782-0115446

### Ship to

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

### Payment method

Mastercard ending in 5724

### Order Summary

Item(s) Subtotal:	\$72.96
Shipping & Handling:	\$6.99
Free Shipping:	-\$6.99
Total before tax:	\$72.96
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$72.96</b>

### Delivered today

Your package was delivered. It was handed directly to a resident.

Signed by: Co



**Mighty Max Battery ML4-6 - 6 Volt 4.5 AH, F1 Terminal, Rechargeable SLA AGM Battery**

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through July 23, 2025

\$12.99



**GZRUIYANG Red Exit Sign, LED Emergency Exit Light with Battery Backup, UL Listed, AC 120/277V, Exit Signs with Emergency Lights, Commercial Emergency Lights for Business - 1 Pack**

Sold by: RUIYANG LIGHTING

3

Supplied by: Other

Return or replace items: Eligible through July 23, 2025

\$19.99



How doers  
get more done™

32715 EILAND BLVD  
WESLEY CHAPEL, FL 33545 (813) 708 1642

8929 00014 65608 06/24/25 11:02 AM  
SALE CASHIER DEBRA

036865122502 TOP SOIL <A>  
40 LB TOPSOIL 5.14N  
2@2.57  
030699443444 6" LINK <A>  
SPRING LINK 6 IN BLACK 19.88N  
4@4.97

SUBTOTAL 25.02  
SALES TAX 0.00

TAX EXEMPT  
TOTAL \$25.02

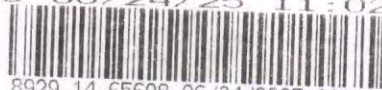
XXXXXXXXXXXX5724 MASTERCARD USD\$ 25.02

AUTH CODE 024325/6141596 TA

Chip Read  
AID A0000000041010 Mastercard

P.O.#/JOB NAME: NO

8929 06/24/25 11:02 AM



8929 14 65608 06/24/2025 2991

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 09/22/2025



# Mailchimp Receipt MC21073745

**Issued to**  
Angela Savinon  
Country Walk CDD  
ggruhl@countrywalkwc.net  
Office phone:  
5844 Old Pasco Road 100 Wesley Chapel, FL 33544

**Issued by**  
Mailchimp  
c/o The Rocket Science Group, LLC  
405 N. Angier Ave. NE, Atlanta, GA 30312  
USA  
[www.mailchimp.com](http://www.mailchimp.com)  
Tax ID: US EIN 58-2554149

**Details**  
**Order#** 21073745  
**Date Paid:** June 29, 2025 02:29 AM New York

## Billing statement

<b>Essentials plan</b>	<b>\$26.50</b>
1,500 contacts	

<b>Paid via Mast ending in 5724 which expires 04/2027</b>	<b>\$26.50</b>
on June 29, 2025	

<b>Balance as of June 29, 2025</b>	<b>\$0.00</b>
------------------------------------	---------------

If a refund is required, it will be issued in the purchase currency for the amount of the original charge.

Sales Tax was not applied to this purchase.

[Looking for our W-9?](#)

[Looking for our United States Residency Certificate?](#)



# INVOICE

To view your Insert  
Click the link below:  
[INSERT1](#)

**Customer ID:**  
Customer Name:  
Service Period:  
Invoice Date:  
Invoice Number:

**13-87611-82004**  
COUNTRY WALK CDD  
07/01/25-07/31/25  
06/27/2025  
1094114-1568-9

**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**

**Jul 27, 2025**

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**

**\$125.51**

If payment is received after  
07/27/2025: **\$ 130.51**

**RECEIVED**  
06-30-2025

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
125.51		(125.51)		0.00		125.51		<b>125.51</b>

DETAILS OF SERVICE				
<b>Details for Service Location:</b> Country Walk Cdd, 30400 Country Point Blvd, Wesley Chapel FL 33543-7202			<b>Customer ID:</b> 13-87611-82004	
			<b>PO#:</b> JOB MEADOWWOODS	
Description	Date	Ticket	Quantity	Amount
Service Discount	07/01/25		1.00	(5.00)
Lock	07/01/25		1.00	10.00
4 Yard Dumpster 1X Week	07/01/25		1.00	120.51
<b>Total Current Charges</b>				<b>125.51</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 3020  
MONROE, WI 53566-8320  
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
06/27/2025	1094114-1568-9	<b>13-87611-82004</b>
Payment Terms		Amount
Total Due by	07/27/2025	\$125.51
If Received after 07/27/2025		\$130.51

\*\*\* DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED \*\*\*  
Your bank account will be drafted \$125.51.

1568000138761182004010941140000001255100000012551 6

I0290C56

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

**Country Walk**  
**Withlacoochee Summary Bill 10270434**  
**06/05/25 to 07/07/25**

Account #	Bill Date	Amount	Due Date	Service Address	GL Code	Object Code
1442219	7/10/2025	\$6,423.74	8/1/2025	Public Lighting	53100	4307
1442222	7/10/2025	\$195.53	8/1/2025	4354 Fresh Meadow Way Irrigation Well	53100	4301
1442223	7/10/2025	\$57.48	8/1/2025	Country Point Blvd Irrigation	53100	4301
1442224	7/10/2025	\$83.52	8/1/2025	30400 Country Pointe Blvd- Lights	53100	4301
1442225	7/10/2025	\$804.58	8/1/2025	30400 Country Pointe Blvd - Clubhouse	53100	4301
1442226	7/10/2025	\$768.10	8/1/2025	30348 Country Pointe Blvd -Pool	53100	4301
1442227	7/10/2025	\$242.53	8/1/2025	30400 Country Pointe Blvd -Entrance	53100	4301
1442228	7/10/2025	\$49.41	8/1/2025	30400 Country Pointe Blvd - Gatehouse	53100	4301
1442229	7/10/2025	\$42.21	8/1/2025	Country Pointe Blvd - Bridge	53100	4301
2226487	7/10/2025	\$643.09	8/1/2025	30400 Country Pointe Blvd - Heat Pump	53100	4301
Total		<b>\$9,310.19</b>				
		<b>53100</b>	4301	<b>\$2,886.45</b> Entry Lights & Irrigation		
		<b>53100</b>	4307	<b>\$6,423.74</b> Street Lights		
<b>Grand Total</b>				<b>\$9,310.19</b>		



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1442219** Cycle **06**  
Meter Number  
Customer Number 10270434  
Customer Name **COUNTRY WALK CDD**  
**NILS E HALLBERG**

Bill Date **07/10/2025**  
Amount Due **6,423.74**  
Current Charges Due **08/01/2025**

District Office Serving You  
One Pasco Center

Service Address PUBLIC LIGHTING  
Service Classification Public Lighting

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used

**Comparative Usage Information**

Average kWh

Period	Days	Per Day
--------	------	---------

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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 6,427.51  
Payment 6,427.51CR  
Balance Forward 0.00

Light Energy Charge	516.23
Light Support Charge	434.41
Light Maintenance Charge	859.24
Light Fixture Charge	1,022.87
Light Fuel Adj 17,852 KWH @ 0.04400	785.49
Poles (QTY 264)	2,761.00
FL Gross Receipts Tax	44.50

Total Current Charges 6,423.74  
Total Due E.F.T. 6,423.74

**RECEIVED**  
07-11-2025

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 2	310 197	460 57	960 262
	214 6	311 4	910 2	

**DO NOT PAY**

Total amount will be electronically transferred on or after 07/25/2025.



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: 07/10/2025**

District: OP06

Use above space for address change ONLY.

1442219 OP06  
COUNTRY WALK CDD  
NILS E HALLBERG  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	07/25/2025
<b>TOTAL CHARGES DUE</b>	<b>6,423.74</b>
<b>DO NOT PAY</b>	

000144221900064237400064237403





Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1442222** Cycle **06**  
Meter Number 72062014  
Customer Number 10270434  
Customer Name COUNTRY WALK CDD  
NILS E HALLBERG

Bill Date **07/10/2025**  
Amount Due **195.53**  
Current Charges Due **08/01/2025**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 4354 FRESH MEADOW WAY  
Service Description IRRWEL  
Service Classification General Service Non-Demand

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jul 2025	32	45
Jun 2025	30	132
Jul 2024	29	62

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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	24357	07/07	25801				1444

Previous Balance 467.50  
Payment 467.50CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 1,444 KWH @ 0.06090 87.94  
Fuel Adjustment 1,444 KWH @ 0.04400 63.54  
FL Gross Receipts Tax 4.89

Total Current Charges 195.53  
Total Due E.F.T. 195.53

RECEIVED  
07-11-2025

DO NOT PAY

Total amount will be electronically transferred on or after 07/25/2025.



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: 07/10/2025

District: OP06

Use above space for address change ONLY.

1442222 OP06  
COUNTRY WALK CDD  
NILS E HALLBERG  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/25/2025  
TOTAL CHARGES DUE 195.53  
DO NOT PAY

000144222200001955300001955304



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1442223** Cycle **06**  
Meter Number **50446996**  
Customer Number **10270434**  
Customer Name **COUNTRY WALK CDD**  
**NILS E HALLBERG**

Bill Date **07/10/2025**  
Amount Due **57.48**  
Current Charges Due **08/01/2025**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address **COUNTRY POINT BLVD**  
Service Description **IRRIGATION**  
Service Classification **General Service Non-Demand**

**ELECTRIC SERVICE**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/05	11260	07/07	11421				161

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jul 2025	32	5
Jun 2025	30	83
Jul 2024	29	12

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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **306.45**  
Payment **306.45CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 161 KWH @ 0.06090 **9.80**  
Fuel Adjustment 161 KWH @ 0.04400 **7.08**  
FL Gross Receipts Tax **1.44**

Total Current Charges **57.48**  
Total Due **E.F.T. 57.48**

**RECEIVED**  
07-11-2025

**DO NOT PAY**

Total amount will be electronically transferred on or after 07/25/2025.



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: 07/10/2025**

District: OP06

Use above space for address change ONLY.

**1442223** **OP06**  
COUNTRY WALK CDD  
NILS E HALLBERG  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after <b>07/25/2025</b>	
<b>TOTAL CHARGES DUE</b>	<b>57.48</b>
<b>DO NOT PAY</b>	

000144222300000574800000574808



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1442224** Cycle **06**  
Meter Number 92608554  
Customer Number 10270434  
Customer Name COUNTRY WALK CDD  
NILS E HALLBERG

Bill Date **07/10/2025**  
Amount Due **83.52**  
Current Charges Due **08/01/2025**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 30400 COUNTRY POINT BLVD  
Service Description LIGHTS  
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/05	54325	07/07	54728				403

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jul 2025	32	13
Jun 2025	30	16
Jul 2024	29	19

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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 90.30  
Payment 90.30CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 403 KWH @ 0.06090 24.54  
Fuel Adjustment 403 KWH @ 0.04400 17.73  
FL Gross Receipts Tax 2.09

Total Current Charges 83.52  
Total Due E.F.T. 83.52

RECEIVED  
07-11-2025



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: 07/10/2025

District: OP06

Use above space for address change ONLY.

1442224 OP06  
COUNTRY WALK CDD  
NILS E HALLBERG  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/25/2025**  
**TOTAL CHARGES DUE 83.52**  
**DO NOT PAY**

000144222400000835200000835207



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1442225** Cycle **06**  
Meter Number **40596037**  
Customer Number **10270434**  
Customer Name **COUNTRY WALK CDD**  
**NILS E HALLBERG**

Bill Date **07/10/2025**  
Amount Due **804.58**  
Current Charges Due **08/01/2025**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 30400 COUNTRY POINT BLVD  
Service Description CLUBHOUSE  
Service Classification General Service Non-Demand

**ELECTRIC SERVICE**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/05	98431	07/07	5536				7105

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jul 2025	32	222
Jun 2025	30	206
Jul 2024	29	225

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

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Previous Balance 705.50  
Payment 705.50CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 7,105 KWH @ 0.06090 432.69  
Fuel Adjustment 7,105 KWH @ 0.04400 312.62  
FL Gross Receipts Tax 20.11

Total Current Charges 804.58  
Total Due E.F.T. 804.58

**RECEIVED**  
07-11-2025



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P.O. Box 278 • Dade City, Florida 33526-0278

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See Reverse Side For Mailing Instructions

**Bill Date: 07/10/2025**

District: OP06

Use above space for address change ONLY.

**1442225** **OP06**  
COUNTRY WALK CDD  
NILS E HALLBERG  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/25/2025**  
**TOTAL CHARGES DUE 804.58**  
**DO NOT PAY**

000144222500008045800008045809





Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1442226** Cycle **06**  
Meter Number 49117214  
Customer Number 10270434  
Customer Name COUNTRY WALK CDD  
NILS E HALLBERG

Bill Date **07/10/2025**  
Amount Due **768.10**  
Current Charges Due **08/01/2025**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 30348 COUNTRY POINT BLVD  
Service Description POOL  
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/05	24466	07/07	31232		11.37	11	6766

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jul 2025	32	211
Jun 2025	30	214
Jul 2024	29	162

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

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Previous Balance 730.34  
Payment 730.34CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 6,766 KWH @ 0.06090 412.05  
Fuel Adjustment 6,766 KWH @ 0.04400 297.70  
FL Gross Receipts Tax 19.19

Total Current Charges 768.10  
Total Due E.F.T. 768.10

RECEIVED  
07-11-2025

DO NOT PAY

Total amount will be electronically transferred on or after 07/25/2025.



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Please **Detach and Return** This Portion With  
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Bill Date: 07/10/2025

District: OP06

Use above space for address change ONLY.

1442226 OP06  
COUNTRY WALK CDD  
NILS E HALLBERG  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/25/2025  
TOTAL CHARGES DUE 768.10  
DO NOT PAY

000144222600007681000007681003



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1442227** Cycle **06**  
Meter Number **40526788**  
Customer Number **10270434**  
Customer Name **COUNTRY WALK CDD**  
**NILS E HALLBERG**

Bill Date **07/10/2025**  
Amount Due **242.53**  
Current Charges Due **08/01/2025**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 30400 COUNTRY POINT BLVD  
Service Description ENTRANCE  
Service Classification General Service Non-Demand

**ELECTRIC SERVICE**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/05	84775	07/07	86656				1881

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jul 2025	32	59
Jun 2025	30	99
Jul 2024	29	95

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

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Previous Balance 358.09  
Payment 358.09CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 1,881 KWH @ 0.06090 114.55  
Fuel Adjustment 1,881 KWH @ 0.04400 82.76  
FL Gross Receipts Tax 6.06

Total Current Charges 242.53  
Total Due E.F.T. 242.53

**RECEIVED**  
07-11-2025

**DO NOT PAY**

Total amount will be electronically transferred on or after 07/25/2025.



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**Bill Date: 07/10/2025**

District: OP06

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**1442227** **OP06**  
COUNTRY WALK CDD  
NILS E HALLBERG  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/25/2025**  
**TOTAL CHARGES DUE 242.53**  
**DO NOT PAY**

000144222700002425300002425304



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1442228** Cycle **06**  
Meter Number **40525987**  
Customer Number **10270434**  
Customer Name **COUNTRY WALK CDD**  
**NILS E HALLBERG**

Bill Date **07/10/2025**  
Amount Due **49.41**  
Current Charges Due **08/01/2025**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 30400 COUNTRY POINT BLVD  
Service Description GATE HOUSE  
Service Classification General Service Non-Demand

#### ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/05	26894	07/07	26980				86

#### Comparative Usage Information

Period	Days	Per Day
Jul 2025	32	3
Jun 2025	30	3
Jul 2024	29	2

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

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Previous Balance **48.98**  
Payment **48.98CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 86 KWH @ 0.06090 **5.24**  
Fuel Adjustment 86 KWH @ 0.04400 **3.78**  
FL Gross Receipts Tax **1.23**

Total Current Charges **49.41**  
Total Due **49.41** E.F.T.



DO NOT PAY

Total amount will be electronically transferred on or after 07/25/2025.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With  
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See Reverse Side For Mailing Instructions

Bill Date: 07/10/2025

District: OP06

Use above space for address change ONLY.

1442228 OP06  
COUNTRY WALK CDD  
NILS E HALLBERG  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after <b>07/25/2025</b>	
<b>TOTAL CHARGES DUE</b>	<b>49.41</b>
<b>DO NOT PAY</b>	

000144222800000494100000494106



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1442229** Cycle **06**  
Meter Number **40526765**  
Customer Number **10270434**  
Customer Name **COUNTRY WALK CDD**  
**NILS E HALLBERG**

Bill Date **07/10/2025**  
Amount Due **42.21**  
Current Charges Due **08/01/2025**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address COUNTRY POINT BLVD  
Service Description BRIDGE  
Service Classification General Service Non-Demand

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jul 2025	32	1
Jun 2025	30	1
Jul 2024	29	1

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

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	14209	07/07	14228				19

Previous Balance **42.10**  
Payment **42.10CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 19 KWH @ 0.06090 **1.16**  
Fuel Adjustment 19 KWH @ 0.04400 **0.84**  
FL Gross Receipts Tax **1.05**

Total Current Charges **42.21**  
Total Due **E.F.T. 42.21**

**RECEIVED**  
07-11-2025



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Please **Detach and Return** This Portion With  
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See Reverse Side For Mailing Instructions

Bill Date: **07/10/2025**

District: OP06

**1442229** **OP06**  
COUNTRY WALK CDD  
NILS E HALLBERG  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/25/2025**  
**TOTAL CHARGES DUE 42.21**  
**DO NOT PAY**

000144222900000422100000422106





Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2226487** Cycle **06**  
Meter Number **50680183**  
Customer Number **10270434**  
Customer Name **COUNTRY WALK CDD**  
**NILS E HALLBERG**

Bill Date **07/10/2025**  
Amount Due **643.09**  
Current Charges Due **08/01/2025**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 30400 COUNTRY POINT BLVD  
Service Description POOL HEAT PUMP  
Service Classification General Service Non-Demand

**ELECTRIC SERVICE**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/05	48992	07/07	54596		34.19	34	5604

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jul 2025	32	175
Jun 2025	30	77
Jul 2024	29	353

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

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Previous Balance 289.01  
Payment 289.01CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 5,604 KWH @ 0.06090 341.28  
Fuel Adjustment 5,604 KWH @ 0.04400 246.58  
FL Gross Receipts Tax 16.07

Total Current Charges 643.09  
Total Due E.F.T. 643.09



DO NOT PAY

Total amount will be electronically transferred on or after 07/25/2025.



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

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Bill Date: 07/10/2025

District: OP06

Use above space for address change ONLY.

2226487 OP06  
COUNTRY WALK CDD  
NILS E HALLBERG  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/25/2025	
TOTAL CHARGES DUE	643.09
DO NOT PAY	

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