



Rizzetta & Company

Country Walk Community Development District

**Board of Supervisor's Regular
Meeting
August 13, 2026**

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

www.countrywalkcdd.org

COUNTRY WALK CDD COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	George O'Connor Jami Rekar Heather Howell Jane Kendall David Van De Griek	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Lisa Castoria	Rizzetta & Company, Inc.
District Counsel	Whitney Sousa	Straley Robin & Vericker
District Engineer	Jerry Whited	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

August 11, 2026

Board of Supervisors
Country Walk Community
Development District

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Country Walk Community Development District will be held on **Thursday, August 13, 2026 at 6:00 p.m.**, at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543. The following is the agenda for this meeting:

- 1. CALL TO ORDER / ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. STAFF REPORTS**
 - A. District Engineer Report Tab 1**
 - B. Aquatics Service Report Tab 2**
 - C. Landscape Inspection Report..... Tab 3**
 1. Response to Landscape Inspection Report Tab 4
 - D. Clubhouse Manager Report..... Tab 5**
 1. Consideration of Basketball Court Vandalism Repair Proposal Tab 6
 - E. District Counsel**
 1. Discussion on PCSD Easement Agreement
 - F. District Manager Report..... Tab 7**
 - G. District Chairman Report Tab 8**
- 5. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2026-2027 Final Budget**
 - i. Consideration of Resolution 2026-05; Approval of Fiscal Year 2026/2027 Final Budget Tab 9
 - B. Consideration of Resolution 2026-06; Levying O&M Assessments for Fiscal Year 2026-2027 Tab 10**
 - C. Consideration of Resolution 2026-07.; Setting Regular Meeting Schedule for Fiscal Year 2026-2027..... Tab 11**
 - D. Consideration of Constena Bridge Electric Installation Proposal... Tab 12**
 - E. Ratification of Irrigation Repair Proposals for Clock 1 & 4..... Tab 13**
 - F. Ratification of FY 24-25 Final Audit Report..... Tab 14**

6. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of Board of Supervisors
Regular Meeting held on July 9, 2026 Tab 15
- B. Consideration of Operation and Maintenance Expenditures
for June 2026.....Tab 16

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,
Lisa Castoria
Lisa Castoria
District Manager

Tab 1

COUNTRY WALK CDD

ENGINEER'S REPORT FOR AUGUST 13th, 2026 BOARD MEETING

Ongoing Projects Report and Updates:

Sidewalk Repair Project

SiteMasters is ready to mobilize to complete the sidewalk repairs and replacements as soon as the weather cooperates. They had originally planned to begin the work on Monday August 3rd; due to the weather they have not yet been able to mobilize at the time of writing this.

Street	Sq Ft Replacement	Grinds	Panels Replace
CPB Inbound	0	18	
CPB Outbound	16	24	1
Fresh Meadow	28	5	2
5 Farms	0	3	
Olympic Stone	0	4	
Roundabout Main	32	5	2
Roundabout FM	0	1	
Rolling Green	32	1	2
Total	108	61	7

Shoreline Restorations – Ponds 8C & 9

Attached to this report are proposals for shoreline restorations at pond 8C and 9. We will attend the meeting to answer questions and describe the proposals. The proposers have proposed two different types of repairs for the project, and we can work through the differences of the repair scopes. The Sox repair is what Steadfast completed for the District previously that has held up well. The scope presented by Finn Outdoor utilizes fill dirt, fabric and sod to stabilize the repair.

Country Walk Roof Replacement RFP:

The District received five proposals for replacement of the roofs on the Clubhouse, Pool House, Entrance Tower, Guard House, and Pavilion. Base proposals range from \$52,800 to \$70,559. BDi has completed a reconciliation of the proposals to identify differences in roofing systems, decking allowances/unit pricing, warranties, and other scope considerations. BDi has identified several contractual clarifications that should be resolved prior to an award of a contract, including conflicting language regarding complete underlayment removal and the stated workmanship warranty, as well as confirmation of the potential additional cost for roof-to-wall flashing repairs. All terms for the agreement should match the request for proposals document circulated to bidders. BDi will discuss the bid reconciliation and these scope differences with the Board and obtain direction regarding contractor selection. We have provided a reconciliation of the bids below with notes and all of the bid packets received from contractors are attached to this report for Supervisor review.

Contractor	Total Bid	Additional Plywood	Proposed Shingle	Notes
SC Signature Roofing	\$52,800.00	\$85/sheet (plus \$8.50/LF boards)	Owens Corning TruDefinition Duration	Includes \$2,000 wood allowance; additional plywood \$85/sheet and boards \$8.50/LF. Owens Corning dimensional shingles / VentSure; 10-year contractor workmanship warranty. Scope calls for peel-and-stick, but if existing peel-and-stick/SWR remains, contractor proposes one-ply synthetic over it. No wind mitigation report. Permits/NOC included; payment due upon completion. Estimated start immediate and 2-3 week duration.
Five Star Roofing	\$58,543.37	First 5 sheets included, then \$80/sheet	Owens Corning TruDefinition Duration	First 5 decking sheets included, then \$80/sheet. Owens Corning TruDefinition Duration with ProEdge; 10-year workmanship + limited lifetime shingle warranty. Permits/inspections included; employee crews; gutters detached/reset as needed. 50% down, balance due day of install independent of final inspection. No wind mitigation report included.
Tampa Bay Roofing Services	\$64,000.00	First 25 sheets included, then \$80/sheet	Atlas Pinnacle	Atlas Pinnacle Pristine base system; lifetime material warranty / stated 130-MPH wind warranty. Includes first 25 plywood sheets; additional plywood \$80/sheet, other decking \$10/LF, specialty cedar \$30/LF. Full self-adhered premium underlayment over workable deck; permits/NOC, deck re-nailing, new drip edge/valley metal/boots/vents, cleanup included. Includes wind mitigation after final payment (\$800-\$1000 Value) . Wall flashings are inspected, but replacement of rusted/damaged wall flashing is an additional fee with no unit price stated. 0% down / 100% due on installation/substantial completion.
Shamrock Roofing Co.	\$64,680.00	\$2,000 allowance (~20 sheets), then \$100/sheet	GAF Timberline HDZ	GAF Timberline HDZ complete system with full self-adhered peel-and-stick and GAF Silver Pledge 10-year manufacturer-backed workmanship coverage. Includes \$2,000 decking allowance (~20 sheets), then \$100 per 4x8 sheet. Roof-to-wall flashing is inspected/documented; concealed flashing replacement requiring stucco cut/restore/paint is EXCLUDED from base and billed at \$50/LF. Includes detailed photo documentation and a 3-year maintenance program with 3 inspections/year. IMPORTANT CONTRACT CONFLICTS: boilerplate states only a 2-year Shamrock workmanship warranty and says felt removal may be discretionary/new felt may be placed over existing felt; these conflict with the project-specific 10-year GAF warranty/full tear-off scope and should be expressly superseded before award. Payment schedule: \$15k signing, \$15k material delivery, \$15k dry-in, \$19,680 after final inspection; max 5% retainage.
Westfall Roofing	\$70,559.00	\$105-\$125/sheet depending on thickness	Owens Corning TruDefinition Duration	Owens Corning TruDefinition Duration with Rhino G peel-and-stick; 10-year Westfall workmanship warranty plus Owens Corning limited lifetime shingle warranty. Includes \$2,000 wood allowance; additional plywood 1/2 in. \$105, 5/8 in. \$115, 3/4 in. \$125 per sheet; lumber/fascia/rafter unit pricing also provided. Wind mitigation inspection/report included after final payment (\$800-\$1000 Value). Roof-to-wall L flashing is to be inspected/repared, but additional charges may apply; extras schedule lists roof-to-wall flashing/counterflashing and other repairs. 10% deposit, balance due within 1 day of substantial completion; Contract allows required code/unforeseen work as extras and wood prices may fluctuate.



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
8/6/2026	9/5/2026	

BILL TO

5844 Old Pasco Road, Suite 100
Tampa FL 33544 USA

SHIP TO

30926 Country Point Boulevard
Wesley Chapel Florida 33543
United States

DESCRIPTION	QTY	RATE	AMOUNT
Approximately 120LF of erosion on outlined ponds, corresponding to areas identified in the engineer's report. Ponds to be restored utilizing SOX, as previous SOX repairs were made here. Repairs to tie into existing SOX where applicable.			
Areas to first be prepped & performed initial install. Next, shoreline to be back-filled & graded with appropriate fill and compacted. Shoreline sock is to be installed. Following this, material from pond bed to be washed into the sock, with repaired bank to closely match previous curvature & existing slope. Following this, the newly constructed shoreline to be sodded to restore the bank's appearance and help retain any additional fill.	1.00	14,400.00	14,400.00

30% deposit required due before the commencement of work for purchase of material.

Watering of sod not included within this scope.

EST timeframe: 3 Days

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 **14,400.00**

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): _____

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Bill to
Country Walk

Estimate details
Estimate no.: 2584
Estimate date: 08/06/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion/Pond Bank Restoration	120 linear feet of bank restoration -- Restore 120 linear feet of pond bank with imported and/or reclaimed fill soil, geotextile fabric, and sod to match surroundings. Pond 8C will be restore in three areas totaling approximately 105 linear feet; Pond 9 will be restored in one area of approximately 15 linear feet. All repairs will conform to design provided by BDi or approved equivalent.	120	\$96.00	\$11,520.00

Total \$11,520.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

SC Signature Roofing



8530 Oreto Drive
Port Richey, FL 34668
P: 727-842-5163
F: 727-474-0008
Established in 1990

PROPOSAL

Country Walk Community Development District		7/06/2026
3434 Coldwell Ave STE 200		Job Description: Shingle Roof Replacement (Clubhouse, Pool House, Tower Structure, Guard House, and Pavilion)
Tampa	FL 33614	Job Address: 30400 Country Point Blvd Wesley Chapel, FL 33543
(813) 361-1466		Jwhited@bdiengineers.com , Lcastoria@rizzetta.com

Prepared by: Kyle Manning (727) 271-8784 kmanning@scsignatureconstruction.com

Provide proof of all required licenses and insurances.

Obtain permit and record Notice of Commencement as required by county.

Protect the perimeter of the units to the best of our ability throughout the duration of the work.

Remove existing layer of roof shingles & underlayment.

Re-nail decking to current codes using 8d ring shanked nails.

Install peel and stick underlayment*.

Install new drip edge.

Install 26 gauge 16" wide valley metal.

Replace all pipe flashings & galvanized roofing vents.

Install Owens Corning dimensional shingles.

Install Owens Corning VentSure.

Haul off all debris.

Proposal includes \$2,000 wood replacement allowance if necessary.

All other wood is additional: Plywood - \$85.00 per sheet Boards - \$8.50 per lineal foot.

Estimated project start date is August 10, 2026, pending approval. The estimated duration for completion is 2–3 weeks.

There will be an additional 3.5% fee for debit/credit card transactions.

This proposal does not include a Wind Mitigation Report.

***If peel & stick underlayment already exists on roof, a one ply synthetic underlayment will be installed over existing SWR.**

ACCESS: Customer agrees to allow access to the property and realizes that heavy equipment is being used. Contractor shall not be liable for, without limitation, damage to driveways, sidewalks, lawns, sprinkler systems, gardens, septic systems, and any other structures as a result of rooftop or job deliveries. Damage shall be brought to the attention of the Contractor prior to the time of payment for the roof. If Customer fails to notify Contractor of said damage within 5 working days of occurrence, they shall waive all rights against Contractor concerning said damage.

We Propose – hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:	
Fifty-Two Thousand Eight Hundred Dollars and 00/100 Due upon Completion	\$52,800.00
Authorized Signature: <i>Kyle Manning</i>	This proposal may be withdrawn by us if not accepted within <u>30</u> days.
All work will be completed in a professional manner according to standard building practices. Any alterations or deviations from above specifications involving extra costs will be executed only upon written order and will be an extra charge over and above the estimate. This agreement is contingent upon strikes, accidents or delays beyond our control. Owner agrees to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Our workmanship is guaranteed for 10 years from the date of final payment. All materials are warranted by manufacturer. No other warranties, either express or implied, are valid.	

Acceptance of Proposal – When accepted this proposal becomes a binding contract between the customer and SC Signature Roofing Corp. By signature the customer agrees that the above job specifications and payment terms are acceptable and SC Signature Roofing is authorized to perform the work as stated. .		Date of Acceptance:
Signature:	Signature:	



ROOFING CONTRACTOR ROOFING CONTRACTOR GENERAL AND MARINE CONTRACTOR GENERAL AND MARINE CONTRACTOR

RE: Reference

Sunnybrook Condominiums New Port Richey Bob Sneve (727) 514-2526

Cambridge Commons New Port Richey Sentry Management (727) 942-1906

Tanglewylde Land O Lakes (813) 533-2950

Sincerely,

A handwritten signature in black ink, appearing to read 'Joseph Matissek', is written over a horizontal line.

Joseph Matissek
President



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

MATISSEK, JOSEPH GERHARD

SC SIGNATURE ROOFING CORPORATION
8530 ORETO DRIVE
PORT RICHEY FL 34668

LICENSE NUMBER: CCC1328842

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at [MyFloridaLicense.com](https://myfloridalicense.com)

ISSUED: 06/05/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/17/2026

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

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

PRODUCER Single Source Insurance 1345 S Missouri Ave Clearwater FL 33756	CONTACT NAME: Certificates Department PHONE (A/C, No, Ext): (727) 298-0302 FAX (A/C, No): (727) 298-0029 E-MAIL ADDRESS: Certificates@singlesourceins.com
INSURED SC Signature Roofing Corp 8530 Otero Dr Port Richey FL 34668	INSURER(S) AFFORDING COVERAGE INSURER A: Ategrity Specialty Insurance Company INSURER B: Infinity Assurance INSURER C: Bridgefield Casualty Insurance Company INSURER D: INSURER E: INSURER F:
	NAIC # 16427 39497K 10335

COVERAGES**CERTIFICATE NUMBER:** CL2621932759**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:	Y	Y	01-B-GL-P200000570-01	02/22/2026	02/22/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	☒ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY			50021991901	02/22/2026	02/22/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$ 10,000
	☐ UMBRELLA LIAB ☐ EXCESS LIAB ☐ DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	196-62999	02/22/2026	02/22/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

CERTIFICATE HOLDER**CANCELLATION**County Walk Community Development District
30400 Country Point Blvd
Wesley Chapel, FL 33543

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

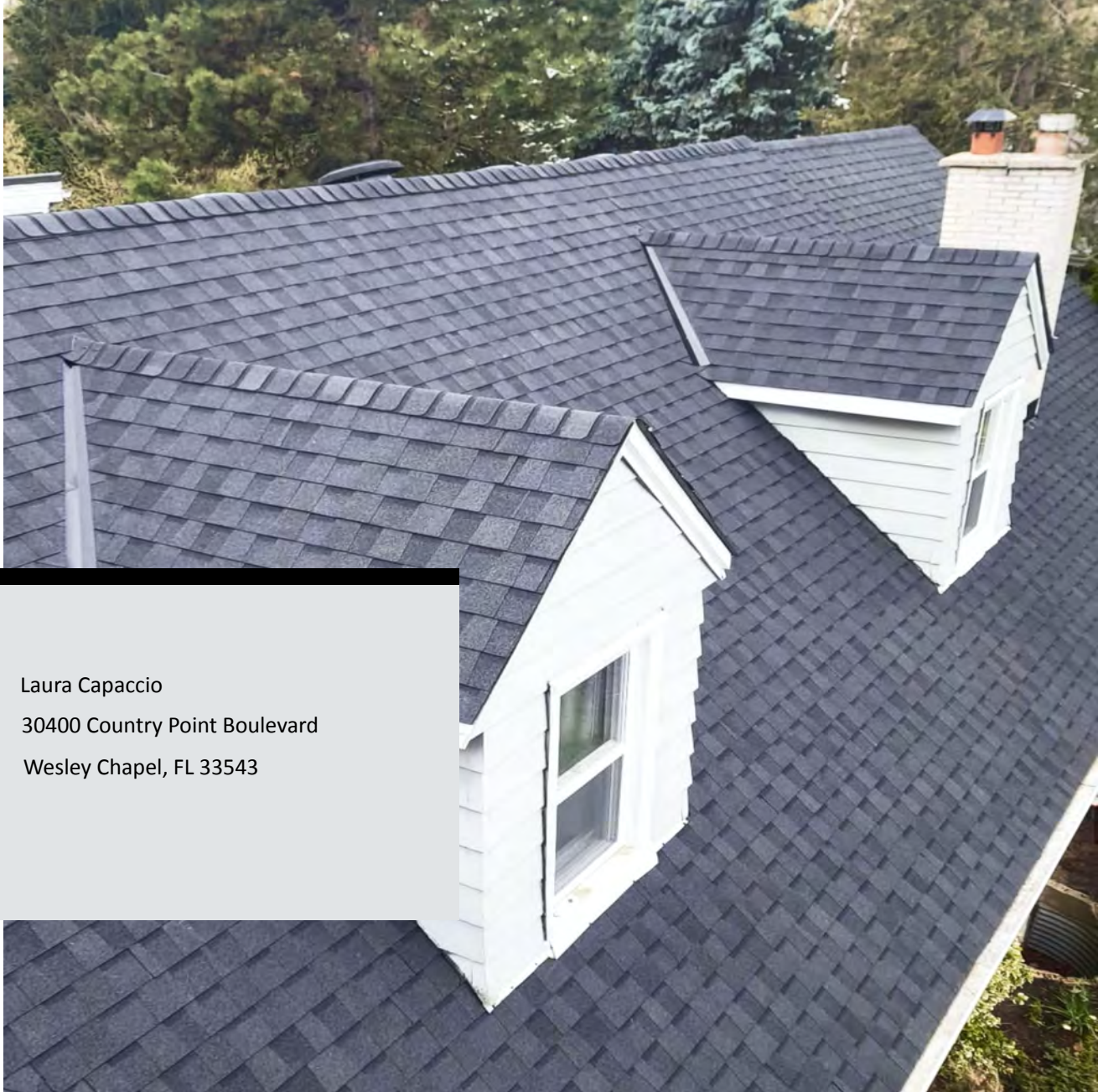
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Five Star Roofing

04/27/2026



30400 Country Point Boulevard



Laura Capaccio
30400 Country Point Boulevard
Wesley Chapel, FL 33543

Robert Wieland
Five Star Roofing & Construction Tampa Inc.
(813) 557-0746
rwieland@5starrc.com
License Number CCC1325769 CGC017711



Five Star Roofing & Construction Tampa Inc.

9340 N. Florida Ave, Ste. i
Tampa, FL 33612
CCC 1325739
CGC 017711
Phone: (813) 549-3758
Fax: (813) 515-7041

Company Representative

Robert Wieland
Phone: (813) 557-0746
rwieland@5starrc.com

04/27/2026
Claim Information

Laura Capaccio
Country Walk Clubhouse (Rizzetta)
30400 Country Point Boulevard
Wesley Chapel, FL 33543
(813) 991-6102

Job: Laura Capaccio

Capaccio OC Shingle Roofs

Scope:

- Includes: Club House, Pool House, Tower, Guard House, and Pavilion.
- Five Star will obtain and schedule all permits and inspections required to start and complete the installation.
- All measures are taken to protect the property during the install - (i.e. tarping perimeter and pools, applying plywood against the garage doors, on driveways and pool screens where applicable).
- Tear Off - Remove existing roofing material down to the decking.
- Re-nail Decking to code, if required, with a 2"3/8 ring-shanked nail every 6 inches on board to meet current building code.
- Rotten wood - if discovered, it will be replaced. The first 5 sheets of decking (i.e. Plywood or OSB) are provided free of charge. Additional wood will be at the owner's expense of \$80 per each additional sheet.
- Ice and water shield (Peel & Stick underlayment) will be applied to all valleys and penetrations on the roof. It May be applied to the entire roof surface if required by code or requested by the Owner(s).
- Code requires one of three methods of underlayment to be installed:
 1. Two layers of roofing 30lb felt or synthetic underlayment
 2. 4" Self-adhesive seam tape and one layer of 30lb felt or synthetic underlayment
 3. Ice and water shield (Peel & Stick underlayment) applied to the entire roof surfaceOption 2 is the system that 5 Star Roofing uses unless otherwise specified by homeowner.
- Install new 6" drip edge metal, Pipe jacks , roof ventilation and goosenecks
- Install Owens Corning starter strips, Duration shingles, and ProEdge hip and ridge shingles.
- Clean up all job related debris including magnetic sweeping for nails and metal scraps.
- Provide 10 yr workmanship warranty & limited lifetime warranty on the shingles.
- Most installs take 1 day weather permitting
- Our Crews are our employees (not sub-contracted) and are fully covered under our license and insurance.
- Crews will maintain safety requirement at all times during the construction process.

Antennas and satellite dishes:

- 5 Star will detach antennas and satellite dishes and place on the roof at the completion of the install.

• It is the responsibility of the property owner to contact their Satellite provider to re-install satellite dishes and is at the expense of the property owner.

Gutters:

• *5 Star will detach and reset the gutters where necessary but will not be held liable for any minor damages as a result.

Solar Panels of ant kind:

• It is the responsibility of the property owner to have the solar panels and any additional fixtures and hardware removed prior to the delivery of roofing material, at the property owner's expense. It is also the property owner's responsibility to have them re-installed after roof replacement and final inspection has passed.

• 5 Star Roofing and Construction will cover the exterior plants and yard next to the building prior to and during the install to protect from loose debris.

• It is the responsibility of the property owner to move any valuable outside objects and place in a secure location prior to the start of the install and is the responsibility of the property owner to move back in place after the install has been completed.

Terms: 50% Down balance due at conclusion on the day of install. **

** This payment is is independent of the final inspection results.

Final inspections are set by 5 Star Roofing and any noted deficiencies outlined by the inspector are the responsibility of 5 Star Roofing to correct.

Shingle Roof remove and replace

Roof System

- Owens Corning TruDefinition Duration Designer AR (3 BD/SQ)
- Owens Corning ProEdge Designer AR (33')
- MFM Roof Deck Tape - 4"x67'
- Owens Corning Starter Strip Plus - 7 3/4" (105')
- Tri-Built Synthetic Roofing Underlayment (10 sq)
- Tri-Built Plastic Cap Nails - 1" (3000 Cnt)
- Valleys - Tri Built Self Adhering Ice and Water Shield - 2 SQ
- Re-Nail Decking to current Building code Tri-Built Coil Nails - Ring Shank - 2 3/8"x.113" (4500 Cnt)
- Tri-Built Roofing Coil Nails - 1 1/4" (7200 Cnt)

Detach and Reset Gutters

Flashings and Ventilation

- TAMCO Galvanized Steel Drip Edge - 26GA - 6" (10')
- Tri-Built Galvanized Steel Base Pipe Flashing - 1 1/4"-3" - Mill Finish
- Bullet Gooseneck Vent with Damper - 8"

TOTAL	\$58,543.37
-------	-------------

Starting at **\$506/month** with  **Acorn** • [APPLY](#)

Warranty on repairs 1 year only on the specific area repaired

Payment due upon completion of work

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date



FIVE STAR

Roofing and Construction

9340 N Florida Ave, Tampa, FL 33612

CCC1325739 CGC017711

DISCLOSURE REQUIRED BY LAW

CONSTRUCTION LIEN LAW DISCLOSURE: ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

Signature

Date

TruDefinition®

DURATION®

Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®



Midnight Plum^{1/5}



Onyx Black¹



Quarry Gray¹



Teak¹



Terra Cotta¹



Williamsburg Gray¹

COLOR DISCLAIMER

As color experts, we know getting the shingle color right is a big part of any roofing purchase. Due to printing color variations, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing it installed on an actual home; your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

En tanto que especialistas en color, sabemos que obtener el color de teja perfecto es una parte importante en toda compra de techos. Debido a las variaciones en los colores impresos, además de mirar folletos de tejas, le sugerimos que solicite una muestra de la teja para ver como se verá en su hogar y con los elementos externos de la vivienda bajo distintas condiciones de luz natural. Finalmente, le recomendamos que para verificar su elección de colores, vea cómo lucen las tejas ya instaladas en una vivienda; su contratista de techos o su proveedor le pueden dar una muestra e incluso indicarle dónde ver un techo ya instalado.

TruDefinition®

DURATION®

Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®



Amber¹



Antique Silver¹



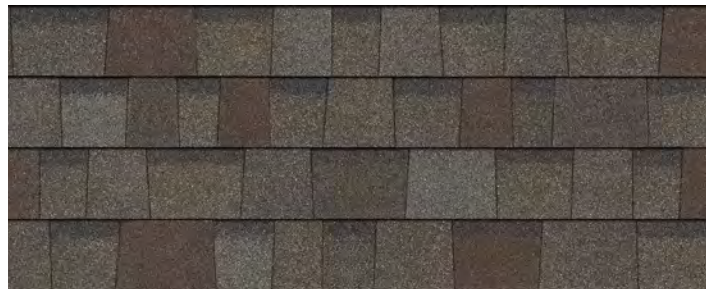
Brownwood¹



Chateau Green¹



Desert Rose¹



Driftwood¹



Estate Gray¹



Harbor Blue¹

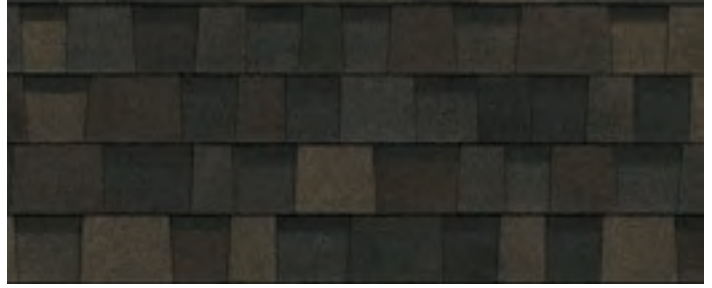
TruDefinition®

DURATION® DESIGNER COLORS COLLECTION

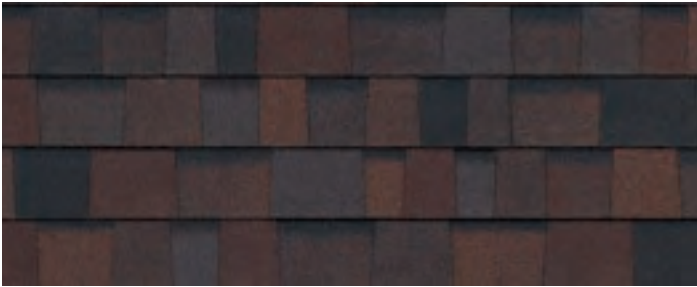
Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®



Aged Copper¹



Black Sable^{1/4}



Bourbon^{1/5}



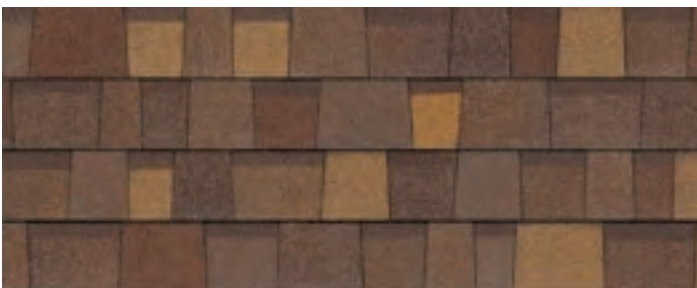
Merlot¹



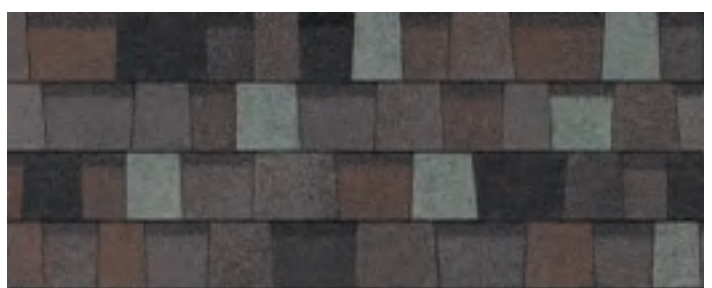
Pacific Wave¹



Sand Dune¹



Sedona Canyon¹



Storm Cloud¹



Summer Harvest¹

COLOR DISCLAIMER

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In the instance of roofing products purchased or installed upon property owned by others, for example, corporations, governmental agencies, partnerships, trusts, religious organizations, schools, condominiums, homeowners' associations, or cooperative housing arrangements, or installed on any other structures (for example, on apartment buildings or any other type of building or premises not used by individual homeowners as their residence), the warranty period will be 40 years from the original installation date of the roofing shingles and components, and the TRU PROtection® coverage period will be five years. Further detail can be found on the **"Limited Lifetime[△] Roofing Shingles and Components Proration[§] Table."** Owens Corning reserves the right to arrange directly for the repair or replacement of your products instead of compensating you directly.

Limited Lifetime[△] Shingle Proration[§] Table

STRUCTURE/ OWNER	TRU PROTECTION® PERIOD YEARS 1-10	PRORATED PERIOD YEARS 11-40	PRORATED PERIOD YEARS 41 AND BEYOND
Single-family detached home owned by individuals	100%++	80% reduced by 2% every year thereafter until year 40	20%
STRUCTURE/ OWNER	YEARS 1-5	YEARS 6-40	YEARS 41 AND BEYOND
Other types of structures	100%++	87.5% [§] reduced by 2.5% every year thereafter until year 40	No coverage

[△] For as long as Owner owns home.

[§] Proration is calculated annually, based on the original installation date. There are no partial year prorations.

++ Of costs covered under this warranty.

4. EXCEPTIONS

All of the Owens Corning Obligation of Compensation under this warranty (whether for repair, replacement, recovery, or refunding a prorated portion of the cost of the defective roofing products) are subject to the limitations provided by this warranty. Any replacement Owens Corning® Products will be warranted only for the remainder of the original warranty period. Owens Corning will not provide compensation for any underlayment, metalwork, flashings, or other related work. We will not compensate for the removal and replacement of solar panels or other rooftop equipment, and we will not compensate for the cost to remove or dispose of your roofing shingles and components.

5. WHAT ABOUT WIND RESISTANCE

Your shingles and Hip & Ridge (the Shingle Products) contain asphalt sealant that requires direct warm sunlight for several days (Thermal Sealing) in order to seal properly. If your Shingle Products are installed during a period of cool weather, they may not adequately seal until the season changes or the weather warms, and if your Shingle Products never receive direct sunlight or are not exposed to adequate surface temperatures, they may never achieve Thermal Sealing. Prior to your shingles achieving Thermal Sealing, your Shingle Products are more vulnerable to blow-offs and wind damage. This is the fundamental nature of Shingle Products and not a manufacturing defect, and we are not responsible for any blow-offs or wind damage that might occur prior to Thermal Sealing having occurred. After your Shingle Products have achieved Thermal Sealing, however, they will be covered under this warranty if they experience blow-offs or wind damage in winds (including gusts) up to the levels and for the period from the original installation date ("**Wind Warranty Period**") listed in the **"Limited Warranty Information Table"** listed in the chart at the end of this warranty.

HOWEVER, THE COVERAGE AGAINST SHINGLE PRODUCT BLOW-OFFS OR WIND DAMAGE IS IN EFFECT FOR A PERIOD OF 15 YEARS FROM THE ORIGINAL DATE OF INSTALLATION. Owens Corning will be liable only for the reasonable cost of replacing blown-off Shingle Products (to include material and labor during the applicable TRU PROtection® warranty period) and the reasonable cost of manually sealing the unsealed Shingle Products remaining on the roof.

6. WHAT ABOUT ALGAE RESISTANCE

If the Shingle Products that you purchased were not specifically labeled as **"Algae Resistant"** (AR), then any discoloration caused by algae is not covered by this warranty as explained in the section **"What Is Not Covered."** However, if you did purchase AR Shingle Products, they are covered for the period described in the **"Limited Warranty Information Table"** at the end of this warranty following the date of installation ("**AR Warranty Period**") against brown-black staining caused by growth of cyanobacteria *Gloeocapsa magma* algae. To be eligible for 25-year AR coverage, you must use one of the following Owens Corning® Hip & Ridge Shingles: Berkshire®, DecoRidge®, DuraRidge®, ImpactRidge®, ProEdge®, or RIZERidge®. We do not cover the effects of other growth, such as mold, lichen, and green algae. If brown-black staining occurs during the AR Warranty Period, you will be entitled to the following remedy:

- Non-Prorated Period** — From the installation of the shingles until ten (10) years after the date of installation, we will compensate you for the cost, including labor (such cost not to exceed the cost of the AR Shingle Products plus the cost of installation), as reasonably determined by Owens Corning, to repair, replace, or recover the affected AR Shingle Products. For purposes of this AR Shingle Products warranty, the term "repair" as used above refers to cleaning or otherwise removing any algae growth from affected AR Shingle Products. Decisions regarding whether your AR Shingle Products should be repaired, replaced, or recovered will be made solely by Owens Corning.
- Prorated Period** — Once the non-prorated coverage period for algae resistance (as described above) has expired, the prorated period will begin. During this prorated period, we will provide compensation limited to a prorated amount of the cost of the affected AR shingles. No labor or other costs will be covered during the prorated period, and we will take into account the number of full years of use that you have enjoyed from the original installation date through the date of your claim, and reduce the amount of our compensation to you accordingly. For example: If you purchased a shingle with a 25-year AR warranty period, and you make your claim anytime in the 16th year of the warranty, our compensation to you will be the amount of the cost of the affected Owens Corning® AR Shingle Products reduced by 16/25ths of the cost at the time of purchase of the affected AR Shingle Products.
- ****If a qualifying Owens Corning® manufactured Hip & Ridge shingle is **not** used, the AR warranty period is reduced from 25 to 10 years and the non-prorated period will be 1 year.
- See Limited Warranty Information table below for applicable AR product coverage.

NOTE: In some coastal areas and/or areas with limited rainfall, copper released by algae-resistant shingles can cause excessive corrosion to aluminum gutters. In these regions, Owens Corning recommends using vinyl gutters and will not be liable for any damage that may result from using aluminum gutters with algae-resistant shingles.

TRANSFERABILITY OF THIS WARRANTY (BASED ON ORIGINAL INSTALLATION DATE)

This warranty is not transferable except as follows: You may only transfer this warranty one time, anytime during the life of the warranty, to the purchasers of the structure on which the shingles are installed. For this warranty to transfer and the second Owner to obtain the benefits of this warranty, the second Owner must, within 60 days after the date of the real estate transfer, contact Owens Corning and submit together (1) proof of purchase of the Owens Corning® Roofing Shingles and Components and (2) the installation date and ownership history. We may be contacted by going to <https://www.owenscorning.com/en-us/roofing/warranty#manage-your-warranty> and click Transfer a Warranty, or by calling us at 1-800-Roofing.

- If the transfer takes place within the TRU PROtection® Nonprorated period (see **"Limited Warranty Information Table"**), the second Owner is entitled to the same coverage as the original Owner.
- If the transfer occurs after the TRU PROtection® Nonprorated period (see **"Limited Warranty Information Table"**), the balance of this warranty shall be reduced to a 2-year period after the date of ownership change. If there is a manufacturing defect that causes leaks during this 2-year period, our compensation to the second Owner will be based only on the reasonable cost of replacement of the Owens Corning® Roofing Shingles and Components reduced by the amount of use the second Owner and the original Owner have enjoyed from the original installation date through the date of your claim.



FIVE STAR

Roofing and Construction

9340 N Florida Ave, Suite I, Tampa, FL 33612

CCC1325769 CGC017711

PROPOSAL/CONTRACT Current Wood Prices

<u>Material</u>		<u>Price</u>
<u>DECKING</u>	½" Ply	\$ 80.00
	¾" Ply	\$ 110.00
<u>SPRUCE</u>		
	1x6	\$ 4.00
	1x8	\$ 4.00
	1x12	\$ 5.00
<u>PRIMED (white)</u>		
	1x6	\$ 6.00
	1x8	\$ 7.00
	1x12	\$ 10.00
<u>STUDS</u>		
	2x4	\$ 4.00
	2x6	\$ 5.00
	2x8	\$ 5.00

<u>Material</u>		<u>Price</u>
<u>CEDAR</u>		
	1x4	\$ 7.00
	1x6	\$ 12.00
	1x8	\$ 14.00
	1x12	\$ 16.00
<u>2x4</u>		
	<i>Cedar</i>	\$ 8.00
<u>2x6</u>		
	<i>Cedar</i>	\$ 12.00
<u>2x8</u>		
	<i>Cedar</i>	\$ 15.00

**** All prices are per linear foot, except plywood/decking ****

Acknowledgement Signatures

Customer Print

Customer Signature



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

MCCARY, JOHN E

FIVE STAR ROOFING & CONSTRUCTION INC
9340 NORTH FLORIDA AVENUE SUITE I
TAMPA FL 33612

LICENSE NUMBER: CCC1325739

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/04/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



ACORDTM**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

5/05/2025

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

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

PRODUCER McGriff Insurance Services LLC 12485 28th Street N St Petersburg, FL 33716 727 823-5551	CONTACT NAME: Jessica Bruhn PHONE (A/C, No, Ext): 813-314-5206 FAX (A/C, No): E-MAIL ADDRESS: Jessica.bruhn@mcgriff.com														
INSURED Five Star Roofing and Construction, Inc PO Box 340546 Tampa, FL 33694-0546	<table border="1"> <thead> <tr> <th data-bbox="815 428 1435 453">INSURER(S) AFFORDING COVERAGE</th> <th data-bbox="1435 428 1563 453">NAIC #</th> </tr> </thead> <tbody> <tr> <td data-bbox="815 453 1435 483">INSURER A : CM Vantage Specialty Insurance Company</td> <td data-bbox="1435 453 1563 483">15872</td> </tr> <tr> <td data-bbox="815 483 1435 512">INSURER B : Auto Owners Insurance</td> <td data-bbox="1435 483 1563 512">18988</td> </tr> <tr> <td data-bbox="815 512 1435 541">INSURER C :</td> <td data-bbox="1435 512 1563 541"></td> </tr> <tr> <td data-bbox="815 541 1435 571">INSURER D :</td> <td data-bbox="1435 541 1563 571"></td> </tr> <tr> <td data-bbox="815 571 1435 600">INSURER E :</td> <td data-bbox="1435 571 1563 600"></td> </tr> <tr> <td data-bbox="815 600 1435 634">INSURER F :</td> <td data-bbox="1435 600 1563 634"></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : CM Vantage Specialty Insurance Company	15872	INSURER B : Auto Owners Insurance	18988	INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ BI/PD Ded:5,000 GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	X	X	CMVPLI002505303	05/10/2025	05/10/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ EXCLUDED PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	X	X	5333896100	05/01/2025	05/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

Certificate holder is listed as additional insured in respects to the General Liability and Auto Liability as per written contract. A Wavier of Subrogation also applies to the General Liability and Auto Liability.

John E. McCary CCC1325739

CERTIFICATE HOLDER**CANCELLATION**

Hillsborough County
 Contractor Licensing
 601 E. Kennedy Blvd., 19th Flr
 Tampa, FL 33601-0000

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Kyle Helmer



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/29/2025

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PRODUCER J Kevin Campbell Agency P O Box 9435 Panama City Beach FL 32417	CONTACT NAME: Kevin Campbell PHONE (A/C, No, Ext): (800) 508-9126 FAX (A/C, No): (877) 234-6089 E-MAIL ADDRESS: office@workcompspecialists.com
INSURED Five Star Roofing & Construction, Inc. 9340 N. Florida Ave., Suite 1 Tampa FL 33612	INSURER(S) AFFORDING COVERAGE INSURER A: Amerisafe-American Interstate Insurance Co INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:** CL25122916560**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☒ N	N / A	AVWCFL3442202026	01/01/2026	01/01/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

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John E. McCary CCC1325739

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Hillsborough County Contractor Licensing
601 E. Kennedy Blvd., 19th Flr
PO Box 1110
Tampa FL 33601

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AUTHORIZED REPRESENTATIVE

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Tampa Bay Roofing Services

Client Name: Country Walk Community Development District
Address: 30400 County Point Blvd
City/State/Zip: Wesley Chapel, FL 33543

Date: 07/21/26
Phone:
Email:

SHINGLE ROOF

1. Record the notice of commencement with clerks office on all jobs over \$2,500.00 and pull all necessary permits with local municipality.
2. Protect the grounds, pool screens, driveways, garage door(s), AC unit(s), pool pumps, etc. to best of our ability.
3. Remove the existing roof down to a workable surface or the deck. Surcharges will apply if additional layers of material are discovered during tear-off.
4. Clean and inspect all the wall flashings. An additional fee will be required if we have to replace rusted or damaged wall flashings.
5. Thoroughly inspect the roof deck. Replacement of rotten wood will be per the following schedule:
6. Replace rotten decking at \$ 80.00 per sheet of plywood &/or \$ 10.00 per L.F. of decking and all other woodwork.
Specialty Lumber (Cedar) at \$ 30.00 per L.F.
7. Re-nail the wood deck per Florida building code.
8. Clean the roof deck off of all debris for a workable surface.
9. Install an approved asphalt primer over the existing peel & stick underlayment that can not be removed from the deck during the tear off.
- 10a. Install one layer of self-adhering premium underlayment (SWR) over the existing deck or over a workable surface.
- 10b. Install two layers of synthetic felt with the proper amount of fasteners. Initial
11. Install new 6" drip edge to code, nailed & sealed with roofing cement. (Choose from White, Beige, Brown, Black, Gray, Galvanized)
12. Install manufacturer specific starter strip over the drip edge nailed to manufacturer spec's.
13. Install new metal in all valleys, nailed & sealed with roofing cement along the edges (if applicable)
- 14a. Install new lead boots over the existing plumbing stacks, nailed and sealed with roofing cement. (toilets & sinks)
- 14b. Install new premium Pivot boots over the existing plumbing stacks, nailed and sealed with roofing cement. (toilets & sinks)
- 15a. Install new standard galvanized goose neck roof vents where applicable, nailed and sealed with roofing cement. (kitchen & bathroom fans)
- 15b. Install new premium master flow goose neck vents where applicable, nailed and sealed with roofing cement. (kitchen & bathroom fans)
16. Install new field shingles of your choice, installed per building code and manufacturer's specifications, with 6 nails per shingle.
- 17a. Install new standard aluminum ridge vent along all the ridges for attic ventilation that have a minimum of 12' length Initial L.F.
- 17b. Install new premium shingle vent along all the ridges for attic ventilation that have a minimum of 6' length TBD L.F.
- 17c. Install TBD new 4' offset vents for attic ventilation along the hip sections off the roof when the roof does not have enough ridge space.
18. Install manufacturer specific ridge cap shingles, along all the hips and ridges.
19. Clean and haul away all the job-related debris to approved disposal facility.
20. Hand clean and magnetically sweep the job site for loose debris and nails.
21. Includes Wind Mitigation once paid in full. (Required for your insurance carrier to potentially lower your premium)
22. Install the shingles and re-nail the deck with the industry standard electrogalvanized nails. (not recommend for outdoor use)
23. Install the shingles and re-nail the deck with the recommended hot dipped galvanized steel nails. (recommended for outdoor use and will not rust)
24. Install the shingles with premium stainless nails and re-nail the deck with hot dipped galvanized steel nails. (Premium option and recommended for long-term outdoor use)

Standard	Preferred	Premium
Manufacturer: <u>ATLAS</u>	Manufacturer: <u>CERTAINTEED</u>	Manufacturer: <u>CERTAINTEED</u>
Style: <u>PRISTINE PINNACLE</u>	Style: <u>LANDMARK</u>	Style: <u>LANDMARK PRO</u>
Color: _____	Color: _____	Color: _____
Manufacturer Warranty: <u>LIFETIME</u>	Manufacturer Warranty: <u>LIFETIME</u>	Manufacturer Warranty: <u>LIFETIME</u>
Wind Warranty: <u>130 MPH</u>	Wind Warranty: <u>160 MPH</u>	Wind Warranty: <u>UNLIMITED</u>
Price: <u>\$64,000.00</u>	Price: <u>\$66,200.00</u>	Price: <u>\$74,500.00</u>

Includes 25 sheets of plywood or N/A lineal feet of decking
Includes 16 lineal feet of fascia board
Includes 8 lineal feet of 2"x4" or 2"x6"
Wood above is free of charge and has no dollar value if not used.

Includes two-ply modified in dead valley(s)	☐ Yes ☒ No
Includes two-ply modified on flat roof(s)	☐ Yes ☒ No
Includes an energy efficient 60 mil TPO over the flat roof(s)	☐ Yes ☒ No
Includes tapered insulation on flat roof(s)	☐ Yes ☒ No
Install new flashing and/or cricket around the chimney.	☐ Yes ☒ No
Includes flashing kick-outs where needed per code.	☒ Yes ☐ No
Includes new skylights or solar tubes	☐ Yes ☒ No

Notes: Price includes: Clubhouse, Pavillion, Pool House, Guard House, and Tower

**Please confirm my liability insurance coverages with my agent at PGI Insurance 941-242-9619, www.pgiofwestcentralflorida.com.
Workman's Comp can be confirmed through WBS at stacey.sweeney@gowbs.com.**

PAYMENT TERMS: -0- down 100% remaining on installation.
The labor and/or material(s) required for this job will be furnished by Tampa Bay Roofing Services for a total of:
\$ _____ Payments are to be made in accordance with the terms and conditions, which are hereby incorporated (A convenience fee applies to payments with Debit/Credit cards.) Payment is due upon substantial completion of work.

ACCEPTANCE OF PROPOSAL: Client has read and understands this proposal, the Terms and Conditions attached to this proposal, and all documents referenced therein and agrees to be bound by their terms. The above prices, specifications and conditions are hereby accepted. Tampa Bay Roofing Services is authorized to do the work as specified. By signing below, Client acknowledges that Client is the owner, or is in privity with the owner of the property, or otherwise has authorization to contract for improvements to be made to the property.

Client Signature: _____
Date: _____



Signature: CHRISTOPHER HLOSKA
Date: 07/21/26



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

HLOSKA, CHRISTOPHER SHANE

TAMPA BAY ROOFING SERVICES
12808 US HWY 19
HUDSON FL 34667

LICENSE NUMBER: CCC1328373

EXPIRATION DATE: AUGUST 31, 2028

Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/02/2026

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



LIMITED WORKMANSHIP WARRANTY

NON-TRANSFERABLE

Customer: _____ Date of Completion: _____
 Building Description: _____
 Location: _____ Type of Roof: _____

Roof under workmanship warranty (if less than entire roof) _____

This warranty is valid only if signed by the Customer and HLOSKA ROOFING, INC. DBA TAMPA BAY ROOFING SERVICES ("Roofing Contractor" or "Contractor"). This warranty is a part of the Agreement between Customer and Contractor and incorporates the terms of the Contract Documents. Any warranty provided by or through Contractor is void if Customer fails to pay for any portion of the Agreement amount.

COVERAGE

The roof applied to the building described above is warranted for workmanship for _____ years from the date of completion shown above. Under this express workmanship warranty, the Roofing Contractor will at its own expense make any repairs necessary to correct roof leaks resulting from the following causes:

- 1) Poor workmanship of Roofing Contractor in applying roofing and flashing materials unless the failure is a result of a specified exclusion.

EXCLUSIONS

Contractor disclaims all liability for claims arising out of the exclusions listed below. Customer acknowledges that he/she is solely liable for all damages, whether actual or consequential, arising out of any one of these claims. This express workmanship warranty does NOT cover the following:

- 1) Leaks or other damage caused by:
 - a) Natural disasters including, without limitation, floods, lightning, hurricanes, tropical storms, hail, windstorms, earthquakes, and/or tornadoes, provided that the damage is not solely the result of the failure of the roof system to meet the designed wind speed.
 - b) Structural failures such as cracks in decks, walls, partitions, foundations, windows, stoppage of roof drains or gutters, etc.
 - c) Changes in original principal usage to which building is put unless approved in advance in writing.
 - d) Erection or construction of any additional installation on or through the roofing felt after date of completion.
 - e) Roof or flashing repairs by others; painting or coating without approval.
 - f) Acts of God, strikes, riots, war, civil disturbances, fire, vandalism or other damage beyond Contractor's control.
 - g) Dry rot, termites, rodents, or other pests.
 - h) Penetration of the roofing from beneath by rising nails.
 - i) Failure of Customer to maintain the roof system and/or damage caused by foot traffic.
 - j) Latent manufacturing defects of any roofing or flashing materials that materially affect their performance.
- 2) Damage to the building or its contents, roof insulation, roof deck or other base over which roofing felt is applied.
- 3) Damage to person or property caused by mold, mildew, fungi, spores, algae, microscopic organisms, hazardous chemicals, biological agents or allergens.
- 4) If, at any time during the term of this warranty, the subject property is exposed to windstorms or hurricanes in excess of the designed wind speed, all warranties provided by Contractor, if any, shall be deemed null and void. In addition, if Customer fails to strictly adhere to the payment terms contained in the contract, the warranty shall also be deemed null and void.

ACTION

It is the Customer's responsibility to notify Contractor in writing **within three (3) days** of the occurrence of any claim, defect, or deficiency arising out of work performed, services supplied, or materials provided by Contractor under the contract ("Occurrence"). **Failure of the Customer to provide written notice of the Occurrence will result in the Customer waiving all claims that may be brought against Contractor because of or relating to the Occurrence, including claims arising in law, equity, contract, warranty, tort, or federal or state statutory claims.** Upon receiving notice, Contractor will inspect the roof, and if the cause of the leak is within the coverage as stated above, the Contractor will arrange for repairs to be made at no cost to the Customer. If the cause of the leak is not covered by the warranty, Contractor will notify Customer that the leak is not covered and Contractor shall not be liable to Customer for the cost of repairs or damage arising from the leak. In the event leaks are not covered under the terms of this warranty, a service charge will be invoiced to the Customer. This warranty will become null and void if Customer fails to pay this service charge within 20 days of the billing date. Other than this express workmanship warranty: **THERE ARE NO EXPRESS OR IMPLIED WARRANTIES WHATSOEVER INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE PROVIDED BY CONTRACTOR.**

HLOSKA ROOFING, INC. DBA TAMPA BAY ROOFING SERVICES:

CUSTOMER: _____

BY: _____

SIGNED: _____

ITS: _____

DATED: _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/14/2026

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

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

PRODUCER PGI of West Central Florida, LLC 608 15th St W Bradenton FL 34205		CONTACT NAME: Alyssa Zona PHONE (A/C, No, Ext): 941-242-9619 E-MAIL ADDRESS: office@pgiwestcentralflorida.com FAX (A/C, No): 941-242-9621	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: FCCI Specialty Insurance Company	
		NAIC # 17602	
INSURED Hloska Roofing LLC DBA Tampa Bay Roofing Services 12808 US-19 Hudson FL 34667-1102		INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC ☐ OTHER:			GL20000065401	07/25/2026	07/25/2027	EACH OCCURRENCE \$ 1,000,000
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000				
			MED EXP (Any one person) \$ 5,000				
			PERSONAL & ADV INJURY \$ 1,000,000				
						GENERAL AGGREGATE \$ 2,000,000	
						PRODUCTS - COMP/OP AGG \$ 2,000,000	
							\$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$
			BODILY INJURY (Per person) \$				
			BODILY INJURY (Per accident) \$				
			PROPERTY DAMAGE (Per accident) \$				
						\$	
A	☒ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$			CX20000134501	07/25/2026	07/25/2027	EACH OCCURRENCE \$ 1,000,000
			AGGREGATE \$ 1,000,000				
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y / N ☐ N / A						☐ PER STATUTE ☐ OTH-ER
			E.L. EACH ACCIDENT \$				
			E.L. DISEASE - EA EMPLOYEE \$				
			E.L. DISEASE - POLICY LIMIT \$				

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

CERTIFICATE HOLDER**CANCELLATION**

BDI Engineering 536 4th Ave S. Unit 4 St. Petersburg FL 33701		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
		AUTHORIZED REPRESENTATIVE <i>Cody Pearman</i>

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Shamrock Roofing Co.



Proposal Prepared For Country Walk - Wesley Chapel



Shamrock Roofing Company
License Number
CCC1332657

6120 Idlewild Street ShamrockRoofingCo.com
Fort Myers, FL 33966 (844) 976-6337



About Us



With over 25 years of proven expertise, Shamrock Roofing Co. has become a trusted leader in commercial roofing solutions across Florida. We specialize in providing businesses with durable, energy-efficient, and cost-effective roofing systems designed to withstand Florida's demanding climate. Our team of certified professionals brings deep experience in flat roofs, metal systems, and roof coatings, ensuring every project meets the highest standards of safety, performance, and longevity. From condominium complexes and retail centers to industrial facilities, Shamrock Roofing delivers reliable craftsmanship and responsive service that protects your investment and keeps your operations running smoothly.

Guiding Principals

The Vision:

Our vision is to cover the nation with a legacy of unparalleled craftsmanship and genuine servanthood, relentlessly striving to make a lasting, positive difference in every community we touch.

The Mission:

To fulfill our vision of covering the nation, we are dedicated to recruiting individuals who align with our core values. We will rigorously train our team, consistently advance our technology and maintain an unwavering commitment to refining our processes and systems. This relentless pursuit of excellence ensures our ability to provide top-notch roofing systems and services throughout the nation.

Shamrock Advantage

- Single Point of Contact with Local Rep
- 24-hr Response Time
- Photo Documented Inspection Reports
- 10-yr Workmanship Warranty
- Proactive Coordination w/ other Trades
- Competitive Pricing

Material Experts

Shamrock Roofing Co. is recognized for its expertise across all major **commercial roofing materials and systems**. Our team has extensive experience working with **TPO, PVC, EPDM, modified bitumen, metal, and built-up roofing**, as well as **shingle and tile** applications. Whether the project calls for a high-performance flat roof, a reflective energy-efficient surface, or a custom-engineered system for complex structures, we deliver precise installation and lasting protection. By combining manufacturer-certified techniques with rigorous quality control, Shamrock Roofing ensures every roof we install performs to the highest standards of durability, efficiency, and value.



Shingle



Flat



Metal



Tile



Scope of Work

Roof Replacement Project

30400 Country Point Boulevard, Wesley Chapel, FL 33543
Entrance Tower | Guard Shack | Clubhouse | Pavilion

Proposed Roof System	GAF Timberline HDZ architectural asphalt shingle roofing system with all qualifying GAF components required for issuance of the GAF Silver Pledge Limited Warranty.
Primary Scope	Complete removal of the existing shingle roof systems down to the roof deck/sheathing, followed by installation of a complete GAF Timberline HDZ architectural asphalt shingle roofing system.
Critical Flashing Detail	Roof-to-wall transitions will be inspected during tear-off and photo-documented. Necessary flashing replacement, stucco cutting, stucco restoration, and painting are excluded from the base price and will be completed as needed at \$50.00 per linear foot.
Warranty	Includes a GAF Silver Pledge Limited Warranty with 10 years of manufacturer-backed workmanship coverage, subject to GAF eligibility, registration, terms, limitations, and exclusions.

Prepared for board and property-management review. This scope is intended to describe the roofing work, critical flashing considerations, code-related reroofing items, included warranty coverage, unit pricing, and alternate scope items for board evaluation.

1. Project Overview

Shamrock Roofing Co. proposes to completely remove and replace the existing shingle roof systems on the entrance tower, guard shack, clubhouse, and pavilion structures located at and around 30400 Country Point Boulevard, Wesley Chapel, Florida.

The work includes removal of the existing shingles, underlayment, drip edge, roof accessories, vents, pipe boots, and related roofing components down to the roof deck. Following tear-off, Shamrock Roofing Co. will inspect the exposed decking, complete required deck repairs, install a new secondary waterproofing layer, and install a complete GAF Timberline HDZ architectural asphalt shingle roofing system, including all qualifying GAF components required for issuance of the GAF Silver Pledge Limited Warranty.

Roof-to-wall transitions at the entrance tower, clubhouse, pavilion, dormers, and other applicable areas will be inspected after tear-off and photo-documented. Existing step flashing, headwall flashing, wall flashing, and counterflashing will be replaced only where the exposed conditions indicate replacement is necessary.

Concealed flashing replacement, stucco cutting, stucco restoration, and painting are not included in the base quoted price. Authorized work will be completed on an as-needed basis at \$50.00 per linear foot, with final quantities based on actual field conditions. This work is not anticipated at the guard shack unless concealed or unforeseen roof-to-wall conditions are discovered during tear-off.

2. Structures Included in the Reroofing Scope

The reroofing scope applies to the following structures:

- Entrance Tower
- Guard Shack
- Clubhouse
- Pavilion

Each structure shall receive a complete roof system removal and replacement, including removal of the existing shingles, underlayment, drip edge, roof accessories, vents, pipe boots, and related roofing components.

Existing step flashing, headwall flashing, wall flashing, and counterflashing shall be inspected after tear-off and replaced only where the exposed conditions indicate replacement is necessary. Any flashing identified for replacement shall be photo-documented and assigned a corresponding number before work proceeds to provide clear, transparent tracking of the location, condition, and final quantity replaced.

The new roof system shall consist of GAF Timberline HDZ architectural asphalt shingles and all qualifying GAF components required for issuance of the GAF Silver Pledge Limited Warranty.

3. Existing Roof System Removal

Shamrock Roofing Co. shall completely remove the existing roofing systems on the included structures down to the roof deck/sheathing.

Removal shall include all existing roofing components, including but not limited to:

- Existing shingles
- Existing starter shingles
- Existing ridge cap shingles
- Existing underlayment
- Existing drip edge
- Existing roof vents
- Existing pipe boots
- Existing penetration flashings
- Existing roof-mounted accessories
- Existing sealants and related roofing accessories
- Any other roofing components required to fully remove and replace the roof system

Existing step flashing, headwall flashing, wall flashing, and counterflashing shall be inspected after tear-off and replaced only where the exposed conditions indicate replacement is necessary. Any flashing identified for replacement shall be photo-documented and assigned a corresponding number before replacement to provide transparent tracking of its location, condition, and final quantity.

Flashing replacement requiring stucco cutting, stucco restoration, and painting is not included in the base quoted price and shall be completed only as authorized at \$50.00 per linear foot.

No existing roofing accessories, underlayment, shingles, drip edge, or related roof-system components are intended to be reused unless specifically approved in writing by Shamrock Roofing Co. and the property representative.

All roofing debris shall be removed from the project area and disposed of properly.

4. Roof Deck / Sheathing Inspection

After the existing roofing materials are completely removed, Shamrock Roofing Co. shall inspect the exposed roof decking/sheathing for conditions that may prevent proper installation of the new roof system.

The inspection shall include review for:

- Rotten or deteriorated decking
- Delaminated plywood or sheathing
- Soft or structurally compromised decking
- Damaged decking
- Improperly attached decking
- Decking that is no longer suitable to receive the new roof system
- Decking that does not meet applicable Florida Building Code requirements

Any roof sheathing that is damaged, deteriorated, or otherwise unsuitable for installation shall be replaced as needed. The base proposal includes a \$2,000.00 roof-deck replacement allowance, equivalent to approximately twenty 4 x 8 sheets of plywood at an installed unit price of \$100.00 per sheet.

Each replacement area shall be photo-documented and assigned a corresponding number before being covered to provide transparent tracking of the location, condition, and quantity replaced. Any decking replacement exceeding the included allowance shall be billed at \$100.00 per installed sheet.

5. Decking Replacement

Any roof decking that does not meet applicable Florida Building Code requirements, is damaged, deteriorated, delaminated, structurally compromised, or is otherwise unsuitable to receive the new roofing system shall be replaced as needed.

The base proposal includes a \$2,000.00 roof-deck replacement allowance, equivalent to approximately twenty 4 x 8 sheets of plywood at an installed unit price of \$100.00 per sheet.

Each replacement area shall be photo-documented and assigned a corresponding number before being covered to provide transparent tracking of the location, condition, and quantity replaced.

Any decking replacement exceeding the included allowance shall be billed at \$100.00 per installed 4 x 8 sheet.

Decking replacement shall be performed using appropriate sheathing material and fastening methods consistent with applicable code requirements, manufacturer requirements, and standard roofing practices.

6. Roof Deck Fastening / Re-Nailing

During installation, Shamrock Roofing Co. shall inspect the existing roof-deck fastening where accessible after tear-off.

Where required, the roof deck shall be re-nailed or otherwise corrected to comply with applicable Florida Building Code requirements and local permitting requirements.

Any fastening deficiencies requiring correction shall be photo-documented before being covered. Completed corrections shall also be documented where practical for inclusion in the project record.

Proper roof-deck attachment is an important component of the completed roof assembly because the performance of the shingles, underlayment, and related roofing components depends upon the condition and attachment of the underlying deck.

7. Secondary Waterproofing Layer / Underlayment

After the existing roof covering is removed and the roof deck is inspected, repaired, and properly prepared, Shamrock Roofing Co. shall install a code-compliant secondary waterproofing layer over the entire roof deck.

The underlayment system shall consist of a full self-adhered peel-and-stick secondary water barrier and shall be installed in accordance with:

- Applicable Florida Building Code requirements
- Local permitting requirements
- GAF installation requirements
- Approved product specifications
- Manufacturer fastening, lap, and substrate-preparation requirements

The underlayment shall be installed as a continuous protective layer beneath the new roofing system and shall be fully integrated with all applicable eaves, rakes, valleys, penetrations, flashings, and roof-to-wall transitions.

8. New GAF Timberline HDZ Shingle System

Shamrock Roofing Co. shall furnish and install a complete GAF Timberline HDZ architectural asphalt shingle roofing system on each included structure.

The new roofing system shall include, as applicable:

- GAF Timberline HDZ architectural shingles
- GAF-approved starter strip shingles
- GAF-approved ridge cap shingles
- Full self-adhered peel-and-stick underlayment
- New drip edge
- New pipe boots
- New roof vents
- New penetration flashings
- New roof-mounted accessories
- New step flashing where replacement is required
- New headwall flashing where replacement is required
- New wall flashing and counterflashing where replacement is required
- Sealants, fasteners, and accessories required for a complete installation

All materials and components shall be installed in accordance with GAF published installation requirements, applicable Florida Building Code requirements, local permitting requirements, and approved product specifications.

The completed assembly shall include all qualifying GAF components required for issuance of the GAF Silver Pledge Limited Warranty with 10 years of manufacturer-backed workmanship coverage.

9. Drip Edge, Accessories, and Penetrations

All existing drip edge associated with the included roof areas shall be removed and replaced.

New drip edge shall be installed at all applicable eaves and rakes in accordance with Florida Building Code requirements, GAF installation requirements, local permitting requirements, and approved product specifications.

Shamrock Roofing Co. shall also remove and replace all existing roof accessories and penetration flashings associated with the reroofing work, including, as applicable:

- Plumbing pipe boots
- Exhaust vents
- Static vents
- Intake and ventilation accessories
- Roof-mounted accessories
- Penetration flashings
- Deteriorated or improperly installed accessory components
- Related sealants, fasteners, and accessory components

All penetrations shall be properly flashed, sealed, and integrated with the new underlayment and shingle system.

Existing penetration flashings, pipe boots, vents, and roof-mounted accessories are not intended to be reused unless specifically approved in writing by Shamrock Roofing Co. and the property representative.

10. Roof-to-Wall Flashing, Stucco Cutting, Replacement, and Paint Matching

Several of the included structures contain roof-to-wall transitions where the shingle roof system terminates against stucco wall surfaces. These areas are critical waterproofing locations and will receive particular attention during tear-off.

Existing step flashing, headwall flashing, wall flashing, and counterflashing shall be inspected after the surrounding roofing materials are removed. Flashing shall be replaced only where exposed conditions indicate that the existing components are deteriorated, improperly installed, incompatible with the new roofing system, or otherwise unsuitable for reuse.

Any flashing identified for replacement shall be:

- Photo-documented before replacement
- Assigned a corresponding number for tracking
- Measured by actual linear footage
- Submitted to the Owner, Board, property manager, or designated representative for transparent documentation

Where replacement requires removal of the adjacent stucco, Shamrock Roofing Co. shall cut and remove the affected stucco as necessary, remove the existing flashing, install new flashing properly integrated with the new underlayment and shingle system, replace the removed stucco, and apply paint to match the existing finish as closely as practical.

This work is not included in the base quoted price and shall be completed on an as-needed basis at an installed unit price of \$50.00 per linear foot. Final quantities shall be based on the actual linear footage of authorized work completed in the field.

Exact paint matching cannot be guaranteed due to age, fading, weathering, texture, and the existing condition of the building finish.

Leaks have reportedly occurred at certain dormer roof-to-wall transitions in the past. Based on the existing conditions and the concealed nature of the flashing, Shamrock Roofing Co. anticipates that one or more small localized runs of flashing may require replacement after tear-off. Any such work will be documented, numbered, and priced under the same \$50.00-per-linear-foot unit rate.

Photo 1 - Pavilion Roof-to-Wall Flashing Condition



The pavilion contains a long roof-to-wall transition where the lower shingle roof plane terminates into the stucco wall system. This transition is a critical flashing location and will be inspected after tear-off.

Photo 2 - Dormer / Wall Flashing Condition



The dormer-style roof-to-wall transition includes both sidewall and headwall conditions. Leaks have reportedly occurred at certain dormers in the past, and small localized runs of flashing replacement are anticipated once the roof is opened.

Photo 3 - Clubhouse Roof-to-Wall / Sidewall Flashing Condition



The clubhouse contains roof-to-wall transition areas beneath overhangs and along wall intersections where existing flashing is partially concealed by stucco, trim, and roof geometry.

11. Hurricane Strap / Roof-to-Wall Connection Review

Upon request, Shamrock Roofing Co. can inspect accessible areas for the presence and condition of hurricane straps, clips, third-nail connections, and related roof-to-wall connection fasteners where they are visible and practical to review during the reroofing process.

Observed conditions can be photo-documented, and Shamrock Roofing Co. can provide recommendations for potential upgrades that may improve the property eligibility for available wind-mitigation credits.

Any hurricane strap, clip, third-nail, or other roof-to-wall connection retrofit work is not included in the base quoted price and would be separately priced based on accessibility, existing conditions, the number of connections involved, and applicable code requirements.

Eligibility for wind-mitigation credits and any resulting insurance premium reduction are determined by the insurance carrier and the findings of the applicable wind-mitigation inspection.

12. Workmanship and Installation Standards

All roofing work shall be performed in a professional and workmanlike manner consistent with:

- Applicable Florida Building Code requirements
- Local permitting and inspection requirements
- GAF published installation instructions
- Applicable product approvals

- GAF Silver Pledge system requirements
- Standard roofing-industry practices
- Project-specific field conditions

The completed roof shall be installed as a complete integrated roofing system rather than as isolated replacement components. The work shall include the coordinated installation of the shingles, underlayment, drip edge, starter shingles, ridge cap shingles, penetrations, accessories, and all qualifying GAF components required for issuance of the GAF Silver Pledge Limited Warranty.

Existing step flashing, headwall flashing, wall flashing, and counterflashing shall be inspected and replaced only where field conditions indicate replacement is necessary, as described elsewhere in this scope.

13. Warranty Coverage

The completed roofing system shall be eligible for and registered with the GAF Silver Pledge Limited Warranty, including 10 years of manufacturer-backed workmanship coverage, subject to GAF eligibility requirements, registration, terms, limitations, and exclusions.

The warranty package shall include qualifying GAF Timberline HDZ shingles and all required GAF accessory components installed as a complete roofing system.

Unlike a standard contractor-issued workmanship warranty, the Silver Pledge warranty includes workmanship coverage backed by GAF. This provides the Owner and Board with an additional level of protection that is not solely dependent upon the installing contractor remaining in business throughout the warranty period.

Upon project completion and final payment, Shamrock Roofing Co. shall submit the required warranty registration and provide the Owner or designated community representative with the applicable warranty documentation.

Final warranty issuance remains subject to GAF review and approval of the installed system and all applicable registration requirements.

14. Project Documentation

Shamrock Roofing Co. shall photo-document key phases of the project to provide transparency to the Owner, Board, property manager, and designated community representatives.

Documentation shall include, as applicable:

- Existing roof conditions
- Tear-off progress
- Exposed roof-deck conditions
- Damaged or deteriorated sheathing
- Decking replacement areas
- Roof-deck fastening corrections
- Underlayment installation
- Flashing identified for replacement
- Numbered flashing locations
- Roof-to-wall transition work
- Stucco removal and repair areas
- Completed shingle installation
- Completed accessory and penetration installation
- Completed drip-edge installation
- Final project overview photographs

Any decking or flashing requiring replacement shall be assigned a corresponding number and photo-documented before being covered. Completed repairs shall also be documented where practical so the final quantities can be clearly tracked and verified.

Project documentation shall be organized and provided to the Owner, Board, property manager, or designated representative upon completion.

15. Cleanup and Site Protection

Shamrock Roofing Co. shall maintain the work areas in a clean, orderly, and reasonably safe condition throughout the project.

Cleanup and site-protection measures shall include, as applicable:

- Protection of sidewalks, buildings, pool facilities, landscaping, irrigation systems, fences, vehicles, and other nearby improvements
- Measures to reduce the risk of damage from falling debris
- Reasonable maintenance of safe access to occupied or active community areas
- Proper staging and storage of roofing materials and equipment

- Daily cleanup of active work areas
- Collection of loose nails and fasteners using magnetic sweepers where practical
- Removal of roofing debris, surplus materials, equipment, and temporary protections upon completion
- Final cleanup of the project areas

Shamrock Roofing Co. shall make reasonable efforts to minimize disruption to residents, visitors, staff, and normal community operations during the work.

16. Exclusions and Clarifications

Unless specifically included in the final written proposal, contract, or an approved change order, the following are excluded from the base quoted scope:

- Structural engineering services
- Structural repairs beyond localized roof-deck/sheathing replacement
- Truss or framing repairs
- Fascia replacement, except where authorized at \$10.00 per linear foot
- Soffit replacement
- Gutter or downspout replacement
- Hurricane strap, clip, third-nail, or other roof-to-wall connection retrofit work
- Electrical work
- Mechanical work
- Plumbing work
- Interior repairs
- Mold assessment or remediation
- Stucco repairs unrelated to authorized roof-to-wall flashing replacement
- Exact paint-match guarantees due to aging, fading, weathering, texture, and existing finish conditions
- Concealed or unforeseen conditions not visible before tear-off
- Work not specifically described in the final written agreement

Roof-to-wall flashing replacement, stucco cutting, stucco restoration, and painting are excluded from the base quoted price and shall be performed only where field conditions indicate replacement is necessary and the work is authorized at the established unit price of \$50.00 per linear foot.

Decking replacement beyond the included \$2,000.00 allowance shall be billed at \$100.00 per installed 4 x 8 sheet.

Any fascia requiring replacement shall be photo-documented and measured by actual linear footage. Final quantities shall be based on the work completed in the field and billed at \$10.00 per linear foot.

17. Recommended Add Alternates

Add Alternate 1: Hurricane Strap / Roof-to-Wall Connection Upgrades

Upon request, Shamrock Roofing Co. can inspect accessible roof-to-wall connections and provide recommendations for potential hurricane strap, clip, third-nail, or related fastening upgrades that may support available wind-mitigation credits.

Any recommended retrofit work will be separately priced based on accessibility, existing conditions, the number of connections involved, and applicable code requirements.

Eligibility for wind-mitigation credits and any resulting insurance savings are determined by the insurance carrier and the applicable wind-mitigation inspection.

Add Alternate 2: Fascia Replacement

Where deteriorated or damaged fascia is identified during construction, Shamrock Roofing Co. can replace the affected fascia on an as-needed basis at an installed unit price of \$10.00 per linear foot.

Any fascia requiring replacement shall be photo-documented, measured by actual linear footage, and authorized before replacement. Final quantities shall be based on the work completed in the field.

Add Alternate 3: Gutter and Downspout Replacement

Gutter and downspout replacement is not included in the base quoted scope. Shamrock Roofing Co. can provide separate pricing if the Owner or Board elects to replace any existing gutter or downspout components.

18. Summary Statement

This scope of work has been prepared to expressly match the roofing requirements, contractor responsibilities, documentation standards, warranty requirements, and unit-pricing structure identified in the supplied Country Walk Community Development

District Roof Replacement RFP. Where Shamrock Roofing Co. has proposed enhanced materials, warranty coverage, or project controls, those enhancements are intended to exceed - not reduce - the requirements of the RFP.

This project consists of a complete removal and replacement of the existing shingle roof systems on the entrance tower, guard shack, clubhouse, and pavilion.

The work includes removal of the existing shingles, underlayment, drip edge, roof accessories, vents, pipe boots, and related roofing components down to the roof deck, followed by installation of a complete GAF Timberline HDZ architectural asphalt shingle roofing system with all qualifying GAF components required for issuance of the GAF Silver Pledge Limited Warranty.

The project also includes roof-deck inspection, code-required fastening corrections, a full self-adhered peel-and-stick secondary water barrier, new drip edge, new roof accessories, and proper integration of all penetrations and related roofing components.

Existing step flashing, headwall flashing, wall flashing, and counterflashing shall be inspected after tear-off and replaced only where field conditions indicate replacement is necessary. Any flashing identified for replacement shall be photo-documented, numbered, measured, and completed on an as-needed basis at \$50.00 per linear foot.

The base proposal includes a \$2,000.00 roof-deck replacement allowance, equivalent to approximately twenty 4 x 8 sheets of plywood at an installed unit price of \$100.00 per sheet. Additional decking replacement shall be billed at the same unit rate.

Where fascia replacement is required and authorized, the work shall be completed at \$10.00 per linear foot.

Upon request, Shamrock Roofing Co. can inspect accessible roof-to-wall connections and provide recommendations for potential hurricane strap, clip, third-nail, or related upgrades that may support available wind-mitigation credits.

The completed roof system shall be registered for the GAF Silver Pledge Limited Warranty with 10 years of manufacturer-backed workmanship coverage, subject to GAF eligibility, registration, terms, limitations, and exclusions.



Shamrock Roofing Co.
License #CCC1332657
17587 Rockefeller Cir
Fort Myers, FL 33967
(844) 976-6337
www.shamrockroofingco.com

Customer	Company Representative
Laura Capaccio, Country Walk 30400 Country Point Boulevard Wesley Chapel, FL 33543 8139916102 lcapaccio@rizzetta.com	Sarah Walker (941) 402-5755 Sarah@Shamrockroofingco.com

Description	Quantity	Price
ROOFING		
Clubhouse Lifetime GAF Timberline HDZ Complete roof removal and replacement. Please see Scope of Work for full details.	79.60 SQ	\$43,780.00
Pool House Lifetime GAF Timberline HDZ Complete roof removal and replacement. Please see Scope of Work for details.	22.00 SQ	\$12,100.00
Pavillion Lifetime GAF Timberline HDZ Complete roof removal and replacement. Please see Scope of Work for details.	11.00 SQ	\$6,050.00
Entrance Tower Lifetime GAF Timberline HDZ Complete roof removal and replacement. Please see Scope of Work for details.	3.00 SQ	\$1,650.00
Guard Shack Lifetime GAF Timberline HDZ Complete roof removal and replacement. Please see Scope of Work for details.	2.00 SQ	\$1,100.00
Warranty		
Upgrade GAF Silver Pledge 10-Year Warranty GAF Silver Pledge™ Warranty Upgrade Includes an enhanced manufacturer-backed roofing warranty with 10 years of workmanship coverage, plus coverage for qualifying GAF roofing materials, tear-off, and disposal in the event of an approved warranty claim. Warranty will be registered directly to the Association/Building Owner upon project completion and final payment. Unlike a standard contractor-issued 10-year workmanship warranty, this coverage is backed by GAF, providing the Association with long-term protection that is not solely dependent on the installing contractor remaining in business throughout the warranty period. Coverage is subject to GAF eligibility requirements, final approval, terms, and exclusions.	1.00 EA	\$0.00
Subtotal		\$64,680.00
Total		\$64,680.00

Grand Total: \$64,680.00

PAYMENT SCHEDULE

First Payment (Due upon Signed Agreement)	15000.00
Second Payment (Due upon Material Delivery)	15000.00
Third Payment (Due upon Tear-Off & Dry-In Completion(ACV Payment))	15000.00
Final Payment (Due upon Final Inspection Completion - All Work Completed (5% Retainer Max Allowance))	19680.00

Company Authorized Signature

Date

Customer Signature 1

Date



Shamrock Roofing Co. Roofing Contract & Payment Terms

With this contract, Shamrock Roofing Co. sets forth the agreement between Shamrock Roofing Co. (hereinafter "Shamrock") and **Country Walk Laura Capaccio** (hereinafter "Customer") to establish the working terms for work to be completed at **30400 Country Point Boulevard, Wesley Chapel, FL 33543**. In addition to the working terms, this contract also establishes the agreed upon payment schedule between Shamrock and Customer.

Please Review and Initial the Below Items:

_____ Material Type/Color/Delivery Instructions:

_____ Existing Property Damage (Fascia Rot, Driveway Cracks, etc.): None

Liability Disclosure Addendum

Initial Below:

_____ I understand that this is a construction site, and agree to use caution when entering and exiting my property and to ensure the safety of my family members, friends, children and pets on the premises. I understand and accept the risks of falling debris and errant nails. It is my responsibility to use reasonable caution and I agree to release and hold harmless Shamrock Roofing Co., of any responsibility for any injury, damage to property or death that may occur due in part or in whole to any negligence on my part. I understand it is my responsibility to secure any items in my home that may be fragile or might fall resulting in injury or death. Any damage to any items is the sole responsibility of Customer.

_____ All vehicles operated by employees of Shamrock are rated for driveway usage and any damage and/or cracks resulting from routine driveway usage and/or parking in the driveway to complete the job is not the responsibility of Shamrock Roofing Co..

_____ I understand any punctured lines are not the responsibility of Shamrock Roofing Co. during the installation process. Code provides for installation standards for roofing and all code standards are followed by Shamrock. In the event that an electric, HVAC, Plumbing, etc. line is damaged during the installation process, it is the sole responsibility of Customer to repair.

_____ **Drywall Impact Acknowledgment and Waiver** The Homeowner understands that roofing work may cause vibrations affecting the home's interior, potentially resulting in: Nail pops, Minor drywall cracks or seam shifts, Cosmetic damage to interior finishes. The Homeowner acknowledges these risks and agrees the Contractor is not liable for such damages, which are common during roofing projects. The Contractor will take reasonable precautions to minimize disturbances but cannot guarantee complete prevention of interior damage. The Homeowner accepts responsibility for inspecting and addressing any interior damage separately and waives claims against the Contractor for these issues. By signing, the Homeowner indemnifies the Contractor from any claims or losses related to interior drywall or finish damage caused by roofing work.

_____ **Authorization for Photo Usage** Shamrock Roofing Co. has permission to capture footage of the project before and after job completion. The footage may be used for marketing and advertising purposes.

Right of Rescission and Property Disclosure

_____ You have the right to cancel this contract within 3 business days of the contract date under FL State Law. By initialing here I confirm that I have been informed of the cancellation information found on this contract titled "Notice of Cancellation for Contract".

Cancellation I choose to cancel this contract Customer Signature _____ Date _____

Terms I understand that a Shamrock Representative is available upon request to inspect all furnace vent connections that may become unattached during the roofing process. I understand it is my responsibility to ensure these connections are secure or request a Shamrock Representative to inspect the crucial connections, so that Carbon Monoxide does not enter my dwelling. I agree that this is my responsibility to ensure the safety of my family and agree to hold harmless Shamrock Roofing Co. of all liability associated with Carbon Monoxide and/or furnace vent connections. I further understand that Carbon Monoxide is a deadly Gas and Serious injury or death may occur as a result of furnace vents becoming disconnected.

In the event of rotten decking, Shamrock will repair and/or replace rotten decking at the expense of Customer. Not replacing rotten decking will void your manufacturer warranty as well as your 2 Year Workmanship Warranty from Shamrock. It is at the discretion of the Shamrock Roofing Crew to remove all felted areas on your roof. New felt may be placed over existing felt in some areas. A thorough inspection of existing decking is still conducted of any areas with an additional felt layer.

A new roofing system will not remedy existing issues to framing, decking, fascia or soffit. If agreed upon in writing in the special instructions above, any of these type of repairs can be made at the expense and request of Customer prior to the installation of the roof. However, these repairs are not a part of the insurance claim unless otherwise noted and repairs to these items cannot be completed after the installation of the roofing system. Work will commence within 60 days after material drop.

Venue all suits arising out of or related to this agreement shall be filed in the courts of Lee County.

Warranty Shamrock includes a 2 Year Workmanship Warranty on all Shamrock roofing systems, which protects against poor workmanship. Shamrock is not responsible for normal wear and tear. See complete warranty information for details. Warranty begins upon payment in full of total contract amount and approved supplements warranty will be voided by unpaid contract.

The customer acknowledges and agrees that Shamrock Roofing Co. shall not be liable for any special, indirect, punitive, speculative, or consequential damages or penalties, regardless of the legal or equitable theory asserted. This includes, but is not limited to, damages caused by settlement, vibration, distortion, water intrusion, or failure of the foundation upon which the roof is built. It also includes damage from hail, hurricanes, gales winds, unusual weather conditions, damages or delays resulting from strikes, fires, accidents, bad weather, acts of God, or other causes beyond Shamrock Roofing Co.'s control. In no event shall Shamrock Roofing Co. be liable for interior or exterior damage to the building, its contents, or surrounding property. Nor shall it be liable for inherent defects in the premises on which work is to be performed. Shamrock Roofing Co will not be responsible for any damage caused to gutters installed using gutter spikes.

The solar panel system is to be removed and replaced by the homeowner.

We will remove the satellite dish, but it is the homeowners responsibility to have it reinstalled and recalibrated.

If skylights exist and Shamrock Roofing Co is not paid and/or contracted to install all new skylights, Shamrock Roofing Co shall not be held liable for any leaks or issues relating to existing skylights and/or existing flashing, even if they had to be removed and reinstalled by Shamrock Roofing Co. for work to be completed. To avoid problems, Shamrock Roofing Co. advises customers to purchase new skylights.

Shamrock Roofing Co shall not be liable for failure to perform due to labor disputes, strikes, fires, weather, inability to obtain materials from usual sources, or any other circumstances beyond Shamrock Roofing Co.'s control.

Shamrock Roofing Co. Sales Representatives do not make verbal contracts and any terms not disclosed on a contract are considered null and void.

Failure to pay penalties: A 10% penalty will be assessed against the total remainder due. All discounts will be revoked at the sole discretion of Shamrock Roofing Co. The account is subject to being sent to a 3rd party collections agency. Failure to pay may also result in Theft of Service charges being filed per Florida State law in addition to any necessary civil remedies. Any amount due under this contract that is not paid by the due date shall bear interest at the rate of eighteen percent (18%) per annum, or the maximum rate allowed by law, whichever is lower, from the due date until paid in full. Interest shall be calculated on a daily basis and added to the principal amount owed. Shamrock Roofing Co. will send a contractor's final payment affidavit and then pursue a lien. All financial impacts acquired as a result of the lien process will be added to the final bill. A 5% Maximum Allowance for retainage for jobs that are past the start of the final install with a guarantee and fees associated to the contract to be enforced to the fullest after the pass of Final Inspection by the permit department.

Notice of Cancellation for Contract If I choose to exercise my 3 Day Right of Rescission, I understand that by signing and dating in the space provided will make this contract null and void and no work will be provided by Shamrock. I understand it is my responsibility to mail 1 copy of this cancelled contract to the corporate office of Shamrock Roofing Co. to 17587 Rockefeller Cir, Fort Myers, FL 33967 or to jimmy@ShamrockRoofingCo.com post marked or time stamped no later than 3 business days after the date and time that this contract was executed. In the event that your insurance company denies a filed claim a pre-contract will be cancelled with proof of denial. Contracts cancelled outside of this period may result in a restocking fee not to exceed 25% of the total contracted amount.

Note: Shamrock Sales Representatives do not make verbal contracts and any terms not disclosed on a contract are considered null and void.

We accept personal checks, money orders, cashiers checks or credit cards. (Make checks payable to Shamrock Roofing Co.) Returned checks will result in a returned check fee of \$50 and/or potential hot check charges filed with the appropriate authorities.

***** FL law requires a person insured under a property insurance policy to pay any deductible applicable to a claim made under the policy. It is a violation of FL law for a seller of goods or services who reasonably expects to be paid wholly or partly from the proceeds of a property insurance claim to knowingly allow the insured person to fail to pay, or assist the insured person's failure to pay, the applicable insurance deductible. *****

Customer Signature 2

Date

Annual Maintenance Contract - Commercial Accounts- Full Replacement

Maintenance Contract Includes:

- Roof(s) gets physical inspection 3 times a year
- Photo documentation of roof system and components
- Clean roof(s) of all foreign debris
- Check all laps and seams
- Check all curbs and roof protrusions
- Check all flashings and terminations
- Check all copings if there is a parapet wall

Repair term:

- All roof repairs will be sent to management for approval prior to being completed
- Warranties will be determined by scope of repair
- Maintenance contracts exclude 3ply, hot asphalt and gravel roofs
- **All maintenance contracts will be written up address specific**

Pricing: _____sqft x \$___0.00per sqft___ Total: \$_____

Included with the acceptance of the roof replacement contract

This will be a recurring Maintenance Contract for a 3 Year Term.

Contract can be extended or cancelled at any time.

Shamrock Roofing Co.

Bobby Davern (Owner)

(614) 332-6981



6120 Idlewild Street
Fort Myers, FL 33966

ShamrockRoofingCo.com
(844) 976-6337

License Number
CCC1332657



Acceptance

The undersigned Client hereby acknowledges that they have read, understand, and agree to all terms, conditions, scope of work, and pricing contained in this roofing agreement and authorize the Contractor to perform the work as specified.

[Client.Company] Authorized Signature	Date

Shamrock Roofing Co.	Date

Credentials





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/22/2025

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

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

PRODUCER Mitchell Insurance - PC 7450 Industrial Pkwy Plain City OH 43064		CONTACT NAME: Lisa Corbett PHONE (A/C, No, Ext): (859)525-4006 FAX (A/C, No): (614)873-6996 E-MAIL ADDRESS: lcorbett@insurance-mitchell.com	
INSURED Shamrock Roofing Co LLC 771 St. Clair Ave Columbus OH 43201		INSURER(S) AFFORDING COVERAGE INSURER A : Western World	NAIC # 00000
		INSURER B :	
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			NPP6202404	10/18/2025	10/18/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y ☒ N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

SAMPLE- FOR INFORMATIONAL PURPOSES ONLY

CERTIFICATE HOLDER**CANCELLATION**

Shamrock Roofing Co LLC 771 St. Clair Ave Columbus OH 43201	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

Fax:

Email:

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ACORD 25 (2016/03)

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

SCHAIBLE, BRIAN

SHAMROCK ROOFING CO, LLC
6120 IDLEWILD ST.
FORT MYERS FL 33966

LICENSE NUMBER: CCC1332657

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com



ISSUED: 08/22/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Westfall Roofing



Dear Members of Country Walk Community,,

Thank you for allowing Westfall Roofing to bid on your roof replacement project. We do not take this opportunity for granted. Communities like yours are what has allowed us to develop an exceptional reputation and continue serving the Tampa Bay Area for over 35 years. At Westfall, we have helped thousands of customers and communities like yours keep their homes protected. We commit to being your roofing partner not just during the project but for long after it is complete.

Attached are our project proposals, license, and insurance. Why else should you choose Westfall?

Experience

- Local, family owned and operated. Roots in home-building construction.
- Roofed throughout Central and Southwest Florida since 1989.
- 7 Florida State Certified Licensed Roofing Contractors on staff.
- QC Managers on staff to support complex projects.
- Owner/Founder Kirk Westfall is a Florida State Certified Building Contractor.
- Full-time Safety Manager to help prevent accidents and injuries.
- Tenured office and field staff with combined decades of experience.
- On-staff aluminum division for gutters, soffit, and fascia.
- Accredited with The Tile Roofing Alliance (TRI Alliance).

Reputation

- Over 1,000 Google reviews at a 4.8 rating.
- 92% of customers are 'likely to recommend' out of 1,700+ surveys through GuildQuality.
- Partner with Habitat for Humanity and other local charities to provide free roofs to underserved communities including veterans and seniors.
- Members of the Florida Roofing & Sheet Metal Association (FRSA).
- See our latest reviews and photos of our work at westfallroofing.com.

Best-In-Class

- Owens Corning Platinum Preferred Contractor. Only 1% of contractors in Florida have this status!
- Ranked #64 in the nation on Roofing Contractor Magazine's 2024 Top150 Roofing Contractors List.
- Ranked #132 on Tampa Bay's Top 200 Private Companies.
- 2025 Best Place to Work Honoree by the Tampa Bay Business Journal.
- A+ rated with the BBB.
- Fully licensed (CCC056392) and insured, including Worker's Comp.
- Best-in-class manufacturer and labor warranties offered.

Again, thank you to all members of Ravinia Villas for this opportunity. Always available to answer any questions.

Best Regards,

Ryan Westfall
President of Westfall Roofing
C: 813-927-1178 |

The Roofer You Can Count On



Ryan@westfallroofing.com

The Roofer You Can Count On

WESTFALL

ROOFING

The Roofer You Can Count On Since 1989

www.WestfallRoofing.com

Mailing Address: 5413 W. Sligh Avenue Tampa, FL 33634

Office: 844-LUV-WEST(FALL)

CCC056392

Licensed. Bonded. Insured.

Roof Replacement Proposal

Customer's Name	Date
Country Walk CDD	06/24/2026
Address	
30400 Country Point Boulevard, Wesley Chapel, FL. 33543	
Phone	Email
(813) 991-6102	lcapaccio@rizzetta.com GOConnor@countrywalkcdd.com
Property Description Additional Contact Info	

Your Roofing Consultant: John La Greca - 941-299-2507 Email: jlagreca@westfallroofing.com

Westfall Roofing proposes to Supply & Install the following according to Florida Building Code and | or Manufacturers' Specifications

Shingle Roof Installation

- Preparation**
- Obtain and post local permits in accordance with local laws.
 - Prep and file Notice of Commencement.
 - Due care taken to protect home exterior, shrubs, and landscaping.
- Removal & Decking / Wood**
- Remove a single layer of shingles and underlayment.
 - Inspect & repair all rotten / deteriorated wood and replace. Paint not included.
 - Fasten roof decking to current code and standards.
- Underlayment**
- Install Owens Corning Rhino G Peel and Stick Underlayment.
 - Install leak barrier along all valleys.
- Flashings - Eave - Color:** _____ White _____ (Customer Initials _____)
- Install 6" steel drip edge on all perimeter eaves and rake edges.
 - Inspect & repair all roof to wall L flashings. Additional charges may apply.
 - Install new lead pipe boot flashings. 1.5" 0 - 2" 9 - 3" 1 - 4" _____
 - Install new kitchen and or bath fan vents. 4"G 1 - 10"G 3
 - Apply spray paint to all penetrations. **Color:** _____ Painted _____
- Starter**
- Prime perimeter eave drip and install Owens Corning Starter Strip Plus on all eaves.
- Shingle - Shingle - Color:** _____ (Customer Initials _____)
- Install Owens Corning TruDefinition Duration Dimensional Shingle.
- Hip & Ridge**
- Install Owens Corning ProEdge Hip & Ridge Shingles.
- Ventilation**
- Manufacturer recommendation
- Final & Clean Up**
- Remove and dispose of all debris and magnetically sweep premises.
 - Final inspection to be completed by Westfall Roofing Project Supervisor.
 - Manufacturer's Warranty is to be registered after final payment has been received.
- Warranty**
- Westfall Roofing guarantees its Workmanship for 10 years.
 - Owens Corning Limited Lifetime Shingle Warranty.

Notes & Additional Services

Note: Gutters to remain unless replacing

Wind mitigation inspection and report included and provided after final payment

Proposal includes \$2,000 of wood

Country Walk CDD will be responsible for any wood above allotment

Proposal includes, pool house, clubhouse, tower at entry, guardhouse and playground pavilion

- Additional Layer(s) Removal - Additional Charges May Apply**
- \$65.00 per square for the removal of each additional layer of roofing material outside of the scope of work proposed above.
- Wood Allotment - Additional Charges May Apply**
- Estimate includes the first \$2,000 of the wood bill
- If wood allotment is exceeded, the additional charges will be assessed to the final invoice of this project. (See Extras / Woodwork Clause - Page 3)**
- All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above scope of work involving extra costs will become an extra charge in addition to the quoted price. **Our workers are fully covered by Workmen's Compensation insurance.** All documents consist of this proposal, the terms and conditions, all documents referenced therein are incorporated herein by reference.
- Credit Card Transactions** - A 2.45% Credit Card Convenience Fee will be added to any payment using a credit card.
- Deposit** - A Deposit of 10% of the proposed total is due at the time signing of this agreement.
- Final Payment**- Final payment is due upon substantial completion of roof replacement.
- Withdrawal** - This proposal will be subject to withdrawal if not accepted within 30 days.
- I HAVE READ AND UNDERSTAND THIS PROPOSAL, THE TERMS AND CONDITIONS AND ALL DOCUMENTS REFERENCED AND AGREE TO BE BOUND BY THEIR TERMS.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are Satisfactory and are hereby accepted. Contractor is authorized to do the work as specified. By signing below, Customer acknowledges that Customer is the owner of the property where work is to be performed.

Customer's Signature: _____

Date: _____

Flat Roof Installation

Preparation/Substrate

Base

Cap **Color:** _____

Warranty

Notes: _____ **Sub Total:** _____ NA

Platinum

PROTECTION

Roofing System Limited Warranty

✓ 100% Warranty coverage on the entire roof system

✓ Material, Tear-Off, & Disposal for 50 years (Non-Prorated)

✓ Manufacturer's Backed Lifetime Workmanship Warranty

✓ Includes all labor and materials required to repair or recover your roof for applicable defects.

Applies to Residential Homes Only

One Time Transferable

Sub Total: Add \$2,499

Proposed Roof Replacement Total			
☒	Roof Replacement Total	---	\$70,559.00
☐		---	
☐		---	
☐		---	
☐		---	
☐		---	
Finance Option: Monthly Payment (If applicable)		⇒	\$931.38
With Approved Credit Application - Monthly Payment As Low As:			
Credit based financing provided by Service Finance Company, LLC			
The labor, materials & equipment required for this job will be furnished by Westfall Roofing Total:		⇒	\$70,559.00

Job# 2026 Slope - 6/12

Respectfully Submitted,

By: John LaGreca



The Roofer You Can Count On Since 1989

www.WestfallRoofing.com

Mailing Address: 5413 W. Sligh Avenue Tampa, FL 33634

Office: 844-LUV-WEST(FALL)

CCC056392

Licensed. Bonded. Insured.

Notes / Addendum

Customer's Name	Date
Country Walk CDD	06/24/2026
Address	
30400 Country Point Boulevard, Wesley Chapel, FL. 33543	
Phone	Email
(813) 991-6102	lcapaccio@rizzetta.com GOConnor@countrywalkc
Property Description Additional Contact Info	

Scope of Work: Outlined on page one

Terms & Conditions

See "Roof Replacement Proposal" if applicable. This document serves as an Addendum or Notes/Comments page to the "Roof Replacement Proposal."

CUSTOMER INITIALS _____

STATE OF EMERGENCY DISCLOSURE

NOTICE OF CANCELLATION

YOU, THE RESIDENTIAL PROPERTY OWNER, MAY CANCEL THIS CONTRACT WITHOUT PENALTY OR OBLIGATION WITHIN 10 DAYS AFTER EXECUTION OF THE CONTRACT OR BY THE OFFICIAL START DATE, WHICHEVER COMES FIRST, BECAUSE THIS CONTRACT WAS ENTERED INTO DURING A STATE OF EMERGENCY BY THE GOVERNOR. THE OFFICIAL START DATE IS THE DATE ON WHICH WORK THAT INCLUDES THE INSTALLATION OF MATERIALS THAT WILL BE INCLUDED IN THE FINAL WORK ON THE ROOF COMMENCES, A FINAL PERMIT HAS BEEN ISSUED, OR A TEMPORARY REPAIR TO THE ROOF COVERING OR ROOF SYSTEM HAS BEEN MADE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE.

CUSTOMER(S) SIGNATURE: _____ DATE: _____

Extras / Woodwork Clause			
SIZE	DETAILS	PRICE	UNIT
FASCIA / TRIM			
1 x 2		\$4.95	Per Foot
1 x 4		\$8.00	Per Foot
1 x 6		\$9.50	Per Foot
1 Tiered Combo Fascia Replacement		Additional \$1.00 LF	
2 Tiered Combo Fascia Replacement		Additional \$2.00 LF	
RAFTERS			
2x4; 2x6 Rafter Tail Replacement - Up to 3 LF Long		\$35.00 Per Tail	
2x4; 2x6 Rafter Tail Replacement - Up to 4-6 LF Long		\$70.00 Per Tail	
PLYWOOD			
1/2"		\$105.00	Per Sheet
5/8"		\$115.00	Per Sheet
3/4"		\$125.00	Per Sheet
FLASHINGS			
Bird Box - Critter Box Installation Small		\$125.00	Per
Bird Box - Critter Box Installation Large		\$250.00	Per
Metal Kicker - Install new kicker along roof to wall transition.		\$50.00	Per
Roof to Wall Flashing and Counter Flashing - Exterior L Flashing w/ Termination Bar.		\$30.00	Per Foot
GUTTER			
Gutter - Existing - Complete Removal & Re-installation of Existing Gutters w/ Downspouts		\$5.00	Per Foot
FASCIA			
Vinyl / Aluminum - Existing - Fascia Re-Installation		\$5.00	Per Foot
SOFFIT			
Vinyl / Aluminum - Existing - Soffit Re-Installation		\$5.00	Per Foot
ADDITIONAL LAYERS OF ROOF MATERIAL			
Removal of each additional layer of shingles or roof coverage system outside of the scope of work proposed on		\$65.00	Per Square
Removal of each additional layer of roofing underlayment outside of the scope of work proposed on page 1		\$15.00	Per Square
EXTRAS / WOODWORK CLAUSE: Westfall Roofing (Westfall) will inspect the roof decking, fascia boards, soffits, and rafter tails for any rotten or damaged wood. All deteriorated wood fascia, wood soffit, rafter tails will be replaced. Additional charges are to be assessed at the time of final invoicing of the roof replacement project. If the Owner is not home, adequate photos are to be taken to support the woodwork / extra services which are completed by Westfall. Replacement of woodwork does not include any damages discovered caused by termites or structural damage (i.e., trusses, beams, bearing walls, etc.). Westfall will not be responsible for any bowed wood, dips or deflections in the roof decking. If deemed necessary for correction, it shall be separately invoiced as a Change Order. Westfall is NOT responsible for painting any replaced wood. Due to the vulnerability of water damage during the roof replacement project, and Florida Building Codes, Owner agrees to let Westfall replace wood at the prices specified above at Westfall's discretion. If unforeseen circumstances are discovered during the roof replacement project, a Change Order will be provided to the Owner. If the Owner is not available or is not responsive to Westfall's request to review the Change Order, Westfall will proceed with all work that is required to satisfy all Florida Building Code requirements. Pricing is for whole units of wood type, only divisible by half quantities. Pricing is for removal of rotten/damaged wood & installation of new applicable wood type. Charges include labor, materials, clean-up, and disposal. Material Increase Disclaimer: Due to the recent spike in demand and cost for construction materials, lumber prices may fluctuate based on market price after the acceptance of this proposal/contract without the need for a written change order or amendment to the proposal/contract.			
Acceptance of Woodwork Clause: (Owner) The above prices and conditions are satisfactory and are hereby accepted.			
Date Proposal was written.		CUSTOMER INITIALS _____	

06/24/2026

TERMS AND CONDITIONS

1. **General.** This proposal is subject to change without notice and is automatically withdrawn on the 15th day following the date of issue if not accepted in writing and a copy of this proposal returned to Westfall Roofing ("Contractor"). If the customer cancels this Agreement prior to the start of work, Customer is liable for 15% of the total Agreement price as liquidated damages, because Contractor is unable to accurately measure its damages for the cancellation of the Agreement. By executing this Agreement Customer and Contractor agree that the liquidated damages amount is not a penalty. Contractor reserves the right to withdraw this proposal at any time prior to its acceptance or to cancel this Agreement prior to commencing work if the cost to complete the work varies from the initial standard pricing due to a typographical or mathematical error. In the Agreement, the word "or" is not exclusive, (b) the word "including" is always without limitation, (c) "days" means calendar days (d) singular words include plural and vice versa.
2. **Access.** Customer shall provide Contractor with adequate access to electricity and other utilities as needed, the work site, and the work area adjacent to the structure. Customer represents to Contractor that all of the existing surfaces are suitable to receive the materials identified in the scope of work. Customer shall provide Contractor with access to deliver and/or remove materials and debris. Prior to the commencement of work, Customer shall provide Contractor with access to the interior of the structure, upon reasonable notice by Contractor, to inspect the premises for stains, ceiling damage and/or structural damage. Contractor shall not be responsible for any pre-existing stains, ceiling damage and/or structural damage. Customer shall provide Contractor with all information necessary to prepare the Notice of Commencement. Customer and/or Owner shall hold harmless and indemnify Contractor from all damages, liabilities, attorney's fees and expenses incurred due to the Customer and/or Customer's failure to fulfill its duties under this paragraph.
3. **Payment Terms.** Unless otherwise provided herein, for all shingle and flat roof replacement projects, Customer shall pay Contractor 10% of the total Agreement amount upon execution of the Agreement and the Customer shall pay the remaining balance *IN FULL* within (1) day from the date of *SUBSTANTIAL COMPLETION* of the work. Unless otherwise provided herein, Customer shall make payment to Contractor as follows for all tile and metal roof projects: Customer shall pay an initial payment of 25% of the total Agreement amount upon the execution of the Agreement; 25% of the total Agreement amount immediately upon dry-in; 25% of the total Agreement amount when the tile/metal is delivered; and Customer shall pay the remaining balance *IN FULL, within one (1) day from the date of SUBSTANTIAL COMPLETION of the work.* The total Agreement amount, including the charges for all additional wood and changes/extras outside the scope of work identified herein, shall be payable to Contractor in accordance with the Agreement. Contractor reserves the right to require a deposit in excess of 10% and Customer hereby waives the requirements of 489.126 Fla. Stat. If after the work under and pursuant to this Agreement has been substantially completed and full completion of the work is delayed including, but not limited to, delay in completion of the final inspection, through no fault of Contractor, Customer agrees to make payment to Contractor as outlined in this Agreement. By executing this Agreement, Customer authorizes Contractor to perform a credit check on Customer. Customer shall pay interest at the rate of 1 1/2 % per month (ANNUAL PERCENTAGE RATE OF 18%), unless otherwise required by law, on the balance of any and all unpaid amounts. Payments received shall be applied first to interest on all outstanding invoices and then to the principal amount of the oldest outstanding invoices. No portion of the agreed upon payment may be withheld, back charged or used as a setoff of the agreed upon payment amount without the written consent of Contractor. Customer acknowledges and agrees that it has an independent obligation to pay Contractor. If Customer fails to make payment to Contractor within seventy-five (75) days of the due date, Customer's account may be turned over to a third-party collection agency. Contractor shall be entitled to recover from Customer all costs of collection incurred by Contractor, including attorney's fees, costs, and expenses incurred whether or not litigation is initiated. If there is an increase in the price of materials charged to the Contractor in excess of five (5%) percent, subsequent to making this Agreement, then the price set forth in this Agreement shall be increased without the need for a written change order or amendment to the Agreement to reflect the price increase and additional direct cost to the Contractor. Contractor shall submit written documentation of the increased charges to the Customer. If any line item increases in excess of 10% subsequent to the making of this Agreement, Contractor may cancel this Agreement for its convenience. If Customer fails to pay Contractor in accordance with this Agreement, then Contractor may, at its sole discretion, suspend performance of all work, suspend shipments and/or warranties until full payment is made, and/or terminate this Agreement. If a suspension occurs that is not caused solely by the Contractor, the Agreement sum shall be increased by the amount of contractor's reasonable costs of shut-down, delay and start-up. In the event that any specified material or equipment becomes unavailable either temporarily or permanently after the contract is executed, provided that such availability is a result of factors beyond Contractor's control, then in the event of temporary unavailability, the contract time shall be extended to reflect the duration of time that the Contractor is delayed by the unavailability, and in the case of permanent unavailability, the Contractor shall be excused from providing said material or equipment and allowed to provide an available substitute. To the extent an available substitute is provided by Contractor under this provision, any increase in the cost between the originally specified material or equipment and its substitute shall be paid by the Customer to the Contractor.
4. **Site Conditions.** Should the Contractor discover concealed or unknown conditions in the existing structure that vary from those conditions ordinarily encountered and generally recognized as inherent in the work of the character identified in this Agreement, then the Agreement amount shall be equitably adjusted upon notice thereof from the Contractor to the Customer.
5. **Gutters and Sealed Attic Liability Exclusion:** Contractor shall not be liable for any roof or structural related issue arising out of or relating to combining a sealed attic system with a self-adhered underlayment, and Customer agrees to indemnify and hold harmless Contractor for any and all damages arising out of said condition. Customer understand that during the course of the re-roof installation, Contractor may need to remove and reinstall gutters. Customer further acknowledge that the removal and reinstallation of gutters is unavoidable, and that it carries with it a risk of damage to the gutters and the property regardless of the quality of care exercised by Contractor. In consideration of Contractor's agreement to perform the re-roof installation and associated removal and reinstallation of any gutters, Customer hereby waives and releases any and all claims or causes of action that Customer may have against Contractor for damage to the gutters.
6. **Flashing, Existing Skylights and Drainage Disclaimer:** Unless the scope of work of this contract includes replacement of the flashing, skylights and/or the roof system's existing drainage, i.e., the existing drains, scuppers, downspouts, gutters, and other ancillary drainage components as may be applicable for the particular project, Customer hereby agrees to and acknowledges that Contractor shall have no liability or responsibility for replacing flashing, leaking of the skylights or the improper or inadequate functioning of the drainage, or any damage arising out of, caused by, or related to same, including, but not limited to, water backup, ponding water, leaks, damage to the roof and areas adjacent thereto, as well as partial or complete roof collapse.
7. **Restrictions and Requirements.** In the event that state, county, or municipal codes or regulations require work not expressly set forth in this Agreement or that differ materially from that generally recognized as inherent in work of the character provided for in this Agreement, extra costs for Contractor's labor and materials shall be the sole obligation of the Customer. If the substrate roof condition results in ponding pursuant to the Building Code and modifications are required to correct the roof so ponding will not occur, Contractor will notify Customer and Customer shall pay Contractor for it. Prior to executing this Agreement, Customer shall notify Contractor in writing of all property/deed restrictions and/or covenants that relate to or restrict the improvements contained in this Agreement. Contractor shall not be responsible for work performed that does not comply with or conform to the property restrictions/covenants. Customer shall pay Contractor for all work in violation of any covenant/restriction if Customer failed to notify Contractor in writing prior to executing this Agreement.
8. **Customer Protection of Property.** Customer acknowledges that the price of the work to be performed anticipates the use of heavy equipment and or trucks to rooftop materials. Driveways, curbs, lawns, or walkways may be cracked or damaged because of the weight of the equipment or trucks. Similarly, although Contractor will take best efforts to safeguard against damage, it is possible that damage from equipment or trucks could occur to septic tanks, pipes, or utility lines. Accordingly, Contractor disclaims liability for any cracks or damages caused to the driveway, curbs, lawns or walkways as well as damage to sprinklers, septic tanks, pipes, or utility lines. If Customer would prefer the Contractor to hand load the materials, Customer must notify Contractor in writing prior to signing the contract and the price adjusted accordingly.
9. **Clean Up.** The Contractor shall be responsible for the removal of job-related debris from the inside of the structure and shall leave the premises in an orderly condition. However, the Customer understands that it is impossible to clean up all roofing materials and there may be some nails left behind as well as granules and other small roofing materials. The Contractor will not be held liable for any damages or injuries that this leftover roofing debris may cause.
10. **Additional Protection Provisions:** Contractor shall not be responsible for damage to person(s) or property caused by nails on the property. Customer shall take the appropriate precautions to protect the property and to avoid damages or injury caused by nails. Contractor's warranty does not include roof tile slippage on a mortar or foam tile roof system on roofs with a pitch greater than 4/12 that are not mechanically fastened. **GIVEN THE NATURE OF THE WORK AND THE HIGH FREQUENCY OF RAINSTORMS OCCURRING THROUGHOUT THE STATE OF FLORIDA ON ANY GIVEN DAY, CUSTOMER AGREES TO HOLD CONTRACTOR HARMLESS FOR ANY WATER INTRUSION THAT OCCURS WITHIN THE PROPERTY DURING THE PERFORMANCE OF THE WORK OR WHILE EMERGENCY TARPING OR UNDERLAYMENT ARE IN PLACE PRIOR TO FULL ROOF REPLACEMENT.** Customer agrees that under no circumstances shall Contractor be held liable for water intrusion that occurs from the date Contractor commences work on the project through the date of completion of such work, so long as such damage is not caused by the Contractor's sole negligence. Customer shall be responsible for removing, installing, and re-positioning satellite dish(es), solar panel(s), lightning rod(s), etc. Customer shall secure and protect all personal items in advance of construction and shall protect or remove all wall hangings and such other items not customarily or permanently affixed until the work is complete. Unless otherwise specified, there is no specific completion date for Contractor's work. Contractor will perform the work within a reasonable time and in a workmanlike manner. The cost for testing and abatement of asbestos and lead is the sole responsibility of the Customer. As part of the roofing process, odors and emissions from roofing products will be released and noise will be generated. Customer shall be responsible for indoor air quality during the work and shall hold Contractor harmless, indemnify and defend Contractor from any and all claims, actions, proceedings, and complaints arising out of or relating to fumes, odors, and/or the indoor air quality during Contractor's performance of the work. If Customer requests Contractor to install permanent safety brackets to the subject roofing system, Customer hereby authorizes Contractor and its subsidiaries, affiliates, employees, agents, suppliers, and subcontractors to have sole access to use the safety brackets during Contractor's performance of the work. Accordingly, Customer hereby releases, acquits and forever discharges, and shall indemnify and defend Contractor from any and all claims, demands, damages, rights, and causes of action of every kind, nature and description whatsoever, arising out of or by reason of or in any manner connected with unauthorized use of safety brackets by Customer or any third party.
11. **Choice of Law, Venue and Attorney's Fees.** This Agreement shall be governed by the laws of the State of Florida. Venue of any proceeding arising out of this Agreement shall be Hillsborough County, Florida. The non-prevailing party in any legal or equitable action arising out of or relating to this Agreement including arbitration, administrative, appellate and/or bankruptcy proceedings shall reimburse the prevailing party on demand for all attorney's fees, costs, and expenses incurred by the prevailing party in connection with the action.

12. **Arbitration.** At contractor's sole election, if a dispute shall arise between Contractor and Customer with respect to any matters or questions arising out of or relating to this Agreement or the breach thereof, such dispute, other than collection matters, shall be decided by arbitration administered by and in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof. However, in the event there is litigation over the enforcement of a collection matter or construction lien, the parties **KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.**
13. **Damage Limitation.** In no event, whether based on contract, warranty (express or implied), tort, federal or state statute or otherwise arising from or relating to the work and services performed under the Agreement, shall Contractor be liable for special, consequential, punitive, or indirect damages, including loss of use or loss of profits. Contractor and Customer agree to allocate certain of the risks so that, to the fullest extent permitted by law, Contractor's total aggregate liability to Customer is limited to the dollar amount of the Agreement for any and all injuries, damages, claims, expenses or claim expenses including attorneys' fees arising out of or relating to this Agreement regardless of whether it is based in warranty, tort, contract, strict liability, negligence, errors, omissions, or from any other cause or causes.
14. **Warranties.** Unless otherwise provided: **THERE ARE NO EXPRESS OR IMPLIED WARRANTIES WHATSOEVER INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.** All warranties/guarantees provided by Contractor, if any, shall be deemed null and void if Customer fails to strictly adhere to the payment terms contained in the Agreement. All warranties and guarantees if any, provided under the Agreement are solely for the original Customer and are non-transferable, unless otherwise agreed to by Customer and Contractor in writing. Any express warranty provided, if any, by Contractor is the sole and exclusive remedy for alleged construction defects, in lieu of all other remedies, implied or statutory. Warranties to be issued upon completion and full payment of this Agreement. If there is a breach in the applicable Manufacturer's warranty according to the stated terms and conditions of the warranty supplied, at that moment, this would simultaneously void Contractor's warranty and all of Contractor's responsibility and liability to correct, supplement, rectify, fix, etc. any and all issue(s) because of the breach in the Manufacturer's warranty.
15. **Claims.** It is Customer's duty to notify Contractor in writing within three (3) days of the occurrence of any claim, defect or deficiency arising out of work, services or materials provided by Contractor under this Agreement ("Occurrence"). Failure of the Customer to provide written notice of the Occurrence shall result in the Customer waiving all claims that may be brought against Contractor arising out of or relating to the Occurrence, including claims arising in law, equity, contract, warranty (express or implied), tort or federal or state statutory claims.
16. **Acts of God.** Contractor shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, weather, accidents, fire, vandalism, federal, state or local law, regulation or order; work stoppage or slowdown in the progress of the work as a result of the ongoing COVID-19 pandemic whether such stoppage or slowdown in the progress of the work is at the direction of a private actor, government entity, or caused by an outbreak related to COVID-19, or any locally, state, or federally declared epidemic or pandemic strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor; changes in the work and delays caused by others. In the event of these occurrences, Contractor's time under this proposal shall be extended for a time sufficient to permit completion of the Work.
17. **Unforeseen Decking Lines.** Installation of a new roof to the deck area of the building requires nails and/or screws to be inserted into the deck area. By code, electrical, telephone and security wiring and air conditioning wiring and lines should not be installed directly beneath the roof deck. If Customer is aware of these or any other such lines, Customer must notify Contractor immediately as the Contractor will not be responsible for the puncture of improperly installed lines or lines within three inches of the roof deck. Customer accepts full responsibility for any repair or replacement that may be necessary.
18. **Customer Delay.** The Parties agree that the Contractor should be permitted to execute its work without interruption. If Contractor's work is delayed at any time by any act or neglect of Customer and/or Customer's representatives, employees, agents, guests, or invitees, or any other contractor employed by the Customer, or by any changes ordered in the work, then Contractor shall be reimbursed or paid for all additional costs or damages incurred as a result. This shall include damages related to lost use of equipment caused by the delay.
19. **Contractor's Default.** If the Customer believes the Contractor to be in breach of this Agreement, Customer shall give Contractor at least seven (7) days written notice and the opportunity to cure or such additional time as is reasonably necessary to cure the alleged breach, before declaring the Contractor in default of this Agreement.
20. **Disclaimer.** Contractor disclaims all liability for all claims, disputes, rights, losses, damages, causes of action or controversies ("Claims") pertaining to mildew, algae, fungus, mold, and/or other indoor air allergens ("Mold") including Claims arising out of or relating to the detection, removal, disposal, or remediation of Mold, whether those Claims arise in law, equity, contract, warranty, tort, or federal or state statutory claims, and whether those Claims are based on the acts or omissions of Contractor or individuals or entities under Contractor's control. The Customer is solely liable and responsible for all damages, whether actual or consequential, caused by Mold and incurred by Customer, Contractor or third parties, and agrees to indemnify and hold harmless Contractor from any and all Claims arising out of or relating to Mold.
21. **Working Hours.** The proposal is based upon the performance of all work during Contractor's regular working hours, excluding weekends and National holidays. Extra charges will be made for overtime and all work performed other than during Contractor's regular working hours if required by Customer.
22. **Materials.** All materials and work shall be furnished in accordance with normal industry tolerances for color, variation, thickness, size, weight, amount, finish, texture and performance standards. Specified quantities are intended to represent an average over the entire roof area. Contractor is not responsible for the actual verification of technical specifications of product manufacturers, i.e., R value, ASTM or UL compliance, but rather the materials used are represented as such by the manufacturer. All unused materials supplied by Contractor shall remain the property of Contractor and will be removed by Contractor upon completion of the work. Metal roofing and especially lengthy flat span sheet metal panels will often exhibit waviness, commonly referred to as "oil-canning." Oil-canning pertains to aesthetics and not the performance of the panels and is not controlled by the Contractor. Contractor is not responsible for oil-canning or aesthetics. Oil-canning shall not be grounds to withhold payment or reject panels of the type specified. Title to roofing products passes to the Customer when said products are delivered to the job site. In the event of impending high wind conditions, hurricanes, tornados, or other adverse weather conditions, if Contractor is requested to remove/reposition product from/on the job site, Contractor shall use its reasonable efforts (subject to weather conditions, life/safety concerns and manpower/equipment constraints) to comply with the request. Customer agrees to promptly pay Contractor for these extras services. Contractor is not responsible for defective products if Contractor did not know such products were defective prior to the installation of same. As such, Contractor is not responsible for any costs, damages, claims, etc., associated with any remediation of supposed harm caused by a defective product. A defective product shall not be grounds to withhold payment or reject the work performed by Contractor.
23. **Punch List Items.** Contractor shall notify Customer when the Project reaches substantial completion. Customer shall be entitled to conduct a single, final walkthrough with Contractor and issue a punch-list for any repairs or corrections necessary to complete the work in accordance with the Contract Documents ("Punch List Items"). Contractor shall provide a list and expected completion date for any Punch List Items if such work shall require more than 7 days to complete. Any items identified within the punch-list that consist of additional work or work beyond the scope of an agreed upon change order shall be treated as a change order. The Parties agree that any work requested after the creation of the punch-list is either a change order or warranty claim. Upon Contractor's communication to Customer that work is complete except for identified Punch List Items, Customer shall pay Contractor all but 5% of the contract price pending the completion of the identified Punch List Items. The remaining 5% owed shall be paid within twenty-four (24) hours of receiving notice that all Punch List Items are complete. If Customer believes that the Punch List Items are not all completed, such communication must be made to Contractor within twenty-four (24) hours of receiving notice that all Punch List Items are complete, and the Contractor must be provided with access to inspect the claimed non-completed Punch List Items within three (3) days of Customer's notice to Contractor of said belief or else such claims will be deemed waived by Customer.
24. **Insurance.** Contractor shall carry worker's compensation, automobile liability, commercial general liability and any other insurance coverage required by law. Customer shall procure and maintain property insurance sufficient to cover the total value of the project (builder's risk "all risk" policy, homeowner's property coverage, etc.), which coverage shall be primary and non-contributory to any of the Contractor's insurance policies while the Work is in progress and regarding any property damage, water intrusion, theft, vandalism, wind storm, flood, fire, and/or other losses occurring prior to Substantial Completion. Customer and Contractor mutually waive any/all subrogation claims and rights to recover damages to the extent covered by any available insurance policies.
25. **Use of Photo and Likeness.** Customer consents to photographs/videos/images being taken of his or her residence and agrees to allow his or her photo, video, or likeness to be used for any legitimate purpose by Contractor or its partners, producers, sponsors, organizers, and assigns, including but not limited to promotional and marketing uses. Customer will not be entitled to inspect or approve versions of any media prior to its use by Contractor, nor will Customer be entitled to receive any payment for any such use by Contractor. Customer grants to Contractor all copyrights and other rights it may have in any media created and distributed by Contractor including, without limitation, any right to copy, edit, change, or transfer the media.
26. **Disclosure of Contact Information.** By executing this Agreement, Customer consents to Contractor disclosing his or her name, address, phone number, and e-mail address to suppliers and manufacturers for purposes of fulfilling Contractor's obligations under the Agreement.
27. **Construction and Interpretation.** Each provision of the Agreement shall be construed as if both parties mutually drafted this Agreement. If a provision of this Agreement (or the application of it) is held by a court or arbitrator to be invalid or unenforceable, that provision will be deemed separable from the remaining provisions of the Agreement, will be reformed/enforced to the extent that it is valid and enforceable, and will not affect the validity or interpretation of the other provisions or the application of that provision to a person or circumstance to which it is valid and enforceable. Headings are for convenience only and do not affect interpretation. This Agreement records the entire agreement of the parties and supersedes any previous or contemporaneous agreement, understanding, or representation, oral or written, by the parties. All documents/exhibits referred to in this Agreement are an integral part of the Agreement and are incorporated by reference. This Agreement incorporates the documents entitled "Proposal," "Roof Replacement Proposal," "Limited Workmanship Warranty," if any, and "Statutory Warnings," as well as any other document signed by both parties as part of this Agreement. Customer represents that it has read and fully understood the Contract Documents, or has had an opportunity to consult with counsel, prior to executing this Agreement. In the event of a conflict between this Agreement and any other Contract Document, these terms and conditions shall govern. Any indemnification, hold harmless, and/or duty to defend provision herein shall survive the termination of this Agreement.



Project and Customer References

December 05, 2025

Eric Dawson, Director of Sales

WESTFALL ROOFING | 5413 W. SLIGH AVE. TAMPA, FL 33634 | C: 813-415-8127 | CCC056392



Project References

Stonebridge HOA - Westchase, FL (completed 2014)

- 1,900 squares
- Value \$515,000

Woodbridge HOA - Westchase, FL (completed 2015)

- 1,200 squares
- Value \$330,000

Lake Seminole Village - Seminole, FL (completed 2016)

- 3,500 squares
- Value \$1,050,000

Providence Townhomes - Brandon, FL (completed 2017)

- 1,000 squares
- Value \$300,000

Nassau Point Townhomes - Tampa, FL (completed 2020)

- 2,000 squares
- Value \$685,000

Freedom Village of Bradenton - Bradenton, FL (completed 2020)

- 1,000 squares
- Value \$375,000

Kings Mill Condominiums – Valrico, FL (completed 2025)

- 3,200 squares
- Value \$ 1,300,000.00

The Roofer You Can Count On



Customer References

Jerry Collman Pelican Place Condos 727-509-7571 jcollman@verion.net	French Quarters Condominium Susan Thomas 727-866-3115 ext.120 Nicole Logier 727-798-5366
Dennis Colberg Huntington Woods HOA 401-230-0586 Dcolberg1952@gmail.com	Jared Crisp 1409 Nebraska Ave Palm Harbor, FL 34683 727-946-7007
Doug and Nancy Wood Smith and Associates Real Estate 813-451-9760	Jacque Reina Smith and associates Real Estate 813-230-7526
Tomlin St Cyre John Tomlin 813-789-1237 Mary Ann Porter 813-244-2288	Phil Cardamone 941-527-6275 390 Pinellas Bayway S, Tierra Verde, FL 33715
Nassau Point HOA 813-501-5669 18144 Nassau Point Dr Tampa, FL 33647	

The Roofer You Can Count On



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

WESTFALL, KIRK RANDALL

WESTFALL CONSTRUCTION INC
5413 WEST SLIGH AVENUE
TAMPA (HILLSBOROUGH) FL 33634

LICENSE NUMBER: CCC056392

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at [MyFloridaLicense.com](https://myfloridalicense.com)

ISSUED: 06/21/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/25/2026

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

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

PRODUCER PGI of West Central Florida, LLC 608 15th St W Bradenton FL 34205		CONTACT NAME: Amanda Katulich PHONE (A/C, No, Ext): 941-242-9619 E-MAIL: office@pgiwestcentralflorida.com FAX (A/C, No): 941-242-9621	
INSURED Westfall Construction, Inc. 5413 W Sligh Ave Tampa FL 33634		INSURER(S) AFFORDING COVERAGE INSURER A : Summit Specialty Insurance Company INSURER B : FCCI Insurance Company INSURER C : Bridgefield Employers Insurance Company INSURER D : Westchester Surplus Lines Insurance Co INSURER E : INSURER F :	
		NAIC # 10178 10701 10172	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC ☐ OTHER:			SCGL004000014602	03/27/2026	03/27/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS			CA10007758304	05/21/2026	05/21/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	☐ UMBRELLA LIAB ☐ EXCESS LIAB ☐ DED ☐ RETENTION \$	☐ OCCUR ☐ CLAIMS-MADE					EACH OCCURRENCE \$ AGGREGATE \$ \$
	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	☐ Y ☒ N	N/A	830-53032	09/29/2025	09/29/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Installation Floater- Job Site			CM10007758704	05/21/2026	05/21/2027	Limit: \$50,000
D	Pollution Liability			G48677113 002	07/12/2025	07/12/2026	Limit: \$1,000,000/ \$2,000,000

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

(A) Leased, Rented Equipment (CM10007758704) -Limit \$85,000

CERTIFICATE HOLDER**CANCELLATION**

Country Walk CDD 30400 Country Point Blvd. Wesley Chapel FL 33543	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Amanda Katulich</i>
---	---

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Tab 2



Country Walk CDD Aquatics

Inspection Date:

8/5/2026 12:15 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 1A

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Mixed aquatic and terrestrial growth on the banks. The aquatic growth will be treated before it is covered by water and can spread faster. Terrestrial weeds are being left in place for now for soil stabilization. No algae observed.

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

SITE: 1B

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

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

Inspection Report

SITE: 2A

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Any filamentous algae present is well into decay. It should fully clear in the next few days. Follow up treatments will be done if not.
No nuisance grass observed.

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

SITE: 3A

Condition: Excellent Great Good Poor ☒Mixed Condition Improving



Comments:

We're having access issues to this pond. There is no easement, and residents prevent techs from entering by putting barriers in their yards or stopping them personally. It seems landscape maintenance is having similar issues. District management is aware and looking for a solution. We are ready to do heavy treatments once this is resolved.

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

Inspection Report

SITE: 3B

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Aside from turbidity and mild terrestrial weed growth, this pond is in excellent condition. Raised water levels will help with both these issues by allowing turbidity to flush out and drowning the weeds. Routine monitoring and treatment as needed will continue.

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

SITE: 25

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

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

Inspection Report

SITE: 26

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Patches of nuisance growth present at the water's edge. I can't tell if it is aquatic or terrestrial; a technician will inspect and treat accordingly.
No algae observed.

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

SITE: 27

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Submersed vegetation present. Treatments are ongoing to clear this.
No algae observed.

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

Inspection Report

SITE: 29

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Very mild submersed vegetation present. This is also in the current treatment plan.
No algae observed.

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

SITE: 31

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.
There is a small washout forming. Some sod should help mitigate further damage.

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

MANAGEMENT SUMMARY



Unprecedented weather is going to make summer interesting this year. So far, we've seen multiple heat domes, continued drought, and an early-season gulf tropical storm. We're preparing technicians for anything at this point. Rain has become more frequent, but not enough to bring us out of the drought. Still, any added nutrients from runoff can cause rapid algal blooms in ponds as growing conditions are prime. Vegetation will continue to thrive through the season and may appear in areas we've not seen it in for a few months. Rising water levels will at least help quell the persistent terrestrial growth on exposed banks and beds. We have altered every technician's schedule to give them more time at their properties and better combat current growth.

Good conditions today considering the season. It looks like the techs' preventative efforts in the winter and spring are paying off. Grass growth is unseasonably slow and algae is almost nonexistent. I'm predicting this will change given the daily rain we've been getting. This doesn't mean we will slow down here. The primary tech for this property takes great pride in it and will continue his effort to keep conditions up through the summer.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

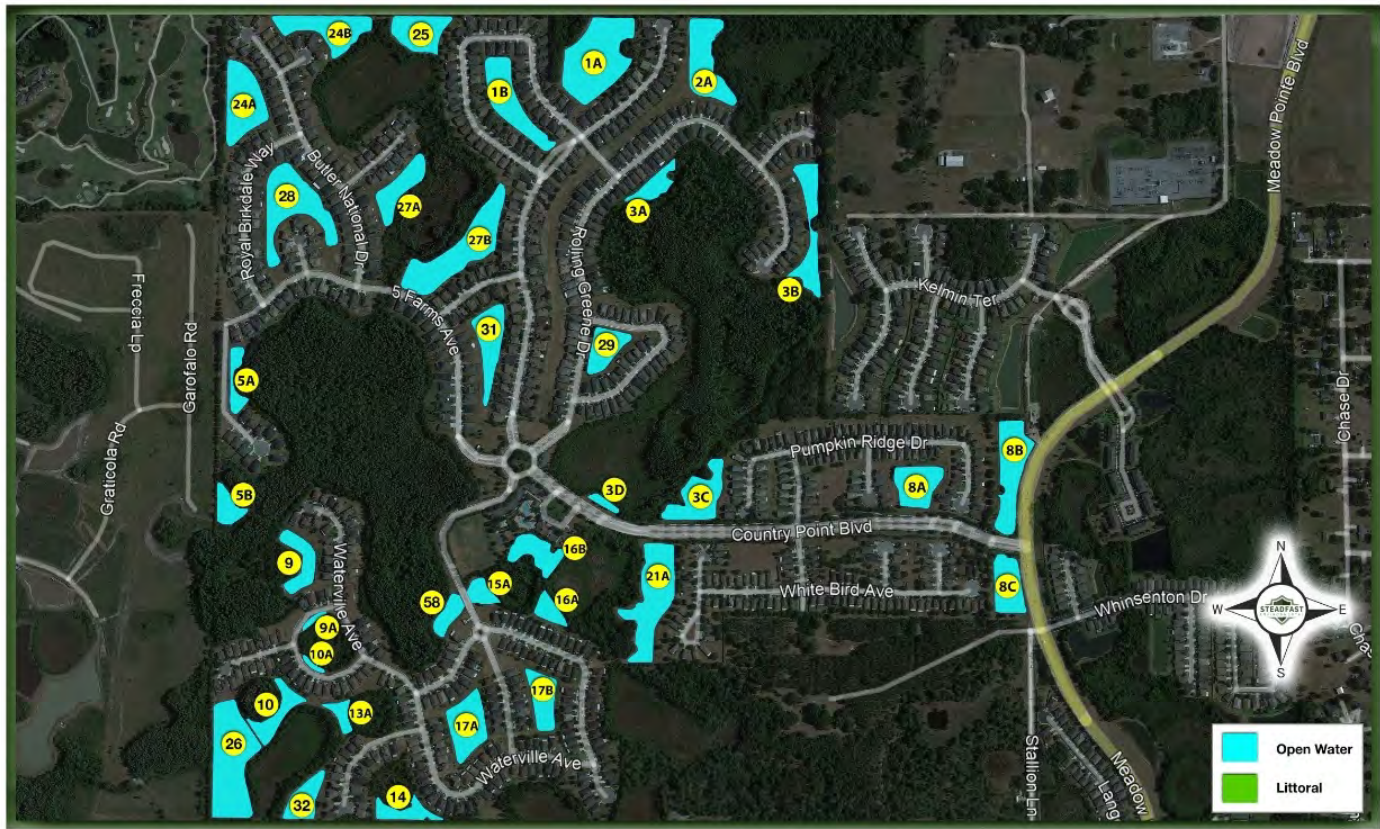
MAINTENANCE AREA



Country Walk CDD

Country Point Blvd, Wesley Chapel, FL

Gate Code:



Tab 3

COUNTRY WALK

COMMUNITY ASSET MANAGEMENT REPORT



July 28, 2026

Rizzetta & Company

Amiee Brodeen – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, English Turn Way, Rolling Green Dr

General Updates, Recent & Upcoming Maintenance Events

- Fertilization for Bahia and Bermuda: August – (Formula – Based on soil tests) Fe-Ferrous Sulfate – 2oz/3-5-GAL H2O per 1,000 SF.
This is calculated for liquid application according to the Juniper Landscape Contract.
- Fertilization for St. Augustine: August – 24-0-11 SRN – 1 lb. per 1,000 sf. For 1,250 lbs. totaled
This is calculated for liquid application according to the Juniper Landscape Contract.
- Pasco County, nitrogen-containing fertilizers are prohibited from June 1 through September 30 each year, as part of the county's seasonal fertilizer ban to protect waterways during the rainy season. **Water restrictions have extended until October 1st 2026.**

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. **English Turn Way:** Weed out the median beds along the south side of Country Pointe. These beds are extremely weedy and will eventually out compete if left unattended. (Pic 1)



2. **Rolling Green Dr:** At the entrance of this street, there are several high-ticket items that need to be addressed; weed out the tree rings along both sides of the street, redefine the tree rings as several are losing to the encroaching turf. Every bed along the west side needs attention. (Pic 2a>, 2b>)



Rolling Green Dr, Pond 27B

- 3. Rolling Green Dr:** In the median, the weeds are becoming out of control. The Bermuda is growing through the coontie palms and the muhly grasses, and all along the concrete edges. (Pic 3a, 3b, 3c)



- 4. Rolling Green Dr:** Limb up the coontie palms from the roadways. (Pic 4)



- 5. Rolling Green Dr:** Along the east side of the street, near the railings at the entrance, someone is leaving palm fronds behind the railings. Next visit please have the team remove these off site.

- 6. Same area as #5:** Limb up the willow tree branches off of the railing, cutback the creeping Virginia creeper. (Pic 6)



- 7. Pond 27B:** Unfortunately, this oak tree has declined further. Only about 30% of it's canopy is showing green in the leaves. The increasingly amount of Spanish moss is a great indicator of a stressed tree. I highly recommend flush cutting the tree and replacing it with 3 more trees. This....(Nxt pg)



Five Farms Ave, Waterville Ave, Fresh Meadow Way, Tennis Courts

(#7 Cont.)....will allow the roots of the oak tree to continue to stabilize the ponds edge, and while they are breaking down the 3 other trees should be rooted in and continuing the process of stabilizing the pond edge. (Pic 7)



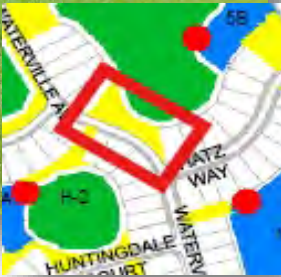
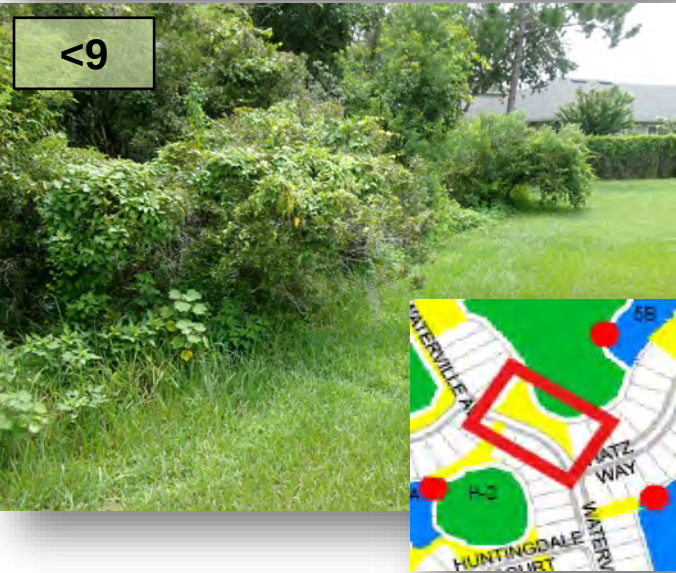
8. **Five Farms Ave:** The median bed is not being fully maintained. Remove the oak tree growing saplings, remove the stinkvines, keep the shrubs limbed off the crape myrtle trunk, and remove the torpedo grass immediately due to its highly invasive growth habit. (Pic 8a, 8b>)



9. **Waterville Ave:** The crews are not string trimming underneath of the shrubs along the conservation area, nor limbing up the leaning plant material falling over onto the CDD area. Correct these issues before we lose much more of the CDD space. (Pic 9>)

10. **Fresh Meadow Way:** The large viburnum hedge that wraps around the soccer field has a couple dead with flimsy limbs. As I shook the shrub only a few flying insect flew away, no signs of white fly (which coincides with this type of decline). Send a crew to take a closer look, treat as necessary. These may need to be replaced. (Pic 10>)

11. **Tennis Courts:** Behind the tennis courts, the feijoa shrub is thinning out and becoming aged out. I recommend plant replacements of similar growth habit. Additionally, remove the 2-foot weeds growing throughout the hedge and clean out in between each individual plant. Detail the bed edge, before we lose much more. (Pic 11a>, 11b>)



Country Pointe Blvd

<10



<11a



<11b



12. Country Pointe Blvd: East of the amenity center, detail the beds edge and trim down the grasses along the vinyl fence. Also, in the same area limb up the plants along the grassy walkway. These should be cutback to align with the Bahia grass. (Pic 12a>, 12b>, 12c>)

13. Same area #12: Remove any encroaching turf grass from the mulched beds. This is becoming all too common in this inspection.

14. Conservation areas: Continue to maintain the CDD areas and keep pushing...(Nxt pg)

<12a



<12b



<12c



Amenity Center

(#14 Cont.)...back any vines that are pulling trees and shrubs onto the CDD areas.

15. Amenity Center: Several areas need to be weeded out, especially in front of the building. I have seen several poke weeds about 3-4 feet tall. These are poisonous if ingested. Also, limb up the coontie palms from overhanging the roadways. (Pic 15)



16. Amenity Center: The fakahatchee grasses are discoloring, but no spider mites were detected. Send someone to take a closer look, and treat accordingly. These may need to be pruned into mounds once treated. (Pic 16)



17. Amenity Center: Near the pool fencing, the oleanders are all defoliated. I captured a few lubbers making there way through the....

(#17 Cont.)...leaves. These will need to be treated and then pruned down to help promote new growth. (Pic 17)



18. Amenity Center: Clean and detail the liriopie beds. These become the perfect plants to store and germinate weed seeds. Each bull nose had either palm saplings, oak tree saplings, or both.

19. Amenity Center: At the west entrance of the parking lot, the beds are becoming aged out and unwanted plant materials are settling in. The bed edge is becoming phased out and turf grass is encroaching. It appears this area has not been touched in some time. Please have the crews detail and bring this bed back up to standards. (Pic 19a, 19b>, 19c>)



Soccer Field, Point O'Woods Dr

20. Soccer Field area: The large, sweet viburnum shrub hedge does not look managed. This is the worst I have seen this hedge since taking over the property. When is this scheduled to be sheared and maintained? (Pic 20a, 20b>)



21. Point O Woods Drive: Near the entrance, closer to the large field, the fakahatchee grasses are becoming very weedy and unkempt looking. The tree rings have turf grass growing, and the edge is blending in no longer defined. (Pic 21a, 21b)



22. Large Roundabout: Under the new sod installation, there is a patch of Chinese crown orchids pushing 2 of the sod pieces up. These are considered invasive and tend to crowd plants out. In this case, push newly laid sod up, not allowing it to fully root in. (Pic 22)



23. Crape Myrtles Throughout the property I noticed almost every myrtle needs the suckering growth to be removed. Please correct and limb back the growth.

24. Large Roundabout: Clean out the coontie palms, the bitter melon vine is starting to grow up the palm trunk, and is growing throughout the canopy of the coontie palms. (Pic 24)



Tab 4

COUNTRY WALK

COMMUNITY ASSET MANAGEMENT REPORT



July 28, 2026

Rizzetta & Company

Amiee Brodeen – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, English Turn Way, Rolling Green Dr

General Updates, Recent & Upcoming Maintenance Events

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1. **English Turn Way:** Weed out the median beds along the south side of Country Pointe. These beds are extremely weedy and will eventually out compete if left unattended. (Pic 1) **1-Completed**



2. **Rolling Green Dr:** At the entrance of this street, there are several high-ticket items that need to be addressed; weed out the tree rings along both sides of the street, redefine the tree rings as several are losing to the encroaching turf. Every bed along the west side needs attention. (Pic 2a>, 2b>)

2-Noted-Mow crew to soft edge biweekly



Rolling Green Dr, Pond 27B

- 3. Rolling Green Dr:** In the median, the weeds are becoming out of control. The Bermuda is growing through the coontie palms and the muhly grasses, and all along the concrete edges (Pic 3a, 3b, 3c)

3-Top of the grass is very hard to control. hand pulling and spraying as much as possible



- 4. Rolling Green Dr:** Limb up the coontie palms from the roadways. (Pic 4)

4-Noted-crew to address during



- 5. Rolling Green Dr:** Along the east side of the street, near the railings at the entrance, someone is leaving palm fronds behind the railings. Next visit please have the team remove these off site.

5- Will do- Another case of homeowners illegally dumping

- 6. Same area as #5:** Limb up the willow tree branches off of the railing, cutback the creeping Virginia creeper. (Pic 6)

6-Completed



- 7. Pond 27B:** Unfortunately, this oak tree has declined further. Only about 30% of it's canopy is showing green in the leaves. The increasingly amount of Spanish moss is a great indicator of a stressed tree. I highly recommend flush cutting the tree and replacing it with 3 more trees. This....(Nxt pg)



Five Farms Ave, Waterville Ave, Fresh Meadow Way, Tennis Courts

(#7 Cont.)....will allow the roots of the oak tree to continue to stabilize the ponds edge, and while they are breaking down the 3 other trees should be rooted in and continuing the process of stabilizing the pond edge. (Pic 7)



8. Five Farms Ave: The median bed is not being fully maintained. Remove the oak tree growing saplings, remove the stinkvines, keep the shrubs limbed off the crape myrtle trunk, and remove the torpedo grass immediately due to its highly invasive growth habit. (Pic 8a, 8b>)

8-All weed issues are being address asap

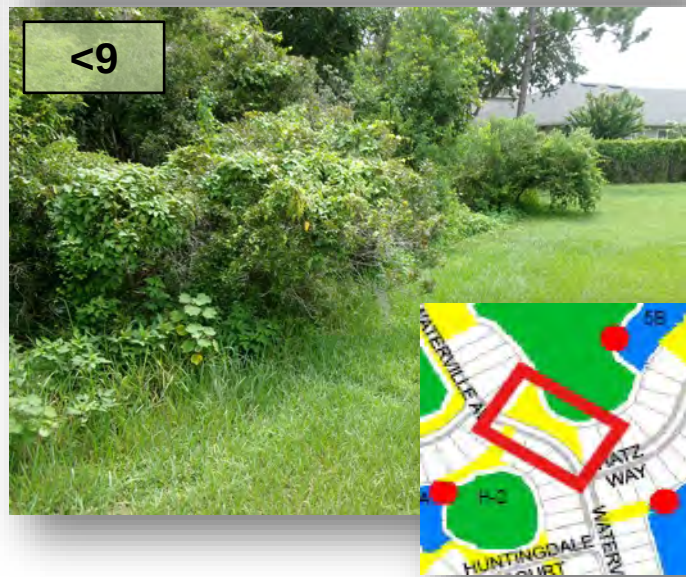


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10. Fresh Meadow Way: The large viburnum hedge that wraps around the soccer field has a couple dead with flimsy limbs. As I shook the shrub only a few flying insect flew away, no signs of white fly (which coincides with this type of decline). Send a crew to take a closer look, treat as necessary. These may need to be replaced. (Pic 10>)

10-Completed

11. Tennis Courts: Behind the tennis courts, the feijoa shrub is thinning out and becoming aged out. I recommend plant replacements of similar growth habit. Additionally, remove the 2-foot weeds growing throughout the hedge and clean out in between each individual plant. Detail the bed edge, before we lose much more. (Pic 11a>, 11b>)



Country Pointe Blvd

<10



<11a



<11b



12. Country Pointe Blvd: East of the amenity center, detail the beds edge and trim down the grasses along the vinyl fence. Also, in the same area limb up the plants along the grassy walkway. These should be cutback to align with the Bahia grass. (Pic 12a>, 12b>, 12c>)

13. Same area #12: Remove any encroaching turf grass from the mulched beds. This is becoming all too common in this inspection.

13- Noted

14. Conservation areas: Continue to maintain the CDD areas and keep pushing...(Nxt pg)

<12a



<12b



<12c



12- Completed



Rizzetta & Company
Professionals in Community Management

Amenity Center

(#14 Cont.)...back any vines that are pulling trees and shrubs onto the CDD areas.

14- Noted

15. Amenity Center: Several areas need to be weeded out, especially in front of the building. I have seen several poke weeds about 3-4 feet tall. These are poisonous if ingested. Also, limb up the coontie palms from overhanging the roadways. (Pic 15)

15-Completed



16. Amenity Center: The fakahatchee grasses are discoloring, but no spider mites were detected. Send someone to take a closer look, and treat accordingly. These may need to be pruned into mounds once treated. (Pic 16)

16-Noted



17. Amenity Center: Near the pool fencing, the oleanders are all defoliated. I captured a few lubbers making there way through the....

(#17 Cont.)...leaves. These will need to be treated and then pruned down to help promote new growth. (Pic 17)

17-Noted



18. Amenity Center: Clean and detail the liriopie beds. These become the perfect plants to store and germinate weed seeds. Each bull nose had either palm saplings, oak tree saplings, or both.

18-Completed

19. Amenity Center: At the west entrance of the parking lot, the beds are becoming aged out and unwanted plant materials are settling in. The bed edge is becoming phased out and turf grass is encroaching. It appears this area has not been touched in some time. Please have the crews detail and bring this bed back up to standards. (Pic 19a, 19b>, 19c>)

19-Noted



Soccer Field, Point O'Woods Dr

20. Soccer Field area: The large, sweet viburnum shrub hedge does not look managed. This is the worst I have seen this hedge since taking over the property. When is this scheduled to be sheared and maintained? (Pic 20a, 20b>)

20-Scheduled to trim week of 8/3



21. Point O Woods Drive: Near the entrance, closer to the large field, the fakahatchee grasses are becoming very weedy and unkempt looking. The tree rings have turf grass growing, and the edge is blending in no longer defined. (Pic 21a, 21b)

21-Area has been extremely wet and hard to maintain. will continue to work on bed definition



Country Point Blvd

22. Large Roundabout: Under the new sod installation, there is a patch of Chinese crown orchids pushing 2 of the sod pieces up. These are considered invasive and tend to crowd plants out. In this case, push newly laid sod up, not allowing it to fully root in. (Pic 22)

22-Noted



23. Crape Myrtles Throughout the property I noticed almost every myrtle needs the suckering growth to be removed. Please correct and limb back the growth.

23-Completed

24. Large Roundabout: Clean out the coontie palms, the bitter melon vine is starting to grow up the palm trunk, and is growing throughout the canopy of the coontie palms. (Pic 24)

24-Completed



Tab 5

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

Operations/Maintenance Updates & Date: July 2026

- Followed up with painter on ETA for last punch list items
- Talked to Tim Gay to make sure lights will be done before holiday
- Cooper reported pump not working- closed pool and worked with Al Costena to get the breaker fixed within 2 hours and got the pool back up and running
- Reported street lights that are broken – per resident complaint
- Worked with Lauren and Lisa to figure out who was responsible for fence removed on Royal Birkdale- spoke with back neighbor
- Trip to store for supplies for hot dog event
- Set up flags for 4th of July
- Finished up community newsletter
- Worked with employees to solve issue with pool closing for lightening and resident complaints
- Worked with two new employees for onboarding
- Followed up with Strictly for Back-to-school party
- Called resident to follow up about kids using gym explained rules
- Set up for 4th of July hot dog event
- Worked with Francisco to clean up some landscape issues and followed up with residents



Rizzetta & Company

- Worked on credit card charge with accountant from old card
- Trained new employee
- Worked on schedule for holiday weekend as we had call ins
- Very customer service heavy week as Megan was out again
- Worked with painting vendors to complete task
- Worked with mirror vendor to get mirror project complete and supplemental quote needed
- Another customer service heavy 3 days as Megan was out on PTO. I set up several new households and followed up on leases and documents
- Worked with Juniper on resident issue with tree overgrowth on English turn
- Balanced square and new credit card log for accountant
- Obtained roster from Tippie Toes, will follow up with tennis
- Sent all the forms to the YMCA rep to fill out for swimming lessons
- Presented on Virtual meeting for Rizzetta Events and Social committee
- Worked with Brandon Glass to expedite the install of the L channel on gym mirrors
- Worked with Tim Gay to finish up install and train Angel and Megan on schedule for lights
- Received invoice from Glass and final info from Tim Gay
- Called court companies to obtain basketball court quotes
- Set air filter schedule with Angel and followed up with Air Hawk after by annual visit
- Cleaned out both closets after HVAC vendor
- Worked with accountant on Amazon purchase that was tacked down and figured out
- Put 3 months of off duty officer schedule together and sent to liaison
- Got billing sent out to Avid and sent correct info to Air Hawk
- Worked on email and marketing on events coming up
- Made sign-up sheet for Back-to-school party and Birthday party
- Worked with residents whose children were very distrustful in the gym
- Received call about speed sign knocked out due to storm, had Megan call county



- Worked with paint vendor to get all extra equipment out and the last of our paint
- Trip to Walmart for supplies for event and cleaning supplies
- Worked to set up new job listing as candidate fell through
- Filled out school paperwork for the volunteers, to credit their hours
- Worked with residents to set up memorial for resident
- Hosted the strawberry shortcake event
- Garbage run with Angel and picked up flags
- I was on PTO on Friday
- Attended a manager training meeting for Rizzetta
- Worked with Juniper and resident for tree issue on English Turn
- Reached out to vendors for quotes for food trucks and game truck for birthday party
- Ordered yard signs for birthday
- Reached out to sign vendor for quotes on vinyl sign for birthday party
- Worked with resident that is trying to practice dance in the clubhouse. Ran idea past Lisa and district counsel. Reached back out to resident to go over findings
- Met with Lisa and district counsel to go over resident situation and come up with resolution to move forward
- Called to get info on how to fix the speed sign in entrance of community knocked out by storm
- Scrubbed all the pool chairs with Angel
- Followed up with YMCA about forms needed
- Reached out to Juniper to see if we can get the pool cage cleaned out. It is messy after storms
- Emailed Strictly to follow up on previous request for price list for talent for birthday
- Worked with residents upset about grass on White bird. Went out and met with him to show him that was not CDD or HOA land
- Checked in and visited employee that is out on leave for health issues
- Reached out to Christian to secure game truck and get invoice for back-to-school party



Rizzetta & Company

- Reached out to local businesses to see if anyone would offer us giveaways for the birthday
- Priced out flyers and magnets for event
- Balanced all receipts for beginning of month and started spreadsheet
- Worked on New expense report and milage form
- Set up two more interviews since we had a no-show
- Reached out to Costena to get the light fixed on the tennis court
- Trip to Home Depot to buy supplies
- Trip to Walmart to buy dirt cup supplies
- Processed several new residents and gave 4 tours
- Sent out emails to residents whose lease is expired to let them know we need that to maintain access
- Hosted Dirt Cup event
- Managed phone calls over the weekend for missed punches and several staff schedule switches
- Worked with YMCA to get the forms for swimming lessons
- Trip to the store for supplies for smore day
- Amazon order for supplies
- Reached out to talent vendor for an estimate for the birthday event and to see what else we can add on
- Also worked with accountant and Lisa to get check out to Strictly Entertainment for Back-to-school event
- Reached out to Gables motorsports for service on the Mule, the battery is dying
- Reached out to Christan to secure the video game truck for the birthday party
- Went through applications and resumes and called for interviews
- Called locksmith to fix back lanai doors, he found the doors had been re-fitted incorrectly. He fixed the top lock mechanics
- Re-vised the staff schedule and did all punch corrections prior to verifying week
- Worked with accountant for avid requests for Mule service and sign company service



Rizzetta & Company

- Worked with resident issue/ was HOA issue for parking. Asked police to watch street for parking
- Called Costena to follow up about light replacement for tennis court
- E-mailed mounted Posse to re-schedule time
- Interview few candidates for open position
- Emailed Neighborhood News to inquire about an article for the birthday party
- Followed up about invoice for strictly
- Worked with locksmith to get invoice to avoid
- Called to start pizza order for back-to-school party
- Hosted Smore event
- Sent Lisa the invoice for the ATV. She approved right away and sent back
- Coordinated with sign guy for vinyl sign installation
- Emailed newspaper back to follow up on article ideas
- Worked with Lisa to gain COI for YMCA
- Reached out to Danny to see about fixing some camera issues we are having
- Worked through onboarding with new employee
- Reached out to Francisco about the pool pump cage. Met with him that same afternoon and he will clean it up personally
- Reached out to YMCA for waiver forms and turned in attendance list
- Reached out to residents to have them fill out the waiver before class
- Worked with mirror company installers to make sure gym was closed while they worked and made sure it was all installed
- Reached out to Danny from DCSI to get our cameras looked at. We have three that are failing. Also asked about the gate close to the pool pumps as that gate fails after a storm
- Reached out to Al Costena to see when the tennis light will be fixed
- Called AED company to get an estimate sent for batteries for AED machine
- Called Gables to fix invoice issue for accountant



Rizzetta & Company

- Worked with Jayme to talk about give aways
- Ordered clean sweep supplies
- Worked on ladder safety training info for staff per Rizzetta
- Emailed sign company about moving the location
- Emailed Game changers for W-9 and COI
- Worked with YMCA on classes
- Worked with Lisa on pond erosion issue on Royal Birkdale
- Conducted an Interview for open position
- Completed monthly reports for the month
- Met with Danny from DCSI to go over camera and gate issues
- Changed Marquee
- Called to order pizza for this Saturdays event
- Called Court co to follow up with Mary. Explained issue was tabled and will discuss further if we need to
- Worked with Francisco on two resident issues with grass around ponds
- Called resident that had reached out to Jorge and Juniper about mowing issue to explain and calm resident down
- Called strictly to go over what was asked for estimate wise for the Birthday
- Trip to Walmart to buy supplies for ice cream day and weekend event
- Worked with resident on Butler National about grass issue
- Met with Francisco to walk pool deck and go over timing of trimming
- Called Gables repair company to follow up on ETA to get the ATV back
- Worked with accountant to get her exactly what was needed to process payment for ATV
- Had a virtual meeting and tour of the clubhouse from a commercial furniture vendor that was recommended by Luciano
- Sent an email to Cooper praising them for their work on the pool
- Filled out the forms for the high school that our summer volunteers needed



Rizzetta & Company

- Met with Noah from Cooper to go over fixed on the pool ladder and tile
- Worked with Angel to clean pavilion floor for painting
- Reached out to AED vendor about machine in pool making noise
-

Maintenance Accomplishments

- Multiple trash runs as it was a very stormy week
- Repaired door hinge on women's bathroom door
- Men's bath water pressure low, cleaned out all aerators clogged with sediment
- Worked with Cooper pools to troubleshoot pump issue. Came to conclusion it was breaker issue. Taped off pool until Costena can come to change breaker
- Picked up all palm fronds around property
- Patched a hole in the wall by lanai doors
- Cleaned up clogged toilet that was used
- Cleaned up caution tape and cleaned new cement
- Installed metal plate to tennis court door to prevent tampering (residents put stick in door to hold open)
- Repaired broken exit sign that was hit by resident and fell down
- Fixed lanai timer which was knocked out when power went out
- Set flags in ground for 4th of July display
- Fixed loose doorknob on front door
- Helped Laura set up for hotdog day



Rizzetta & Company

- Cleaned up basketball court and tennis court that was messy from storm
- Cleaned out shed
- Repaired the gym faucet, it didn't have hot water
- Cleaned out gutters clogged from storm debris
- Pushed mulch back from lanai
- Cleaned out debris built up in moats for pool heaters
- Adjusted door closures on main entrance doors, they have been acting up since painting
- Assembled picnic bench on basketball court
- Removed flags from Country Pointe from holiday
- Stained pergola (second coat and third in some areas that needed it)
- Took apart pendant light on kitchen bar that was not working, it was cracked. I replaced part and fixed loose wire
- Back door was stuck again. Lubed parts and took top latch apart to find issue
- Set up for CDD meeting
- Men's toilet was clogged and user had broken handle in process
- Home Depot run for supplies and gas for the mule
- Replaced handle that was broken in men's bath toilet
- Replaced two toilet seats in women's pool bath- need to replace all but Home Depot only had two left (seats are old and dirty)
- Inspected pool ladder as resident complained of part being loose
- Tightened pool ladder and talked to Noah from cooper about ordering new plastic part on ladder
- Inspected new forever lights. The monument was lighting up at night. Worked with the app and the housing and got the lights to get back on schedule
- Re-attached the tennis screens that were knocked down from wind
- Tried to troubleshoot the light that was reported to be out on the tennis court. Seems to be a bulb issue
- Replaced all missing plug covers in the gym that were missing from painters



Rizzetta & Company

- Mule battery was dead. Jumped the dead battery and fixed loose terminal wires
- Mule ride to check that forever lights are operating correctly
- Addressed comment that the men's toilet is leaking (Per Pedro). Tightened valve
- Trip to Home Depot to buy paint for pool bar floor and yellow for curb
- Scrubbed both pools chairs
- Painted the entrance curb yellow, ran out of paint
- Worked on speed sensor heading into community, fixed it
- Cleaned up all Pine needles that were gathered by the base of the tennis fence
- Angel was out of the office on Thurs and Friday
- Fixed diaper changing station (wasn't latching) parent complained
- Replaced hydraulic door closer for outside gate leading from lanai to pool (wasn't closing)
- Replace hydraulic door closer from pump gate to pool (wasn't closing)
- Tried to install new lights in front of building. Not happy with wiring to solar panel. Will return for other style and finish next week
- Picked up garbage in the parking lot and around grounds, Walked to check for landscape issues that need to be addressed
- Fixed the sconce light on the guard house. Plexi glass blew out during the storm
- Replaced door hardware in effort to fix back door
- Re-mounted door sensors that were removed by locksmith to make alarm function again
- Re-attached windscreens knocked down by wind
- Cleaned out gutter and cleaned out pop ups that were washed out by storm
- Fixed hose and installed new spray nozzle
- Pressure washed tennis court
- Cleaned out all faucets in women's bath for sediment
- Fixed soap dispenser and re-hung in gym
- Cleaned up drywall dust after gym install
- Cleaned off pool deck and walked front lawn for palm debris from wind



Rizzetta & Company

- Repaired leak in plumbing in pool bath (reported by Pedro) it was coming from the angle stop, located water shut off and fixed
- Mule run for garbage
- Power washed rear sidewalk by lanai
- Re-zip tied the nets on the tennis court
- Applied first coat of paint on the pavilion floor
- Replaced bulbs in TV room
- Applied second coat of paint to pavilion floor
- Re-set picnic tables in the pavilion
- Trips to guard house to put away summer décor and get Back-to-school supplies
- Changed the Marquee
- Checked the AED that was reported as beeping
- Moved gym equipment to clean floors
- Fixed clogged toilet in the men's pool bath
- Tightened up gate closer on the gate to the playground
- Friday I moved the furniture with Laura and decorated for the event the next day
- Checked pool pump coffins to make sure that daily heavy rains were not affecting pumps
- Replaced aerators in both faucets in women's bath outside
- Moved tables and power washed pavilion floor
- Caution taped pavilion and moved garbage cans

Projected Maintenance Projects:

- Painting pool bar floor



Rizzetta & Company

Vendor Site Visits Performing a Service:

- Insect IQ on site to perform quarterly maintenance in August

Off Duty Sheriff Reports:

- See attached file for patrol details.

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

- All inspections were performed on July 28th, 2026

Facilities Usage:

- Country Walk CDD met this month on July 9th 2026
- 3 Private parties held at the clubhouse.
- 0 Private parties held at the pavilion.
- 2 Private party held at the pool bar.
- Mahjong Group Wednesday 6pm- 8:30pm
- Tippiie Toes Tues
- Adult Meetup every Thursday 11:30am- 2:30pm
- Silver Sneakers Mondays at noon- Cancelled

Resident Square Payment Log:

- See attached files for Monthly Financial Transactions

Upcoming Events:

Community birthday Sept 26th

Board of Supervisor's Requests & Updates:

- None to report.

Resident Requests:

New Furniture



Rizzetta & Company

Clubhouse Employee hours used June 29th - July 31

795 hours



Rizzetta & Company

JULY 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	29 th ✓		1	2 17h00-23h00 ✓	3	4
5	6 17h00-23h00 ✓	7	8	9 17h00-23h00 ✓	10	11
12 19h00-01h00 ✓	13	14	15 19h00-01h00 ✓	16	17	18 17h00-23h00 ✓
19	20	21 17h00-23h00 ✓	22	23	24 19h00-01h00 ✓	25
26	27 17h00-23h00 ✓	28	29	30 17h00-23h00 ✓	31	

COUNTRYWALK CDD DEPUTY SCHEDULE

30400 County Point Blvd.
Wesley Chapel, FL 34543
813.991.6102

District Manager : Lisa Castoria
Clubhouse Manager: Laura Capaccio



COUNTRY WALK



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 6/29/2026

Deputy: **HORENSTEIN, RANDY (7296)**

Position: Community (Security)

Scheduled Time 5:00PM - 11:00PM

Actual Time 5:00PM - 11:00PM

Display Text	Answer Text1
Event Number:	2026395451
Who did you contact upon arrival?	Checked in with clubhouse staff.
Number of field interview reports:	0
Number of parking tickets:	5
Amount of time running radar:	2 hours
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	No



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

Conducted traffic enforcement throughout community no significant speeding observed. Conducted patrol of community no suspicious activity observed. Issued citations to vehicles parked in roadway and sidewalks.

Made contact with Krystian Kopycinski outside of 4409 Crystal Downs Ct whos vehicle was parked on the sidewalk. Krystian was upset I did not knock on his door and ask him to move. Krystian moved his vehicle in the vacant home at 4355 Crystal Downs Ct.

Citations:

30820 WHITE BIRD AVE, LPSM03 (FL), Citation# P01036PC, Event# 2026395843

30921 WHITE BIRD AVE, BV20FG (FL), Citation# P01037PC, Event# 2026395854

4323 KINGSMILL CT, CC22VA (FL), Citation# P01038PC, Event# 2026395895

4313 KINGSMILL CT, REUS25 (FL), Citation# P01039PC, Event# 2026395903

30828 PUMPKIN RIDGE DR, RUNL90 (FL), Citation# P01040PC, Event# 2026395922

Warnings:

4311 OLD WAVERLY CT, 1RAM1 (FL), Written Warning# PW00564PC

4300 KINGSMILL CT, HINT26 (FL), Written Warning# PW00565PC

4423 O ROURKE CT, CN84AR (FL), Written Warning# PW00566PC

4409 CRYSTAL DOWNS CT, XHT425 (FL), Written Warning# PW00567PC

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



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 ATTN: Secondary Employment Office Administrator
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COUNTRY WALK CDD

The below is a consolidated daily report of all the deputies that worked the COUNTRY WALK CDD* Community (Security) detail on 7/2/2026

Deputy:	COLE, KYRA (6844)		
Position:	Community (Security)		
Scheduled Time	5:00PM - 11:00PM		
Actual Time	5:00PM - 11:00PM		
Display Text	Answer Text1		
Event Number:	2026402464		
Who did you contact upon arrival?	I made contact with staff at the front entrance as requested.		
Number of field interview reports:	2 interview conducted.		
Number of parking tickets:	0 Tickets ; 8 written warnings due no written warnings being documented for any of the vehicles		
Amount of time running radar:	0 - Not radar certified		
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	2026402565 – Welfare Check requested by front desk 2026402943 X4 2026403075 x2 2026403113 x2		
Please document a detailed Narrative of events that took place during your detail:	I conducted an illegal parking for 6 vehicles parked on the road throughout the neighborhood. None of these 6 cars had received written warnings prior to my shift, therefore, they were not written any citations. I patrolled the neighborhood throughout my shift, and I did not observe any other traffic violations throughout the shift. I made contact with one resident and advised him it is illegal to park in front of a fire hydrant and he moved his vehicle.		
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.	NA		



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COUNTRY WALK CDD

The below is a consolidated daily report of all the deputies that worked the COUNTRY WALK CDD* Community (Security) detail on 7/6/2026

Deputy:	GROVES, JENNIFER (7096)	
Position:	Community (Security)	
Scheduled Time	5:00PM - 11:00PM	
Actual Time	5:00PM - 11:00PM	
Display Text	Answer Text1	
Event Number:	2026410952	
Who did you contact upon arrival?	clubhouse staff	
Number of field interview reports:	0	
Number of parking tickets:	PSO warning cards	
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 my arrival, I monitored the clubhouses after dusk and did not observe anyone occupying the amenities after hours. I patrolled the communities and provided warning cards on illegally parked vehicles. I monitored Country Walk Boulevard to deter offending vehicles. I observed most vehicles driving 5-10 miles over the posted speed limit (30 mph). Due to reports of juveniles jumping over the swimming pool gate after hours, I monitored the swimming pool area, and clubhouse parking lot for the remainder of my 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.	0	



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COUNTRY WALK CDD

The below is a consolidated daily report of all the deputies that worked the COUNTRY WALK CDD* Community (Security) detail on 7/9/2026

Deputy: **MERCADO MARIN, GEORGE (7821)**

Position: Community (Security)

Scheduled Time 5:00PM - 11:00PM

Actual Time 5:00PM - 11:00PM

Display Text	Answer Text1
Event Number:	2026418328
Who did you contact upon arrival?	ANGELA SAVINON
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:	N/a
Please document a detailed Narrative of events that took place during your detail:	I conducted various patrols throughout the community. I conducted foot patrols of the clubhouse and outdoor amenities. Maintained law enforcement presence to deter suspicious activity. Did not observe any violations with golf carts or ebikes on my 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



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COUNTRY WALK CDD

The below is a consolidated daily report of all the deputies that worked the COUNTRY WALK CDD*
Community (Security) detail on 7/12/2026

Deputy: **FREDRICKSON, JARROD (7659)**

Position: Community (Security)

Scheduled Time 7:00PM - 1:00AM

Actual Time 7:00PM - 1:00AM

Display Text	Answer Text1
Event Number:	2026424899
Who did you contact upon arrival?	the staff that were closing the clubhouse
Number of field interview reports:	0
Number of parking tickets:	0
Amount of time running radar:	3.5 hours
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	None observed
Please document a detailed Narrative of events that took place during your detail:	Upon arrival, I maintained a high level of visibility while patrolling the community. In between patrols, I would run speed laser on vehicle entering in the neighborhoods to which when most vehicle observed my patrol vehicle the slowed down to reasonable speeds. There was no suspicious or criminal activity observed during this detail.
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.	none at this time



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COUNTRY WALK CDD

The below is a consolidated daily report of all the deputies that worked the COUNTRY WALK CDD*
Community (Security) detail on 7/15/2026

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:	2026431794
Who did you contact upon arrival?	clubhouse staff
Number of field interview reports:	0
Number of parking tickets:	pso warning cards only on offending vehicles
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 my arrival, I monitored the clubhouses after dusk, I observed a large group of juveniles occupying the amenities after hours. I requested the juveniles leave and they did with no issues. I patrolled the communities and provided warning cards on illegally parked vehicles. I monitored Country Walk Boulevard to deter traffic offending vehicles. I observed most vehicles driving 5-10 miles over the posted speed limit (30 mph). Due to reports of juveniles jumping over the swimming pool gate after hours, I monitored the swimming pool area, and clubhouse parking lot for the remainder of my shift. I did not observe criminal activity during my 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.	0



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COUNTRY WALK CDD

The below is a consolidated daily report of all the deputies that worked the COUNTRY WALK CDD*
 Community (Security) detail on 7/18/2026

Deputy: **SCHOTTE, WILLIAM (5061)**

Position: Community (Security)

Scheduled Time 5:00PM - 11:00PM

Actual Time 5:00PM - 11:00PM

Display Text	Answer Text1
Event Number:	2026438197
Who did you contact upon arrival?	Checked in at clubhouse
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:	No parking placards placed on vehicles
Please document a detailed Narrative of events that took place during your detail:	I conducted multiple patrols throughout the community. There were no reports or observations of criminal activity. There were no reports or observations of suspicious people, vehicles, or activity. There were numerous illegally parked vehicles in the street. I placed no street parking placards on the windshields of vehicles located on Waterville Ave, Dylan Thomas Drive, Point O' Woods Drive, and Greek Isle Lane. Traffic conditions were monitored and no egregious driving violations were observed. There were no concerns with juveniles operating golf carts or E-bikes. There were no calls for service within the community during the detail. There were no trespassers at the clubhouse, pool, or parks after dusk.
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



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COUNTRY WALK CDD

The below is a consolidated daily report of all the deputies that worked the COUNTRY WALK CDD*
Community (Security) detail on 7/21/2026



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

Deputy: **SCARANGELLA, ANTHONY (7727)**

Position: Community (Security)

Scheduled Time 5:00PM - 11:00PM

Actual Time 5:00PM - 11:00PM

Display Text	Answer Text1
Event Number:	2026444488
Who did you contact upon arrival?	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:	parking violations documented below
Please document a detailed Narrative of events that took place during your detail:	Upon arrival I made contact with staff. Conducted static and moving security in the community looking for any egregious speeding which was not observed. I looked for parking violations and any suspicious persons or vehicles. I was asked to address specifically a vehicle which keeps parking in front of 4301 Bethpage Ct that actually lives at 30603 White Bird. I was advised by a neighbor the owner actually lives at 4307 Bethpage Ct. I knocked on the door due to it being early evening. I made contact with the homeowner who advised it was his son's vehicle and his son moved out of state. I advised him the vehicle needed to be moved regardless and if he did not the neighborhood could have it towed from the area which he understood. The vehicle is a white infinity CT Tag #bv60635. I did not place a ticket on the vehicle as the resident did not own it and was not going to pay the ticket for his son. Felt it was more appropriate to instruct him to get a permanent solution or the vehicle would need to be towed at the neighborhoods digression.
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



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COUNTRY WALK CDD

The below is a consolidated daily report of all the deputies that worked the COUNTRY WALK CDD* Community (Security) detail on 7/24/2026

Deputy: **BREWER, VICTORIA (5989)**

Position: Community (Security)

Scheduled Time 7:00PM - 1:00AM

Actual Time 7:00PM - 1:00AM

Display Text	Answer Text1
Event Number:	2026451755
Who did you contact upon arrival?	Gabe @ clubhouse 305-762-0371
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:	2026451838 - traffic stop on golf cart - juvenile on a legally registered gold cart driving without a licensed adult - gave verbal warning to juvenile to drive golf cart home as he was on his street and educated on the legalities of driving without an adult and impact receiving a citation prior to obtaining drivers license can have.
Please document a detailed Narrative of events that took place during your detail:	Patrolled all neighborhoods within the subdivision, ensured residents were out of amenities area at dusk at request of subdivision. Paced cars on main road to deter speeding prior to round about at club house.
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



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COUNTRY WALK CDD

The below is a consolidated daily report of all the deputies that worked the COUNTRY WALK CDD* Community (Security) detail on 7/27/2026

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:	2026457328
Who did you contact upon arrival?	On-site staff
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:	I arrived at Country Walk CDD, and did an initial patrol of the neighborhood. I patrolled several sections of the neighborhoods, where I did not observe any suspicious persons/activity. I conducted foot patrols around the park/pool area, where I did not observe any suspicious persons/activity.
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 7/30/2026

Deputy: **MARCOUILLER, DANIEL (6195)**

Position: Community (Security)

Scheduled Time 5:00PM - 11:00PM

Actual Time 5:00PM - 11:00PM

Display Text	Answer Text1
Event Number:	2026464318
Who did you contact upon arrival?	On duty staff.
Number of field interview reports:	None
Number of parking tickets:	One citation on White Bird Ave 30603 Written Warning on Bethpage Ct.
Amount of time running radar:	Not Certified
Were there any other types of violations, such as trespassing, written warnings, additional event numbers:	None.
Please document a detailed Narrative of events that took place during your detail:	1700 hours - Arrived for duty and made contact with community staff. 1700 - 2030 hours - Motorized patrol throughout the community raining conditions. Nothing suspicious noted 2030-2110 hours - Issued the above listed citation/warning. Due to wet conditions no further violations issued 2110 - 2245 hours - Motorized patrol throughout the community and nothing suspicious noted. 2245-2300 hours - End of shift security check of the community center. All clear nothing suspicious noted.
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.	Nothing noted at this time.

Jul-26

Receipts Attached.

Laura Capaccio

[illegible]



Your order has been processed.

Order MC24288089

Processed on June 29, 2026 02:28 AM New York.

Essentials plan

\$26.50

1,500 contacts

Paid via Mast ending in **0408** which expires **06/2028**
on June 29, 2026

\$26.50

Balance as of June 29, 2026

\$0.00

Issued to

Laura Capaccio

countrycdd

lcapaccio@rizzetta.com

Country Walk CDD

5844 Old Pasco Road 100 Wesley Chapel, FL 33544

813-991-6102

sam's club

Cheers to 2 years, Sam!

You saved \$1.00 with Instant Savings today.

You earned \$5.45 in Sam's Cash today.

See savings and earnings details at
Sams Club.com/Account

613-929-7010

06/27/26 15:42 8075 14652 191 9091

101 1000 0000 0000 0000

8252 6 WATERMELON F	5.97 0
1 @ 5.97	
8252 6 SA WATERMELON F	17.91 0
1 @ 17.91	
8252 6 12 WATERMELON F	17.96 0
980050691 HH 1602 000	16.98 0
1 @ 16.98	
980262416 HH FRANK 101	81.54 0
1 990442360 CLASSIC PACF	9.98 0
0 1001 50 CLASSIC PACF	1.00 0
1 @ 1.00	
990007735 HH FRANK 101	18.96 0
33400 100KIL FRAY	19.93 0
33400 100KIL FRAY	19.93 0
1 @ 19.93	
990504094 US SUB 101	20.96 0
1 @ 20.96	
981945 001 000 000	38.80 0
1 @ 38.80	
980193581 HH 0007	8.94 0
1 @ 8.94	

SUBTOTAL 270.86

TOTAL 270.86

MEMBER FUND 270.86

CASH ON HAND 0.00

MASTERCARD 0432 12 APPROX 9679

270.86 TOTAL PURCHASE

REF # 613094788758

ATD 30003000041110

TERMINAL # 21927709

*No Signature Required

06/29/26 15:42 37

ITEMS SOLD 29

ICW 3504 6354 0192 1887 4190 4



You earned \$5.45 in Sam's Cash; that's
2% of your eligible purchases.

Give us feedback @ survey.walmart.com
Thank you! ID #:7WSK8X160GL6

Walmart *

WM Supercenter

813-262-2180 Mgr. ALEJANDRA

28500 STATE ROAD 54

WESLEY CHAPEL FL 33543

ST# 03418 OP# 005605 TE# 21 TR# 04295

ITEMS SOLD 24

TC# 0963 2146 1051 6720 1034 5



SLICED STRAW 078742253870 F	9.82 N
SLICED STRAW 078742253870 F	9.82 N
POP ICE 80CT 072392770800 F	5.88 N
GV WHIPTOP 078742017090 F	2.56 N
GV WHIPTOP 078742017090 F	2.56 N
GV WHIPTOP 078742017090 F	2.56 N
GV WHIPTOP 078742017090 F	2.56 N
GV WHIPTOP 078742017090 F	2.56 N
GV WHIPTOP 078742017090 F	2.56 N
GV WHIPTOP 078742017090 F	2.56 N
SUG FREE GEL 633456113220 F	4.64 N
SUG FREE GEL 633456113220 F	4.64 N
ROACH KILLER 046500119520	9.58 N
CLR CUTLERY 078742036920	7.68 N
RLMON JCE 014800582230 F	2.37 N
GRANULATED 078742228030 F	3.27 N
STRAWBERRIES 665290001420 F	4.97 N
STRAWBERRIES 665290001420 F	4.97 N
BUTR LF CK 078742367890 F	
6 AT 1 FOR 3.94	23.64 0
** VOIDED ENTRY **	
BUTR LF CK 078742367890 F	

SUBTOTAL 109.20
TOTAL 109.20

MCARD TEND 109.20
CHANGE DUE 0.00

DECLINED TRANSACTION
MASTERCARD- 0408 2
AID A0000000041010
CUSTOMER CANCELLED BANKCARD
07/07/26 17:05:55

MASTERCARD- 0408 I 2 APPR#007643
109.20 TOTAL PURCHASE
REF # UJ4LBG378797
AID A0000000041010
TERMINAL # 28277683
*No Signature Required
07/07/26 17:06:45



How does
get more done.

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

8929 00005 75985 07/10/26 09:16 AM
SALE CASHIER BRENDA

126c4300486E SCREWS 300 <A>	9.56N
WALLPLT SCREWS ASSORTED 300PK	
078477100035 1GDUP W4 10P <A>	4.98N
1G WHT STD OUTLET WALLPLT 10PK	
078477772997 1G BLNK WH <A>	
1G WHT PLSTC BLANK WALLPLT	2.64N
300.88	
692597424214/ TANK LEVER <A>	
DLXE FRONT MOUNT CHROME TANK LEVER	23.12N
405.78	
033886001472 SIKKA AF2 <A>	
10.10Z SIKKA SPR STRNG ANCHRING ALHSLV	63.94N
2031.97	
008359139099 1.2ARTR5PK <A>	
1.2 GPM DT FAUCET AERATOR GPK	46.84N
2023.42	
039e45124130 10#QUICK SET <A>	12.97N
10LB QUIKRETE QUICK-SETTING CEMENT	
073088025432 TOILET SEAT <A>	
PLASTIC OPEN FRONT ELONG WHITE	59.96N
2029.98	

SUBTOTAL 224.01
SALES TAX 0.00

TAX EXEMPT TOTAL \$224.01

XXXXXXXXXXXX0408 MASTERCARD USD\$ 224.01

AUTH CODE (010255/5.5)/67

AUTH MODE - ISSUER

Chip Read

AID A00000000041010

MasterCard

P.O.#/JOB NAME: CLUB HOUSE

8929 07/10/26 09:16 AM



8929 05 75985 07/10/2026 5587

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
1	90	10/08/2026

A

Transaction Journal

Detail: Transaction number: 842432

Site: Circle K 2707253 (2707253)

Tran#	Transaction Details	Item	Quantity	Amount (\$)
842432	Date/time: 7/10/2026 8:41 AM	UNL-REG (pump 13)	5.406	20.81
	Employee: ICR	Inner Circle	1.0000	0.00
	Terminal: 100	Inner Circle Loyalty Discount	5.4060	0.00
	Type: Sale	0.050 /Gal Discount	5.4060	0.00
	Total: \$20.81	Electronic Payment OEMV (CPT)		(20.81)

Loyalty Card details:

Card type: Loyalty Card
Card number: N/A
Expiration: N/A
Card holder name: N/A
Card Entry Method: Manual

Card payment details:

Card type: Master Card
Card number: 533411XXXXXX0408
Expiration: 06/28
Card holder name: N/A
Card Entry Method: Chip

Give us feedback @ survey.walmart.com
Thank you! ID #:7WSLOK160H1L



WM Supercenter
813-262-2180 Mgr. ALEJANDRA
28500 STATE ROAD 54
WESLEY CHAPEL FL 33543
ST# 03418 DP# 003404 TE# 23 TR# 04741

ITEMS SOLD 22
TC# 8809 7629 3826 5158 7448 2



SP CH/VN 12	027000419260 F	3.97 N
SP CH/VN 12	027000419260 F	3.97 N
SP CH LOV 12	027000419240 F	3.97 N
SP CH LOV 12	027000419240 F	3.97 N
SP CH LOV 12	027000419240 F	3.97 N
SP CH LOV 12	027000419240 F	3.97 N
SP CH LOV 12	027000419240 F	3.97 N
SP CH LOV 12	027000419240 F	3.97 N
GV WORMS	078742162790	8.64 N
GV WORMS	078742162790	8.64 N
GV WORMS	078742162790	8.64 N
GV WHIPTOP	078742017090 F	2.56 N
GV WHIPTOP	078742017090 F	2.56 N
GV WHIPTOP	078742017090 F	2.56 N
GV WHIPTOP	078742017090 F	2.56 N
GV TW SH EF	078742084910	2.97 N
GV TW SH EF	078742084910	2.97 N
DRED PT ORG	044000060640	5.98 N
DRED PT ORG	044000060640	5.98 N
DRED PT ORG	044000060640	5.98 N
SUG FREE GEL	633456113220 F	4.64 N
SUG FREE GEL	633456113220 F	4.64 N

SUBTOTAL 101.08
TOTAL 101.08

MCARD TEND 101.08
CHANGE DUE 0.00

MASTERCARD- 0408 I 2 APPR#014733

101.08 TOTAL PURCHASE

REF # 619585543888

AID A0000000041010

TERMINAL # 21972156

*No Signature Required

07/14/26 16:42:08

Tax ID: 85-8012603986c8
GOVERNMENT
GOVERNMENT - STATE

Order Summary

Order placed July 9, 2026 Order # 112-2821858-4405029

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

Payment method
Mastercard ending in 0408
[View related transactions](#)

Order Summary	
Item(s) Subtotal:	\$112.91
Shipping & Handling:	\$6.99
Free Shipping:	-\$6.99
Total before tax:	\$112.91
Estimated tax to be collected:	\$0.00
Grand Total:	\$112.91

Arriving July 14 - July 17



FC8T9/CW 22W and FC12T9/CW 32W Cool White Round Fluorescent Light Bulb Set, 8 inch T9 22 Watts & 12 inch 32 Watts Circular Bulbs Pack, Circline Kitchen and Bath Light Bulbs, CRI 80, 4100K, G10q Prong
Sold by: CHKADAWA
Supplied by: Other
\$22.99



Ever Ready First Aid Sting Relief Wipes, 100 Count...
Sold by: BP MEDICAL SUPPLIES
Supplied by: Other
\$8.95



Bethone 3-Pack Duct Tape Heavy Duty Waterproof Silver, 66 Yards x 1.88 Inch Total Strong Adhesive Duct Tape No Residue Bulk for Home Use, DIY, Projects, Outdoor Repairs Tear by Hand
Sold by: Amanbo office
Supplied by: Other
\$8.99



2 in 1 Electric S'mores Maker & Fondue Pot, Tabletop Indoor Smores kit with 4 Roasting Forks, 4 Detachable Trays & 1 Flameless Temperature-controlled Heater, Movie Night Supplies & Housewarming Gifts
Sold by: CHOCOSMORE
Supplied by: Other
\$35.99

[Back to top](#)



How doers
get more done.

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

8929 00006 02995 07/14/26 12:44 PM
SALE CASHIER DONNA

015812771024 TAPE 1000FT <A> 12.97N
EMPIRE 1000' YELLOW CAUTION TAPE
077089003116 4PCTRAYKIT <A> 9.97N
BETTER 4 IN TRAY SET
077089143133 PYLAM COVER <A>
BETTER 12 X 3/8 IN KNIT POLY ROLLER
205.97
051115092213 2090 1.5"CP <A> 11.94N
SCOTCHBLUE 1.41" 2090 6PK 33.98N
020066774752 SNBRSTYLWQT <A>
STOPS RUST GLOSS SUNBURST YELLOW QT 17.48N
077089209136 12"5WRRLRFRM <A> 5.96N
12 IN HEAVY DUTY ROLLER FRAME
740963101771 18" TRAY <A> 18.97N
18 IN DEEP WELL TANK TRAY - BLK
678885194413 LR ENAMEL <A> 39.98N
BEHR PREM P&F PAINT 6050 UPW GAL
RSN: 5 NEW AMT 35.60 MKDN -4.38
MAX REFUND VALUE \$35.60
678885194413 LR ENAMEL <A> 39.98N
BEHR PREM P&F PAINT 6050 UPW GAL
RSN: 5 NEW AMT 35.60 MKDN -4.38
MAX REFUND VALUE \$35.60
678885194413 LR ENAMEL <A> 39.98N
BEHR PREM P&F PAINT 6050 UPW GAL
RSN: 5 NEW AMT 35.60 MKDN -4.38
MAX REFUND VALUE \$35.60
678885194413 LR ENAMEL <A> 39.98N
BEHR PREM P&F PAINT 6050 UPW GAL
RSN: 5 NEW AMT 35.60 MKDN -4.38
MAX REFUND VALUE \$35.60
678885194413 LR ENAMEL <A> 39.98N
BEHR PREM P&F PAINT 6050 UPW GAL
RSN: 5 NEW AMT 35.60 MKDN -4.38
MAX REFUND VALUE \$35.60

SUBTOTAL 289.27
TAX EXEMPT SALES TAX 0.00

TOTAL \$289.27
XXXXXXXXXXXX0408 MASTERCARD

AUTH CODE 014576/1062487 USD\$ 289.27
AUTH MODE - ISSUER TA
Chip Read

AID A0000000041010

Mastercard

P.O.#/JOB NAME: 0

8929 07/14/26 12:44 PM



8929 06 02995 07/14/2026 1028

RETURN POLICY DEFINITIONS
POLICY ID 1 DAYS 90 POLICY EXPIRES ON 10/12/2026
A

Order Summary

Order placed July 14, 2026 Order # 112-1436997-4283438

Ship to

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

Payment method

Mastercard ending in 0408
[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$64.95
Shipping & Handling:	\$0.00
Total before tax:	\$64.95
Estimated tax to be collected:	\$0.00
Grand Total:	\$64.95

Arriving July 23



TEN (10) Pack Custom Personalized 24 x 18 inch Yard Signs, Double and Single Sided Printing, Metal Stakes, by 4CInk

Sold by: [4CInk](#)
Supplied by: Other
\$64.95

[Back to top](#)



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

ORIGINAL

Invoice information

Invoice Number 3519713644
Invoice Date 15-JUL-2026
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-JUL-2026 to 14-AUG-2026

PRODUCT NUMBER	PRODUCT DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	NET AMOUNT	TAX RATE	TAXES	TOTAL
65230474	Acrobat Standard	1	EA	14.99	14.99	0.00%	0.00	14.99

Invoice Total

NET AMOUNT (USD) 14.99
TAXES (SEE DETAILS FOR RATES) 0.00

GRAND TOTAL (USD) 14.99

Comments:

Billing Contact

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

Thank you for your business!

Order Summary

Order placed July 16, 2026 Order # 112-0191826-8114645

Ship to

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

Payment method

Mastercard ending in 0408
[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$13.39
Shipping & Handling:	\$0.00
Total before tax:	\$13.39
Estimated tax to be collected:	\$0.00
Grand Total:	\$13.39

Arriving Monday



Unger UNG COBW0 Star Duster Cobweb Duster, 3 1/2" Handle
Sold by: [MyOfficeInnovations/Staples, Inc.](#)
Supplied by: Other
\$13.39

[Back to top](#)

Order Summary

Order placed July 16, 2026 Order # 112-0777353-1573854

Ship to	Payment method	Order Summary	
Country Walk Clubhouse 30400 COUNTRY POINT BLVD WESLEY CHAPEL, FL 33543-7202 United States	Mastercard ending in 0408 View related transactions	Item(s) Subtotal:	\$90.87
		Shipping & Handling:	\$6.99
		Free Shipping:	-\$6.99
		Total before tax:	\$90.87
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$90.87

Arriving Wednesday

- 

XINGO 1000 PCS Black Zip Ties 8 Inch, 60 LBS Tensile Strength, Self-Locking Nylon Plastic Nylon PA66 Wire Ties for Indoor and Outdoor Use
Sold by: XINGO Official Store
Supplied by: Other
\$19.99
- 

BEMIS 1955CT Commercial Open Front Plastic Toilet Seat, Heavy Duty Industrial Seat without Lid, Secure Installation for Long Lasting Use, Made in USA, Elongated, White
Sold by: Amazon.com
Supplied by: Other
\$22.79
- 

AUTOMAN-Garden-Hose-Nozzle, ABS Water Spray Nozzle with 7 Adjustable Watering Patterns, Slip Resistant for Watering Plants, Lawn& Garden, Washing Cars, Cleaning, Showering Pets & Outdoor Fun.
Sold by: Automan Pro ★★★★★
Supplied by: Other
\$8.99
- 

Amazon Basics Assorted Size and Color Rubber Bands, Strong Elastic Stretch Office Supplies, 0.5 lb. Variety Assortment
Sold by: Amazon.com
Supplied by: Other
\$7.33
- 

(24 Pads) Sticky Notes 3x3 Inches,Bright Colors Self-Stick Pads, Easy to Post for Home, Office, Notebook
Sold by: Vanpad
Supplied by: Other
\$8.98

[Back to top](#)



Outlook

[EXTERNAL]CalendarWiz Purchase Receipt for: countrywalkcdd

From CalendarWiz <sales@calendarwiz.com>

Date Mon 7/20/2026 10:09 AM

To Laura Capaccio <lcapaccio@rizzetta.com>

NOTICE: This email originated from outside of the organization.

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

Hello Laura Capaccio,

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

CALENDARWIZ PURCHASE RECEIPT

Order Number: 108161-2606

Order Date: 7/19/26

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: XXXXXX0408 (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.

Sincerely,

The CalendarWiz Team

Thank You For Your Business!

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

© CalendarWiz, LLC. 45 Lafayette Road, Suite 312 North Hampton, NH, 03862 USA

Give us feedback @ survey.walmart.com
Thank you! ID #:7WSLR3150CQM



WM Supercenter
613-262-2180 Mgr. ALEJANDRA
28500 STATE ROAD 54
WESLEY CHAPEL FL 33543
ST# 03418 OP# 006002 TE# 22 TR# 01549

ITEMS SOLD 35
TC# 0413 1152 9101 6750 4138 5



HSYSSGSTBG	034000463030	14.84 N
CHEEZ IT	024100129450 F	3.78 N
CHEEZ IT	024100129450 F	3.78 N
CHEEZ IT	024100129450 F	3.78 N
CHEEZ IT	024100129450 F	3.78 N
CHEEZ IT	024100129450 F	3.78 N
GV 20OZ BWL	078742349370	4.97 N
GV 7IN 5OC	078742349300	2.97 N
GV 20OZ BWL	078742349370	4.97 N
GV CHOCCHIP	078742259920	2.47 N
GV CHOCCHIP	078742259920	2.47 N
KIT KAR SNAC	034000463220	3.24 N
HERSHEY COOK	034000802870	3.34 N
HERSHEY COOK	034000802870	3.34 N
MRGDBR 10PK	034000463150	
2 AT 1 FOR	3.34	6.68 O
RSE PBC 1OCT	034000463170	3.24 N
RSE PBC 1OCT	034000463170	3.24 N
RSE PBC 1OCT	034000463170	3.24 N
KIT KAR SNAC	034000463220	3.24 N
GVSMOREMLW	078742028600 F	2.38 N
GV HNY GRMS	078742072530 F	2.16 N
GV HNY GRMS	078742072530 F	2.16 N
HSYSSGSTBG	034000463030	14.84 N
GV HNY GRMS	078742072530 F	2.16 N
GV HNY GRMS	078742072530 F	2.16 N
GV HNY GRMS	078742072530 F	2.16 N
GV CHOCCHIP	078742259920	2.47 N
GV FDG STR	078742295100	2.26 N
GV FDG STR	078742295100	2.26 N
GVSMOREMLW	078742028600 F	2.38 N
GVSMOREMLW	078742028600 F	2.38 N
GVSMOREMLW	078742028600 F	2.38 N
GVSMOREMLW	078742028600 F	2.38 N
GV FDG STR	078742295100	2.26 N

SUBTOTAL 127.94
TOTAL 127.94

MCARD TEND 127.94
CHANGE DUE 0.00

MASTERCARD- 0408 I 2 APPR#021734
127.94 TOTAL PURCHASE
REF # UJUH63686935
AID A0000000041010
TERMINAL # 27975152
*No Signature Required
07/21/26 16:34:44

Give us feedback @ survey.walmart.com
Thank you! ID #:7WSMGL160GSV



WM Supercenter
813-262-2180 Mgr. ALEJANDRA
28500 STATE ROAD 54
WESLEY CHAPEL FL 33543
ST# 03418 OP# 002831 TE# 19 TR# 04501

ITEMS SOLD 41
TC# 7758 3899 2847 3077 5567 4



GV 10IN 100C 078742349320	8.37 N
GV 10IN 100C 078742349320	8.37 N
KAJ BERRY 043000080920 F	2.97 N
WHT CUTLERY 681131573930	2.24 N
WHT CUTLERY 681131573930	2.24 N
GV 100Z 50C 194346391770	4.47 N
GV 90Z CUP 194346383340	5.12 N
GV CHOC SYRP 078742430330 F	2.64 N
GV STRW SYRP 078742434020 F	2.64 N
SS CHOC MINI 078742236160 F	3.86 N
MM SS BB MIN 040000610120 F	4.48 N
TABLE COVER 011179973970	1.00 N
REC TC NYLLW 011179973820	1.00 N
REC TC TANG 011179973880	1.00 N
** VOIDED ENTRY **	
REC TC TANG 011179973880	
GV 40PK 078742279090 F	5.47 N
GV 40PK 078742279090 F	5.47 N
REC TC RED 011179973940	1.00 N
REC TC BLUE 011179973990	1.00 N
TC REC 011179488300	1.00 N
3CT RED TC 011179995530	2.77 N
GV 100Z 50C 194346391770	4.47 N
PRCS SUMBLST 087684011740 F	3.12 N
KA JAMMERS 043000065710 F	2.97 N
GF BLK COLOR 014100054680 F	9.24 N
SPRINKLES26Z 194346028900 F	6.98 N
GV VAN WFR 078742159890	1.97 N
GV CHOC WFR 078742159910	1.97 N
GV STRW WFR 078742159920	1.97 N
NUT TOPPING 078742231510 F	1.68 N
** VOIDED ENTRY **	
NUT TOPPING 078742231510 F	
KAJ BERRY 043000080920 F	2.97 N
KAJ BERRY 043000080920 F	2.97 N
GV MAR CHERY 078742370440 F	2.86 N
GHIR SAUCE 747599413930 F	6.22 N
VAN IC PAIL 078742315780 F	7.27 N
VAN IC PAIL 078742315780 F	7.27 N
APLCIN 24CT 848860050940 F	12.97 N
PRCS SUMBLST 087684011740 F	3.12 N
APSTBN 24CT 848860050930 F	12.97 N
NEAPLTN IC 078742315800 F	7.27 N
NEAPLTN IC 078742315800 F	7.27 N

GV 100Z 50C	194346391770	4.47 N
PRCS SUMBLST	087684011740 F	3.12 N
KA JAMMERS	043000065710 F	2.97 N
GF BLK COLOR	014100054680 F	9.24 N
SPRINKLES26Z	194346028900 F	6.98 N
GV VAN WFR	078742159890	1.97 N
GV CHOC WFR	078742159910	1.97 N
GV STRW WFR	078742159920	1.97 N
NUT TOPPING	078742231510 F	1.68 N
** VOIDED ENTRY **		
NUT TOPPING	078742231510 F	
KAJ BERRY	043000080920 F	2.97 N
KAJ BERRY	043000080920 F	2.97 N
GV MAR CHERY	078742370440 F	2.86 N
GHIR SAUCE	747599413930 F	6.22 N
VAN IC PAIL	078742315780 F	7.27 N
VAN IC PAIL	078742315780 F	7.27 N
APLCIN 24CT	848860050940 F	12.97 N
PRCS SUMBLST	087684011740 F	3.12 N
APSTBN 24CT	848860050930 F	12.97 N
NEAPLTN IC	078742315800 F	7.27 N
NEAPLTN IC	078742315800 F	7.27 N
CHOC IC PAIL	078742315790 F	7.27 N

SUBTOTAL	181.91
TOTAL	181.91

MCARD TEND	181.91
CHANGE DUE	0.00

MASTERCARD- 0408 I 2 APPR#028880
 181.91 TOTAL PURCHASE
 REF # 620929169746
 AID A0000000041010
 TERMINAL # 28856613
 *No Signature Required
 07/28/26 10:13:17

Tax ID: 85-8012603986c8
 GOVERNMENT
 GOVERNMENT - STATE

Single Purchase Exemption
 Consumer's Certificate of Exemption
 DR-14
 Issued Pursuant to Chapter 212,
 Florida Status
 Certificate Number: 85-8012603986c8
 Expiration Date:
 This Certifies that:
 COUNTRY WALK COMM
 30400 COUNTRY POINT BLVD
 WESLEY CHAPEL FL 33543
 is exempt from the payment of Florida
 sales and use tax on real property
 rented, transient rental property
 rented, tangible personal property
 purchased or rented, or services
 purchased.



Get Free Delivery
 from this store

Square Terminal Log
Jul-26

939.66	-\$400.00	\$200.00	1139.66
--------	-----------	----------	---------

Send Receipt

...

*Finn,
Rosemary*

PENDING REFUND

\$10.00 Refund

Jun 30, 2026 4:10 pm

Issued at: Country Walk CDD

Order Source: Point of Sale

Returned goods

Guest Pass Deposit	(\$10.00)
Regular	

TOTAL	(\$10.00)
-------	-----------

Visa 4539	(\$10.00)
-----------	-----------

Jun 30, 2026 4:10 pm

Receipt #3LYo

\$10.00 Payment

Jun 24, 2026 6:19 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: Point of Sale

Sale attributed to: Megan Houghton

Paid by: Rosemary Finn

Guest Pass Deposit \$10.00

Regular

TOTAL \$10.00

Visa 4539 \$10.00

Jun 24, 2026 6:19 pm

Receipt #3LYo

\$9.59 Transferred ⓘ

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

[Learn more about fees](#)

Send Receipt

...

\$63.46 Payment

Jul 1, 2026 3:50 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: Point of Sale

Sale attributed to: Megan Houghton

Paid by: Thandi Scotland

Tippi Toes	\$63.46
Regular	

TOTAL	\$63.46
-------	---------

MasterCard 8537	\$63.46
-----------------	---------

Jul 1, 2026 3:50 pm

Receipt #DHdJ

\$61.66 Transferred ⓘ

Fees: Tapped 2.60% + \$0.15 (\$1.80)

[Learn more about fees](#)

Send Receipt

...

\$10.00 Payment

Jul 1, 2026 7:17 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: Point of Sale

Sale attributed to: Megan Houghton

Paid by: Jorge Segui-berrios

Guest Pass Deposit	\$10.00
--------------------	---------

Regular

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

Visa 9179 (JORGE LUIS SEGUI-BERRIOS)	\$10.00
--------------------------------------	---------

Jul 1, 2026 7:17 pm

Receipt #rbN3

\$9.59 Transferred ⓘ

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

[Learn more about fees](#)

Send Receipt

...

Event
Date
7/11/26

\$250.00 Payment

Jul 6, 2026 1:43 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: Point of Sale

Sale attributed to: Megan Houghton

Paid by: Rosemary Finn

Clubhouse Party Deposit	\$250.00
Regular	

TOTAL	\$250.00
-------	----------

MasterCard 3065 (ROSEMARY FINN)	\$250.00
---------------------------------	----------

Jul 6, 2026 1:43 pm

Receipt #nvkB

\$243.35 Transferred ⓘ

Fees: Dipped 2.60% + \$0.15 (\$6.65)

[Learn more about fees](#)

Send Receipt

...

\$10.00 Refund

Jul 6, 2026 2:58 pm

Issued at: Country Walk CDD

Order Source: Point of Sale

Returned goods

Guest Pass Deposit	(\$10.00)
--------------------	-----------

Regular	
---------	--

TOTAL	(\$10.00)
-------	-----------

Visa 9179 (JORGE LUIS SEGUI-BERRIOS)	(\$10.00)
--------------------------------------	-----------

Jul 6, 2026 2:58 pm

Receipt #rbN3

\$10.00 Deducted ⓘ

How do refunds work?

\$10.00 Payment

Jul 1, 2026 7:17 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: Point of Sale

Sale attributed to: Megan Houghton

Paid by: Jorge Segui-berrios

Guest Pass Deposit	\$10.00
Regular	

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

Visa 9179 (JORGE LUIS SEGUI-BERRIOS)	\$10.00
--------------------------------------	---------

Jul 1, 2026 7:17 pm

Receipt #rbN3

\$9.59 Transferred ⓘ

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

[Learn more about fees](#)

Send Receipt

...

Waller,
Devin

\$10.00 Payment

Jul 7, 2026 5:45 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: Point of Sale

Sale attributed to: Megan Houghton

Paid by: Unknown Name

Guest Pass Deposit	\$10.00
--------------------	---------

Regular

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

Visa 3898	\$10.00
-----------	---------

Jul 7, 2026 5:45 pm

Receipt #FMB6

\$9.59 Transferred ⓘ

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

[Learn more about fees](#)

Send Receipt

...

Register.
Ingnd

PENDING REFUND

\$10.00 Refund

Jul 9, 2026 12:30 pm

Issued at: Country Walk CDD

Order Source: Point of Sale

Guest Pass Returned - Deposit Refunded

Guest Pass Deposit	(\$10.00)
Regular	

TOTAL	(\$10.00)
-------	-----------

Visa 9043	(\$10.00)
-----------	-----------

Jul 9, 2026 12:30 pm

Receipt #fpV8

\$10.00 Payment

Jun 26, 2026 3:34 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: Point of Sale

Sale attributed to: Megan Houghton

Paid by: Unknown Name

Guest Pass Deposit \$10.00

Regular

TOTAL \$10.00

Visa 9043 \$10.00

Jun 26, 2026 3:34 pm

Receipt #fpV8

\$9.59 Transferred ⓘ

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

[Learn more about fees](#)

Send Receipt

...

\$10.00 Payment

Jul 11, 2026 7:34 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: Point of Sale

Sale attributed to: Megan Houghton

Paid by: Feliciano Mercado

Reserved Parking Pass	\$10.00
Regular	

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

Visa 7194	\$10.00
-----------	---------

Jul 11, 2026 7:34 pm

Receipt #VkNK

\$9.59 Transferred ⓘ

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

[Learn more about fees](#)

Send Receipt

...

Event Date
7/11/26

PENDING REFUND

\$250.00 Refund

Jul 12, 2026 11:57 am

Issued at: Country Walk CDD

Order Source: Point of Sale

Deposit returned after completion of event per policy

Clubhouse Party Deposit

(\$250.00)

Regular

TOTAL

(\$250.00)

MasterCard 3065 (ROSEMARY FINN)

(\$250.00)

Jul 12, 2026 11:57 am

Receipt #nvkB

\$250.00 Payment

Jul 6, 2026 1:43 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: Point of Sale

Sale attributed to: Megan Houghton

Paid by: Rosemary Finn

Clubhouse Party Deposit	\$250.00
Regular	

TOTAL	\$250.00
-------	----------

MasterCard 3065 (ROSEMARY FINN)	\$250.00
---------------------------------	----------

Jul 6, 2026 1:43 pm

Receipt #nvkB

\$243.35 Transferred ⓘ

Fees: Dipped 2.60% + \$0.15 (\$6.65)

[Learn more about fees](#)

Send Receipt

...

Rogers,
Madelyn
Event Date
7/12/26

PENDING REFUND

\$250.00 Refund

Jul 14, 2026 8:41 am

Issued at: Country Walk CDD

Order Source: Point of Sale

Deposit returned after completion of event per policy

Clubhouse Party Deposit	(\$250.00)
Regular	

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

MasterCard 8073	(\$250.00)
-----------------	------------

Jul 14, 2026 8:41 am

Receipt #Dvr2

\$450.00 Payment

May 19, 2026 6:17 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: Point of Sale

Sale attributed to: Megan Houghton

Clubhouse Party Deposit \$250.00

Regular

Clubhouse Party Resident Rental Fee \$200.00

Regular

TOTAL \$450.00

MasterCard 8073 \$450.00

May 19, 2026 6:17 pm

Receipt #Dvr2

\$438.15 Transferred ⓘ

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

[Learn more about fees](#)

Send Receipt

...

Waller,
Devin

PENDING REFUND

\$10.00 Refund

Jul 15, 2026 11:14 am

Issued at: Country Walk CDD

Order Source: Point of Sale

Guest Pass Deposit Refunded

Guest Pass Deposit	(\$10.00)
Regular	

TOTAL	(\$10.00)
-------	-----------

Visa 3898	(\$10.00)
-----------	-----------

Jul 15, 2026 11:14 am

Receipt #FMB6

\$10.00 Payment

Jul 7, 2026 5:45 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: Point of Sale

Sale attributed to: Megan Houghton

Paid by: Unknown Name

Guest Pass Deposit \$10.00

Regular

TOTAL \$10.00

Visa 3898 \$10.00

Jul 7, 2026 5:45 pm

Receipt #FMB6

\$9.59 Transferred ⓘ

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

[Learn more about fees](#)

Send Receipt

...

Shumakov,
Vladislav

\$414.40 Payment

Jul 16, 2026 5:56 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: Point of Sale

Sale attributed to: Megan Houghton

Tennis Instructor	\$414.40
Regular	

TOTAL	\$414.40
-------	----------

Visa 6137	\$414.40
-----------	----------

Jul 16, 2026 5:56 pm

Receipt #pGjX

\$403.48 Transferred ⓘ

Fees: Tapped 2.60% + \$0.15 (\$10.92)

[Learn more about fees](#)

Send Receipt

...

\$450.00 Payment

Jul 17, 2026 10:08 am

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: Point of Sale

Sale attributed to: Megan Houghton

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

Regular

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

Regular

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

Visa 7108	\$450.00
-----------	----------

Jul 17, 2026 10:08 am

Receipt #Bq10

\$438.15 Transferred ⓘ

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

[Learn more about fees](#)

Long,
Matthew
Event Date 8/29/26

Send Receipt

...

Moran,
Lori
Event Date 7/18/26

PENDING REFUND

\$75.00 Refund

Jul 19, 2026 12:08 pm

Issued at: Country Walk CDD

Order Source: Point of Sale

Deposit returned after completion of event per policy

Pool Bar Party Deposit	(\$75.00)
Regular	

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

Visa 2129	(\$75.00)
-----------	-----------

Jul 19, 2026 12:08 pm

Receipt #xWHw

\$175.00 Payment

Jun 14, 2026 6:41 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: Point of Sale

Sale attributed to: Megan Houghton

Paid by: Unknown Name

Pool Bar Party Rental Fee \$100.00

Regular

Pool Bar Party Deposit \$75.00

Regular

TOTAL \$175.00

Visa 2129 \$175.00

Jun 14, 2026 6:41 pm

Receipt #xWHw

\$170.30 Transferred ⓘ

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

[Learn more about fees](#)

Send Receipt

...

Event Date
7/18/26

PENDING REFUND

\$250.00 Refund

Jul 19, 2026 12:22 pm

Issued at: Country Walk CDD

Order Source: Point of Sale

Deposit returned after completion of event per policy

Clubhouse Party Deposit	(\$250.00)
Regular	

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

Visa 9625 (KURT A RICHTER)	(\$250.00)
----------------------------	------------

Jul 19, 2026 12:22 pm

Receipt #XRtT

\$450.00 Payment

Apr 23, 2026 2:57 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: Point of Sale

Sale attributed to: Megan Houghton

Paid by: Kurt Richter

Clubhouse Party Deposit \$250.00

Regular

Clubhouse Party Resident Rental Fee \$200.00

Regular

TOTAL \$450.00

Visa 9625 (KURT A RICHTER) \$450.00

Apr 23, 2026 2:57 pm

Receipt #XRtT

\$438.15 Transferred ⓘ

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

[Learn more about fees](#)

Send Receipt

...

\$298.00 Payment

Jul 23, 2026 6:03 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: Point of Sale

Sale attributed to: Megan Houghton

Paid by: Vladislav Shumakov

Tennis Instructor

\$298.00

Regular

TOTAL

\$298.00

Visa 8251

\$298.00

Jul 23, 2026 6:03 pm

Receipt #3Xqo

\$290.10 Transferred ⓘ

Fees: Tapped 2.60% + \$0.15 (\$7.90)

[Learn more about fees](#)

Send Receipt

...

\$363.80 Payment

Jul 23, 2026 6:03 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: Point of Sale

Sale attributed to: Megan Houghton

Paid by: Vladislav Shumakov

Tennis Instructor	\$363.80
Regular	

TOTAL	\$363.80
-------	----------

Visa 8251	\$363.80
-----------	----------

Jul 23, 2026 6:03 pm

Receipt #bJO4

\$354.19 Transferred ⓘ

Fees: Tapped 2.60% + \$0.15 (\$9.61)

[Learn more about fees](#)

Send Receipt

...

\$10.00 Payment

Jul 25, 2026 8:47 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: Point of Sale

Sale attributed to: Megan Houghton

Paid by: Feliciano Mercado

Reserved Parking Pass

\$10.00

Regular

TOTAL

\$10.00

Visa 7194 (FELICIANO MERCADO)

\$10.00

Jul 25, 2026 8:47 pm

Receipt #N4nJ

\$9.59 Transferred ⓘ

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

[Learn more about fees](#)

Send Receipt

...

Event Date
7/25/26
Guzman,
Porfirio

PENDING REFUND

\$75.00 Refund

Jul 26, 2026 12:49 pm

Issued at: Country Walk CDD

Order Source: Point of Sale

Deposit returned after completion of event per policy

Pool Bar Party Deposit	(\$75.00)
Regular	

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

Visa 2005	(\$75.00)
-----------	-----------

Jul 26, 2026 12:49 pm

Receipt #tWUs

\$175.00 Payment

Jun 6, 2026 3:42 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: Point of Sale

Sale attributed to: Megan Houghton

Pool Bar Party Deposit	\$75.00
Regular	

Pool Bar Party Rental Fee	\$100.00
Regular	

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

Visa 2005	\$175.00
-----------	----------

Jun 6, 2026 3:42 pm

Receipt #tWUs

\$170.30 Transferred ⓘ

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

[Learn more about fees](#)

Send Receipt

...

Event Date
8/7/26

\$175.00 Payment

Jul 27, 2026 1:42 pm

Collected at: Country Walk CDD

Device: Square Terminal 0464

Order Source: Point of Sale

Sale attributed to: Megan Houghton

Paid by: Michael Beckstead

Pavilion Party Deposit	\$100.00
------------------------	----------

Regular

Pavilion Rental Fee	\$75.00
---------------------	---------

Regular

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

American Express 1006 (MICHAEL S BECKSTEAD)	\$175.00
---	----------

Jul 27, 2026 1:42 pm

Receipt #pqn0

\$170.30 Transferred ⓘ

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

[Learn more about fees](#)

Tab 6



Scope of work for Basketball court located at Country Walk:

Cleaning: Court to be cleaned of all trash, sand and debris.

Flooding: Court to be flooded with water and allowed to dry in direct sunlight 70 degrees or better on a clear day for one hour to identify low areas (bird baths) anything exceeding the thickness of a nickel will be patched.

Fiberglass: Current divots in the court will be filled with binder, sand and cement then covered with strips of fiberglass.

Surface Coat 1: One coat of black acrylic resurfacer along with silica sand will be applied to entire court.

Surface Coat 2 & 3: Two coats of color along with silica sand will be applied to entire court – color at your discretion

Playing lines: Regulation basketball lines will be applied.

Guarantee: This surface comes with a 2-year guarantee against peeling, lifting and unusual fading.

Note: Price is total for entire job stated above.

Price: \$9,450.00 (half required to start job and the remainder at the completion of job).

**Contract prepared by Tammy Taylor
Acceptance of Contract**

The above prices, specification and conditions are here by accepted. Taylor Tennis can proceed with the above agreed upon Scope of work.

Accepting Signature: _____ Date: _____

PO BOX 971 Ellenton, FL 34222 Phone: 941.822.4490 Email: taylortennismore@yahoo.com

****Schedule is based on weather conditions and is subject to change daily, therefore postponing start or finish dates. Please plan accordingly for your court/courts to be closed until given the okay to start using them.**

Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** September 10, 2026 @ 6:00 PM

**District
Manager's
Report**

August 13,

2026

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<u>FINANCIAL SUMMARY</u>	<u>6/30/2026</u>
General Fund Cash & Investment Balance:	\$1,330,816
Reserve Fund Cash & Investment Balance:	\$1,358,201
Debt Service Fund Investment Balance:	\$419,198
Total Cash and Investment Balances:	\$3,108,215
General Fund Expense Variance: \$98,243	Under Budget



Rizzetta & Company

- Cooper Pools Repairs
- Steadfast approvals: Vine and Debris
- Gabels Motorsports approval: Honda Service
- Mikes Signs approval: Birthday Party

Tab 8

District Chair Report

- JUL 16 – email to Lisa/Laura - request we get a plan for vendors to schedule/coordinate with Clubhouse when work is being done to avoid conflicts with planned events
- JUL 22 – schedule for call next week with Lisa
- JUL 29 – create proposed budget approved email – ask Lisa to send to board for feedback – hoping to distribute via email blast at our AUG meeting
- AUG 29 – meet with Rotary for Little library – work with Clubhouse for place to install
- JUL 30 Ask Lisa to put FY 27 meeting schedule so it does not conflict with Pasco School Breaks
- JUL 30 – review estimate from Juniper and see a Fuel Surcharge.... Question Lisa, Whitney.... Resolved nothing in place – further discussion needed.... Repairs being done with no surcharge
- AUG 3 – send request for “support” gift basket, prize, giveaways, etc. from Juniper, Steadfast, Straley, BDI, Cooper, Rizzetta, and HOA
- AUG 3 – ask Laura and Lisa to reach out to Will (Holiday Lighting) – install dates, relocate lights at front to Bridge, etc – Laura working with electrician to check for power
- AUG 3 – forever lights not lit on entry sign. Notify Laura and all fixed

Tab 9

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Country

Walk Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
Total Reserve Fund	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

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

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

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

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

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

Passed and Adopted on August 13, 2026.

Attested By:

**Country Walk
Community Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2026-2027 Adopted Budget

EXHIBIT A



Rizzetta & Company

Country Walk Community Development District

www.countrywalkcdd.org

**Approved Proposed
Budget for Fiscal
Year 2026-2027**

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3

Proposed Budget

Country Walk Community Development District

General Fund

2026/2027 Budget

Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll	\$ 1,304,403	\$ 1,304,403	\$ 1,292,902	\$ 11,501	\$ 1,392,903	\$ 100,001
6							
7	Assessment Revenue Subtotal	\$ 1,304,403	\$ 1,304,403	\$ 1,292,902	\$ 11,501	\$ 1,392,903	\$ 100,001
8							
9	OTHER REVENUES						
10							
11	Interest Earnings						
12	Interest Earnings	\$ 19,904	\$ 26,539	\$ -	\$ 26,539	\$ -	\$ -
13	Other Miscellaneous Revenues						
14	Balance Forward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15	Miscellaneous Revenue	\$ 15,080	\$ 20,107	\$ -	\$ 20,107	\$ -	\$ -
16	Vendor rebate	\$ 49					
17	Other Revenue Subtotal	\$ 35,033	\$ 46,645	\$ -	\$ 46,645	\$ -	\$ -
18							
19	TOTAL REVENUES	\$ 1,339,436	\$ 1,351,048	\$ 1,292,902	\$ 58,146	\$ 1,392,903	\$ 100,001
20							
21	EXPENDITURES - ADMINISTRATIVE						
22							

Proposed Budget
Country Walk Community Development District
General Fund
2026/2027 Budget

Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
23	Legislative						
24	Supervisor Fees	\$ 9,800	\$ 13,067	\$ 14,000	\$ 933	\$ 14,000	\$ -
25	Financial & Administrative						
26	Accounting Services	\$ 17,334	\$ 23,112	\$ 23,113	\$ 1	\$ 23,113	\$ -
27	Administrative Services	\$ 4,728	\$ 6,304	\$ 6,304	\$ -	\$ 6,304	\$ -
28	Assessment Roll	\$ 5,516	\$ 5,516	\$ 5,516	\$ -	\$ 5,516	\$ -
29	Auditing Services	\$ 3,500	\$ 3,500	\$ 3,600	\$ 100	\$ 3,600	\$ -
30	Bank Fees	\$ 598	\$ 797	\$ 600	\$ (197)	\$ 600	\$ -
31	Disclosure Report	\$ 2,000	\$ 2,667	\$ 1,600	\$ (1,067)	\$ 2,000	\$ 400
32	District Engineer	\$ 15,570	\$ 20,760	\$ 31,000	\$ 10,240	\$ 31,000	\$ -
33	District Management	\$ 27,984	\$ 37,312	\$ 37,312	\$ -	\$ 37,312	\$ -
34	Dues, Licenses & Fees	\$ 735	\$ 980	\$ 1,000	\$ 20	\$ 1,000	\$ -
35	Financial & Revenue Collections	\$ 4,137	\$ 5,516	\$ 5,516	\$ -	\$ 5,516	\$ -
36	Legal Advertising	\$ 280	\$ 373	\$ 2,000	\$ 1,627	\$ 2,000	\$ -
37	Miscellaneous Mailings	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
38	Public Officials Liability Insurance	\$ 5,394	\$ 5,394	\$ 5,725	\$ 331	\$ 5,933	\$ 208
39	Supervisor Workers Comp Insurance	\$ -	\$ -	\$ 391	\$ 391	\$ 850	\$ 459
40	Tax Collector /Property Appraiser Fees	\$ 443	\$ 443	\$ 150	\$ (293)	\$ 150	\$ -
41	Trustees Fees	\$ 4,149	\$ 4,149	\$ 5,500	\$ 1,351	\$ 5,500	\$ -
42	Website Hosting, Maintenance, Backup (and Email)	\$ 3,337	\$ 4,449	\$ 4,000	\$ (449)	\$ 4,200	\$ 200
43	Legal Counsel						
44	District Counsel	\$ 14,338	\$ 19,117	\$ 35,000	\$ 15,883	\$ 35,000	\$ -

Proposed Budget
Country Walk Community Development District
 General Fund
 2026/2027 Budget

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
45							
46	Administrative Subtotal	\$ 119,843	\$ 153,457	\$ 183,327	\$ 29,870	\$ 184,594	\$ 1,267
47							
48	EXPENDITURES - FIELD OPERATIONS						
49							
50	<i>Law Enforcement</i>						
51	Off-Duty Sheriff Deputy	\$ 30,870	\$ 41,160	\$ 31,500	\$ (9,660)	\$ 31,500	\$ -
52	<i>Electric Utility Services</i>						
53	Utility - Street Lights	\$ 56,927	\$ 75,903	\$ 81,900	\$ 5,997	\$ 81,900	\$ -
54	Utility Services	\$ 29,861	\$ 39,815	\$ 35,700	\$ (4,115)	\$ 35,700	\$ -
55	<i>Garbage/Solid Waste Control Services</i>						
56	Garbage - Recreation Facility	\$ 1,382	\$ 1,843	\$ 1,800	\$ (43)	\$ 2,000	\$ 200
57	Solid Waste Assessment	\$ -	\$ -	\$ 1,290	\$ 1,290	\$ 1,290	\$ -
58	<i>Water-Sewer Combination Services</i>						
59	Utility Services	\$ 6,835	\$ 9,113	\$ 6,100	\$ (3,013)	\$ 8,800	\$ 2,700
60	<i>Stormwater Control</i>						
61	Aquatic Maintenance	\$ 14,832	\$ 19,776	\$ 20,460	\$ 684	\$ 20,460	\$ -
62	Fountain Service Repairs & Maintenance	\$ 600	\$ 800	\$ 4,200	\$ 3,400	\$ 4,200	\$ -
63	Lake/Pond Bank Erosion Maintenance	\$ -	\$ -	\$ 7,500	\$ 7,500	\$ 15,000	\$ 7,500
64	Stormwater Assessment	\$ 3,381	\$ 3,381	\$ 2,250	\$ (1,131)	\$ 2,250	\$ -
65	<i>Other Physical Environment</i>						
66	Fire Ant treatment	\$ -	\$ -	\$ 6,300	\$ 6,300	\$ 6,300	\$ -

Proposed Budget
Country Walk Community Development District
 General Fund
 2026/2027 Budget

Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
67	General Liability Insurance	\$ 4,471	\$ 4,471	\$ 5,983	\$ 1,512	\$ 5,684	\$ (299)
68	Holiday Decorations	\$ 14,000	\$ 14,000	\$ 15,000	\$ 1,000	\$ 15,000	\$ -
69	Irrigation Repairs	\$ 5,418	\$ 7,224	\$ 10,000	\$ 2,776	\$ 12,500	\$ 2,500
70	Landscape - Annuals Flower Rotation	\$ 6,091	\$ 8,121	\$ 10,000	\$ 1,879	\$ 10,000	\$ -
71	Landscape - Mulch	\$ 24,330	\$ 24,330	\$ 36,000	\$ 11,670	\$ 36,000	\$ -
72	Landscape Inspection Services	\$ 7,650	\$ 10,200	\$ 9,000	\$ (1,200)	\$ 10,200	\$ 1,200
73	Landscape Maintenance	\$ 150,432	\$ 200,576	\$ 202,574	\$ 1,998	\$ 215,300	\$ 12,726
74	Landscape Replacement Plants, Shrubs, Trees	\$ 30,712	\$ 40,949	\$ 50,000	\$ 9,051	\$ 50,000	\$ -
75	Property Insurance	\$ 26,412	\$ 26,412	\$ 28,581	\$ 2,169	\$ 24,430	\$ (4,151)
76	Rust Prevention	\$ 7,200	\$ 9,600	\$ 9,600	\$ -	\$ 9,600	\$ -
77	Stormwater Pond Cutbacks (33)	\$ -	\$ -	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
78	Tree Trimming Services	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
79	Road & Street Facilities						
80	Common area pressure washing community wide	\$ -	\$ -	\$ 500	\$ 500	\$ 20,000	\$ 19,500
81	Parking Lot Repair & Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
82	Sidewalk Repair & Maintenance	\$ 2,737	\$ 3,649	\$ 10,000	\$ 6,351	\$ 7,500	\$ (2,500)
83	Parks & Recreation						
84	Amenity Maintenance & Repair	\$ 6,520	\$ 8,693	\$ 18,000	\$ 9,307	\$ 18,000	\$ -
85	Pest Control		\$ -	\$ -	\$ -	\$ 528	\$ 528
86	Clubhouse Facility Janitorial Supplies	\$ 3,199	\$ 4,265	\$ 6,000	\$ 1,735	\$ -	\$ (6,000)
87	Clubhouse Janitorial Service	\$ 7,435	\$ 9,913	\$ 11,760	\$ 1,847	\$ 9,600	\$ (2,160)
88	Computer Support, Maintenance & Repair	\$ 286	\$ 381	\$ 1,000	\$ 619	\$ 1,000	\$ -

Proposed Budget
Country Walk Community Development District
General Fund
2026/2027 Budget

Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
89	Dog Waste Station Supplies	\$ 2,897	\$ 3,863	\$ 3,720	\$ (143)	\$ 3,720	\$ -
90	Employee - Payroll Reimbursement -onsite staff	\$ 221,197	\$ 294,929	\$ 311,018	\$ 16,089	\$ 324,022	\$ 13,004
91	Facility AC Preventative Maintenance	\$ 330	\$ 440	\$ 500	\$ 60	\$ 500	\$ -
92	Furniture Repair/Replacement	\$ 271	\$ 361	\$ 3,000	\$ 2,639	\$ 3,000	\$ -
93	Maintenance Repair & Supplies-Maintenance Staff Debit Card	\$ 12,658	\$ 16,877	\$ 7,900	\$ (8,977)	\$ 15,000	\$ 7,100
94	Management Contract	\$ 15,750	\$ 21,000	\$ 21,000	\$ -	\$ 22,000	\$ 1,000
95	Office Supplies/Clubhouse Debit Card	\$ 987	\$ 1,316	\$ 3,900	\$ 2,584	\$ 3,900	\$ -
96	Playground Equipment and Maintenance/ Playground Mulch	\$ 1,788	\$ 2,384	\$ 3,459	\$ 1,075	\$ 3,500	\$ 41
97	Pool Repairs	\$ 3,974	\$ 5,299	\$ 3,000	\$ (2,299)	\$ 5,000	\$ 2,000
98	Pool Service Contract	\$ 25,560	\$ 34,080	\$ 34,080	\$ -	\$ 34,080	\$ -
99	Security System Monitoring & Maintenance	\$ 1,791	\$ 2,388	\$ 6,500	\$ 4,112	\$ 6,500	\$ -
100	Telephone Fax, Internet	\$ 2,406	\$ 3,208	\$ 3,500	\$ 292	\$ 3,500	\$ -
101	Tennis/Athletic Court/Field Repairs	\$ 7,202	\$ 9,603	\$ 1,500	\$ (8,103)	\$ -	\$ (1,500)
102	Special Events						
103	Special Events	\$ 18,710	\$ 24,947	\$ 30,000	\$ 5,053	\$ 35,000	\$ 5,000
104	Contingency						
105	Capital Improvements	\$ 10,890	\$ 14,520	\$ 25,000	\$ 10,480	\$ 63,845	\$ 38,845
106	Fitness Equipment Repair & Maintenance	\$ 2,168	\$ 2,891	\$ 2,500	\$ (391)	\$ 5,000	\$ 2,500
107	Miscellaneous Contingency	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
108	Wildlife Management Services	\$ 264	\$ 352	\$ 1,000	\$ 648	\$ -	\$ (1,000)
109							
110	Field Operations Subtotal	\$ 770,424	\$ 1,003,034	\$ 1,109,575	\$ 106,541	\$ 1,208,309	\$ 98,734

Proposed Budget
Country Walk Community Development District
General Fund
2026/2027 Budget

Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
111							
112	TOTAL EXPENDITURES	\$ 890,267	\$ 1,156,491	\$ 1,292,902	\$ 136,411	\$ 1,392,903	\$ 100,001
113							
114	EXCESS OF REVENUES OVER EXPENDITURES	\$ 449,169	\$ 194,557	\$ -	\$ 194,557	\$ -	\$ -
115							

Proposed Budget Country Walk Community Development District Reserve Fund 2026/2027 Budget							
	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1	ASSESSMENT REVENUES						
2	<i>Special Assessments</i>						
3	Tax Roll	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ 50,000	\$ (100,000)
4	Assessment Revenue Subtotal	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ 50,000	\$ (100,000)
5	OTHER REVENUES						
6	<i>Interest Earnings</i>						
7	Interest Earnings	\$ 35,030	\$ 46,707	\$ -	\$ 46,707	\$ -	\$ -
###	Other Revenue Subtotal	\$ 35,030	\$ 46,707	\$ -	\$ 46,707	\$ -	\$ -
###							
###	TOTAL REVENUES	\$ 185,030	\$ 196,707	\$ 150,000	\$ 46,707	\$ 50,000	\$ (100,000)
17	EXPENDITURES						
18	<i>Contingency</i>						
19	Capital Reserves	\$ 44,814	\$ 59,752	\$ 50,000	\$ (9,752)	\$ 50,000	\$ -
20	Pool Equip. Family & Lap Pool	\$ -	\$ -	\$ 40,000	\$ 40,000	\$ -	\$ (40,000)
21	Hurricane Related Expenses	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ (50,000)
22	Pool Pumps	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ (10,000)
23	TOTAL EXPENDITURES	\$ 44,814	\$ 59,752	\$ 150,000	\$ 90,248	\$ 50,000	\$ (100,000)
24	EXCESS OF REVENUES OVER EXPENDITURES	\$ 140,216	\$ 136,955	\$ -	\$ 136,955	\$ -	\$ -

Country Walk Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2015	2026/2027 Budget
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$490,805.68	\$490,805.68
TOTAL REVENUES	\$490,805.68	\$490,805.68
EXPENDITURES		
Administrative		
Debt Service Obligation	\$490,805.68	\$490,805.68
Administrative Subtotal	\$490,805.68	\$490,805.68
TOTAL EXPENDITURES	\$490,805.68	\$490,805.68
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

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

6.00%

GROSS ASSESSMENTS

\$521,689.71

Notes:

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

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

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT					
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE					
2026/2027 O&M Budget:		\$1,442,903.00	2025/2026 O&M Budget:		\$1,442,902.00
Collection Costs:	2%	\$30,700.06	2026/2027 O&M Budget:		\$1,442,903.00
Early Payment Discounts:	4%	\$61,400.13			
2026/2027 Total Budget:		<u>\$1,535,003.19</u>	Total Difference:		<u>\$1.00</u>

Lot Size	Assessment Breakdown	Per Unit Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Single Family 50'	Series 2015 Debt Service	\$623.88	\$623.88	\$0.00	0.00%
	Operations/Maintenance	\$1,655.95	\$1,655.95	\$0.00	0.00%
	Total	\$2,279.83	\$2,279.83	\$0.00	0.00%
Single Family 65'	Series 2015 Debt Service	\$698.75	\$698.75	\$0.00	0.00%
	Operations/Maintenance	\$1,854.67	\$1,854.67	\$0.00	0.00%
	Total	\$2,553.42	\$2,553.42	\$0.00	0.00%

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT										
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE										
TOTAL O&M BUDGET						\$1,442,903.00				
COLLECTION COSTS @				2.0%		\$30,700.06				
EARLY PAYMENT DISCOUNT @				4.0%		\$61,400.13				
TOTAL O&M ASSESSMENT						<u>\$1,535,003.19</u>				
UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE		O&M	SERIES 2015 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2015 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
SINGLE FAMILY 50		582	517	1.25	727.50	62.79%	\$963,765.27	\$1,655.95	\$623.88	\$2,279.83
SINGLE FAMILY 65		308	285	1.40	431.20	37.21%	\$571,237.92	\$1,854.67	\$698.75	\$2,553.42
Total Community		890	802		1158.70	100.00%	\$1,535,003.19			
LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):							(\$92,100.19)			
Net Revenue to be Collected:							<u>\$1,442,903.00</u>			
⁽¹⁾ Reflects the number of total lots with Series 2015 debt outstanding.										
⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2015 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.										
⁽⁴⁾ Annual assessment that will appear on November 2026 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).										

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

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

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

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

EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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

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

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

Financial Consulting & Revenue Collections: Services include investment administration of the District's bank and trust accounts, if applicable, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. However, the firm does not serve as a Municipal Advisor and does not provide investment advice. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests and owner inquiries. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for any bond-related collection needs. These funds are collected as prescribed in the Trust Indentures. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

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

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

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

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

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

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

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

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

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

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

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

EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Office Supplies: The District may have an office in its facilities that requires various office-related supplies.

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

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

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

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

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

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

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

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

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

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

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

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

EXPENDITURES:

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

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

DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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

Tab10

RESOLUTION 2026-06

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

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A (“FY 2026-2027 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

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

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

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

Passed and Adopted on August 13, 2026.

Attested By:

**Country Walk
Community Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2026-2027 Budget

Tab 11

RESOLUTION 2026-07

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED THIS 13th DAY OF AUGUST 2026.

ATTEST:

**COUNTRY WALK COMMUNITY
DEVELOPMENT DISTRICT**

ASST. SECRETARY

CHAIRMAN / VICE CHAIRMAN

EXHIBIT “A”
BOARD OF SUPERVISORS MEETING DATES
COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

October 8, 2026
October ??, 2026 (State of the Community Workshop)
November 12, 2026
December 10, 2026
January 14, 2027
February 11, 2027
March 11, 2027
April ??, 2027 (Budget Workshop)
April 8, 2027
May 13, 2027
June 10, 2027
July 8, 2027
August 12, 2027
September 9, 2027

The meetings will convene at 6:00 p.m., at Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543.

Tab 12



Costena Services, LLC

Licensed Electrical Contractor EC13003223

30729 Burleigh Dr Wesley Chapel FL 33543

www.costenaservices.com

Call Us (813) 401-6571

Proposal

8/5/2026

Customer: Country Walk CDD
Contact: Laura
Property address: 30400 Country Point Blvd Wesley Chapel FL 33543

Scope of Work:

Add outlets at bridge near to clubhouse for holiday lights.

Outlets to be on each side of road near the end columns on East end of bridge on the reverse side.

Outlets weatherproof GFCI type with Wet Location While In Use covers and connected to existing light circuit.

Total for Job **\$ 2,290.93**

Exclusions:

Patching, Painting, or Site Restoration unless otherwise noted above. Floor cutting, if necessary.

Additional work required by Inspector or requested by Customer. Power company charges, if any.

Engineered drawings, if required by plan review, would be at Customers expense.

Terms:

Price includes all labor and material except as noted.

Full payment upon completion, net 10 days.

Price is good for 10 days from above date.

Accepted by

Date

Tab 13

Juniper

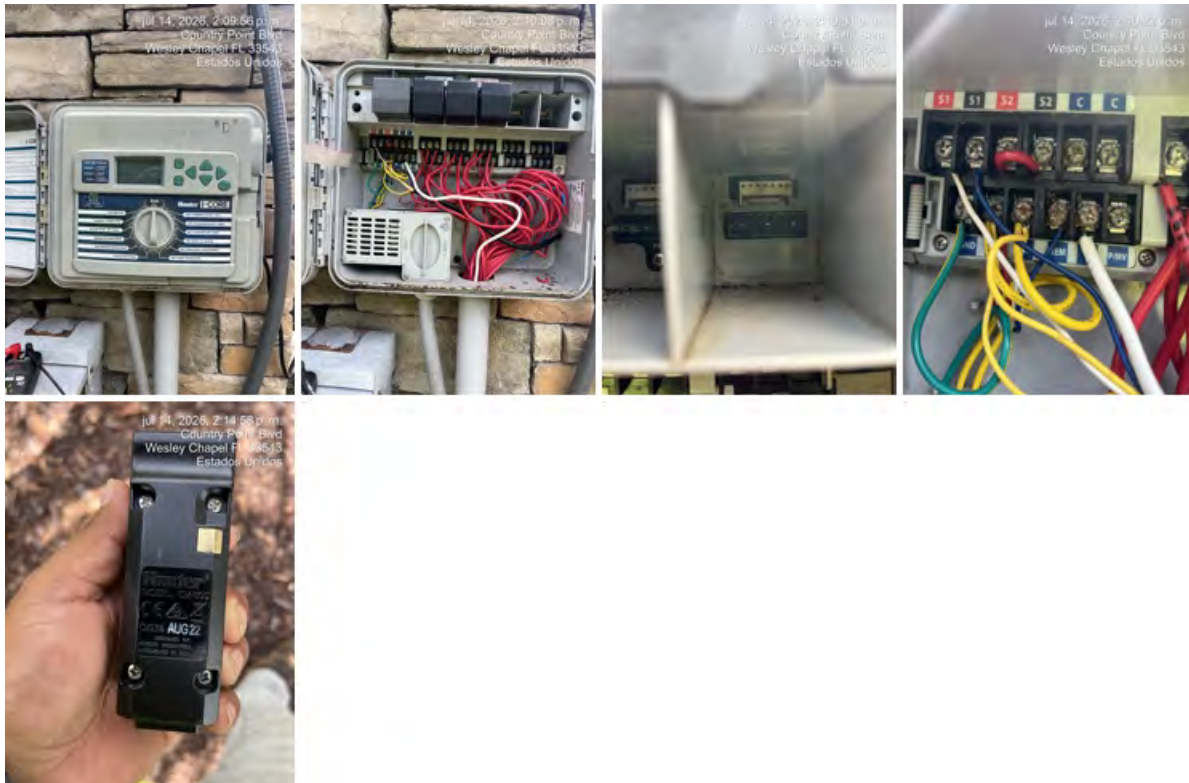
Proposal

Proposal No.: 410421

Proposed Date: 07/31/26

PROPERTY:	FOR:
Country Walk CDD John Toborg 3434 Colwell Ave, Suite 200 Tampa , FL 33614	July 2026 Irrigation Repair-Clock 1- Clock

Clock #1- Replace irrigation clock assembly.



ITEM	QTY	UOM	TOTAL
Irrigation Renovation			
Control Components			\$2,253.72
Irrigation Tech Labor	3.00	HR	
Hunter I-Core Expansion Module 6 Station	4.00	EA	
Hunter I-Core Modular Controller 6 Station Indoor/ Outdoor Plastic Wall Mount Cabinet	1.00	EA	
Total:			\$2,253.72

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

7/31/2026

Signature - Representative

Date

Juniper

Proposal

Proposal No.: 410511

Proposed Date: 07/31/26

PROPERTY:	FOR:
Country Walk CDD John Toborg 3434 Colwell Ave, Suite 200 Tampa , FL 33614	July 2026 Irrigation Repair-Clock 4- Clock

Clock #4- Replace irrigation clock and modules.



ITEM	QTY	UOM	TOTAL
Irrigation Renovation			
Control Components			\$2,403.72
Irrigation Tech Labor	5.00	HR	
Hunter I-Core Expansion Module 6 Station	4.00	EA	
Hunter I-Core Modular Controller 6 Station Indoor/ Outdoor Plastic Wall Mount Cabinet	1.00	EA	

Total: \$2,403.72

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

7/31/2026

Signature - Representative

Date

Tab 14

**COUNTRY WALK
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

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

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Country Walk Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

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

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 27, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 27, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Country Walk Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$1,010,516).
- The change in the District's total net position in comparison with the prior fiscal year was \$191,607, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$2,465,363, an increase of \$206,203 in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items and deposits, restricted for debt service, assigned for maintenance reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION SEPTEMBER 30,			
	2025	2024	
Assets, excluding capital assets	\$ 2,502,535	\$ 2,299,560	
Capital assets, net of depreciation	398,188	716,346	
Total assets	2,900,723	3,015,906	
Liabilities, excluding long-term liabilities	105,591	113,366	
Long-term liabilities	3,805,648	4,104,663	
Total liabilities	3,911,239	4,218,029	
Net position			
Net investment in capital assets	(3,407,460)	(3,388,317)	
Restricted	319,391	274,352	
Unrestricted	2,077,553	1,911,842	
Total net position	\$ (1,010,516)	\$ (1,202,123)	

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 1,822,746	\$ 1,740,383
Operating grants and contributions	20,712	23,221
General revenues		
Miscellaneous revenues	24,676	40,274
Interest income	67,835	49,628
Total revenues	<u>1,935,969</u>	<u>1,853,506</u>
Expenses:		
General government	158,794	172,521
Physical environment	737,180	747,043
Culture and recreation	641,646	594,967
Public safety	35,148	36,847
Interest	171,594	182,247
Total expenses	<u>1,744,362</u>	<u>1,733,625</u>
Change in net position	191,607	119,881
Net position - beginning	<u>(1,202,123)</u>	<u>(1,322,004)</u>
Net position - ending	<u>\$ (1,010,516)</u>	<u>\$ (1,202,123)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$1,744,362. The costs of the District's activities were primarily funded by program revenues. Program revenues were comprised primarily of assessments for both the current and prior fiscal years. The remainder of the current fiscal year revenue includes amenity revenue, interest revenue, and miscellaneous revenues. In total, expenses increased from the prior year primarily due to higher maintenance and repair costs, driven by hurricane-related expenditures and landscape replacements.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$6,072,545 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$5,674,357 has been taken, which resulted in a net book value of \$398,188. More detailed information about the District's capital assets is presented in the notes to financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2025, the District had \$3,815,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND OTHER EVENTS

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

FINANCIAL STATEMENTS

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 1,733,389
Investments	318,607
Prepaid items and deposits	62,729
Restricted assets:	
Investments	387,810
Capital assets:	
Depreciable, net	<u>398,188</u>
Total assets	<u>2,900,723</u>
 LIABILITIES	
Accounts payable and accrued expenses	34,965
Accrued interest payable	68,419
Deposits	2,207
Non-current liabilities:	
Due within one year	315,000
Due in more than one year	<u>3,490,648</u>
Total liabilities	<u>3,911,239</u>
 NET POSITION	
Net investment in capital assets	(3,407,460)
Restricted for debt service	319,391
Unrestricted	<u>2,077,553</u>
Total net position	<u>\$ (1,010,516)</u>

See notes to financial statements

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ 158,794	\$ 158,794	\$ -	\$ -
Physical environment	737,180	809,848	-	72,668
Culture and recreation	641,646	324,020	-	(317,626)
Public safety	35,148	35,148	-	-
Interest on long-term debt	171,594	494,936	20,712	344,054
Total governmental activities	<u>1,744,362</u>	<u>1,822,746</u>	<u>20,712</u>	<u>99,096</u>
General revenues:				
Miscellaneous revenue				24,676
Investment earnings				<u>67,835</u>
Total general revenues				<u>92,511</u>
Change in net position				191,607
Net position - beginning				<u>(1,202,123)</u>
Net position - ending				<u>\$ (1,010,516)</u>

See notes to financial statements

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Cash	\$ 1,733,389	\$ -	\$ 1,733,389
Investments	318,607	387,810	706,417
Prepaid items and deposits	62,729	-	62,729
Total assets	<u>\$ 2,114,725</u>	<u>\$ 387,810</u>	<u>\$ 2,502,535</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued liabilities	\$ 34,965	\$ -	\$ 34,965
Deposits	2,207	-	2,207
Total liabilities	<u>37,172</u>	<u>-</u>	<u>37,172</u>
Fund balances:			
Nonspendable:			
Prepaid items and deposits	62,729	-	62,729
Restricted for:			
Debt service	-	387,810	387,810
Assigned to:			
Maintenance reserves	1,217,986	-	1,217,986
Unassigned	796,838	-	796,838
Total fund balances	<u>2,077,553</u>	<u>387,810</u>	<u>2,465,363</u>
Total liabilities and fund balances	<u>\$ 2,114,725</u>	<u>\$ 387,810</u>	<u>\$ 2,502,535</u>

See notes to financial statements

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Total fund balances - governmental funds	\$ 2,465,363
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Amounts reported for governmental activities in the statement of net position are different because:

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

Cost of capital assets	6,072,545	
Accumulated depreciation	<u>(5,674,357)</u>	398,188

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

Accrued interest payable	(68,419)	
Bonds payable, net of discount	<u>(3,805,648)</u>	<u>(3,874,067)</u>
Net position of governmental activities		<u><u>\$ (1,010,516)</u></u>

See notes to financial statements

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds		Total
	General	Debt Service	Governmental Funds
REVENUES			
Assessments	\$ 1,327,810	\$ 494,936	\$ 1,822,746
Interest	67,835	20,712	88,547
Miscellaneous revenue	24,676	-	24,676
Total revenues	1,420,321	515,648	1,935,969
EXPENDITURES			
Current:			
General government	158,794	-	158,794
Physical environment	521,113	-	521,113
Culture and recreation	509,562	-	509,562
Public safety	35,148	-	35,148
Debt service:			
Principal	-	300,000	300,000
Interest	-	175,156	175,156
Capital outlay	29,993	-	29,993
Total expenditures	1,254,610	475,156	1,729,766
Excess (deficiency) of revenues over (under) expenditures	165,711	40,492	206,203
Fund balances - beginning	1,911,842	347,318	2,259,160
Fund balances - ending	\$ 2,077,553	\$ 387,810	\$ 2,465,363

See notes to financial statements

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	206,203
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Amounts reported for governmental activities in the statement of activities are different because:

Repayments of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		300,000
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Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(985)
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Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.		(318,158)
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The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		4,547
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Change in net position of governmental activities	\$	191,607
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See notes to financial statements

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. All of the Supervisors were elected on an at large basis by qualified electors that reside within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

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

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

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

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

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

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

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

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

Inventories and Prepaid Items

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

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

Capital Assets

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

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

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized cost	Fair value	Credit Risk	Weighted Average Maturities
First American Treasury Obligation				
Fund CL Z	\$ 387,810	\$ -	S&P AAAm	48 days
FL Class	-	318,607	S&P AAAm	42 days
Total Investments	<u>\$ 387,810</u>	<u>\$ 318,607</u>		

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

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

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

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

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

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

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

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

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

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Infrastructure	\$ 4,286,581	\$ -	\$ -	\$ 4,286,581
Recreational facilities	1,641,553	-	-	1,641,553
Equipment and furniture	144,411	-	-	144,411
Total capital assets, being depreciated	6,072,545	-	-	6,072,545
Less accumulated depreciation for:				
Infrastructure	3,826,436	216,067	-	4,042,503
Recreational facilities	1,402,065	90,277	-	1,492,342
Equipment and furniture	127,698	11,814	-	139,512
Total accumulated depreciation	5,356,199	318,158	-	5,674,357
Total capital assets, being depreciated, net	716,346	(318,158)	-	398,188
Governmental activities capital assets	\$ 716,346	\$ (318,158)	\$ -	\$ 398,188

Depreciation expense was charged to function/programs as follows:

Physical environment	\$ 216,067
Culture and recreation	<u>102,091</u>
Total depreciation expense	<u>\$ 318,158</u>

NOTE 6 – LONG-TERM LIABILITIES

Series 2015

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

The Series 2015A-1 and 2015A-2 Bonds are subject to redemption at the option of the District after May 1, 2025 at a redemption price as set forth in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to the selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2015	\$ 4,115,000	\$ -	\$ 300,000	\$ 3,815,000	\$ 315,000
Original issue discount	(10,337)	-	(985)	(9,352)	-
Total	<u>\$ 4,104,663</u>	<u>\$ -</u>	<u>\$ 299,015</u>	<u>\$ 3,805,648</u>	<u>\$ 315,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending, September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 315,000	\$ 164,206	\$ 479,206
2027	330,000	151,206	481,206
2028	345,000	137,581	482,581
2029	350,000	123,331	473,331
2030	375,000	108,831	483,831
2031-2035	2,100,000	282,825	2,382,825
	<u>\$ 3,815,000</u>	<u>\$ 967,980</u>	<u>\$ 4,782,980</u>

NOTE 7 – MANAGEMENT COMPANY

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

NOTE 8 – RISK MANAGEMENT

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

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	Actual	
REVENUES			
Assessments	\$ 1,316,732	\$ 1,327,810	\$ 11,078
Interest and miscellaneous revenue	-	92,511	92,511
Total revenues	<u>1,316,732</u>	<u>1,420,321</u>	<u>103,589</u>
EXPENDITURES			
Current:			
General government	174,036	158,794	15,242
Physical environment	619,322	521,113	98,209
Culture and recreation	393,374	509,562	(116,188)
Public safety	30,000	35,148	(5,148)
Capital outlay	<u>100,000</u>	<u>29,993</u>	<u>70,007</u>
Total expenditures	<u>1,316,732</u>	<u>1,254,610</u>	<u>62,122</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	165,711	<u>\$ 165,711</u>
Fund balance - beginning		<u>1,911,842</u>	
Fund balance - ending		<u>\$ 2,077,553</u>	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	10
Employee compensation	\$0
Independent contractor compensation	\$26,008
Construction projects to begin on or after October 1; (>\$65K)	\$0
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$1,511.15 - \$1,692.49 Debt service - \$623.88 - \$698.75
Special assessments collected	\$1,822,746
Outstanding Bonds:	
Series 2015 due May 1, 2035	\$3,815,000



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Country Walk Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 27, 2026.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

May 27, 2026



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 W. Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

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

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

We have examined Country Walk Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

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

May 27, 2026



1001 W. Yamato Road • Suite 301
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(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Country Walk Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025 and have issued our report thereon dated May 27, 2026.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 27, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

May 27, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

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

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

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

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

Tab 15

MINUTES OF MEETING

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

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the **Country Walk Community Development District** was held on **Thursday, July 9, 2026, at 6:01 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	Board Supervisor, Chairman
Jami Rekar	Board Supervisor, Vice Chairman
Heather Howell	Board Supervisor, Assistant Secretary
Jane Kendall	Board Supervisor, Assistant Secretary
David Van De Griek	Board Supervisor, Assistant Secretary

Also present were:

Whitney Sousa	District Counsel, Straley, Robin, & Vericker
Laura Capaccio	Clubhouse Manager
Lisa Castoria	District Manager, Rizzetta & Company
Amiee Brodeen	Landscape Inspection Specialist, Rizzetta & Company
Jorge Ledesma	Juniper Landscape Representative
Jerry Whited	BDI Engineering
Scarlett Sponberg	Amenity Services Manager, Rizzetta & Company
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Castoria called the meeting to order and conducted roll call confirming a quorum.
The meeting commenced at 6:01 p.m.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

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

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Whited presented his report and gave an update on the sidewalk construction project and the sidewalk repair project.

- Discussion on Resident Sidewalk 4839 Portmarnock Way

The Board has requested to review the resident survey. This discussion was tabled.

The Board discussed pond erosion on Pond 8C & 9. Mr. Whited will provide a proposal for both at the August meeting.

Mr. Whited gave a quick update on roofing proposals and on the Country Point Blvd. & Meadow Pointe Blvd. Traffic Signal.

He provided a proposal from Site Masters in the amount of \$4,000.

On a motion from Ms. Rekar seconded by Mr. Van De Griek, with all in favor, the Board of Supervisors approved the Site Masters Proposal in the amount of \$4,000 for the Country Walk Community Development District.

B. Aquatic Report

The Board reviewed the Aquatics report. There were no questions or comments.

C. Landscape Inspections Analyst

- Review of Landscape Inspection Report and Juniper Response

The Board reviewed both reports and there were no questions or concerns at this time.

The Board held a brief discussion on Esplanade grass maintenance.

The board requested a proposal for additional landscape maintenance for sod in medians, along bridge, pump stations from Juniper.

D. Review of Clubhouse Manager Report

Ms. Capaccio reviewed her report with the Board.

- Update on Basketball Court and Insurance

Ms. Capaccio noted that the basketball court is not currently listed on the property insurance, therefore the vandalism cannot be claimed on the insurance. Ms. Castoria will inquire about the cost of adding the basketball court to the insurance.

Ms. Capaccio presented basketball court proposals under separate cover. The Board tabled these proposals to the August meeting.

There was a brief discussion on CDD special events. Ms. Sousa will research the parameters around special events budget. The Board made a motion to approve a NTE of \$10,000 for special events.

On a motion from Mr. Van De Griek seconded by Ms. Kendall, with all in favor, the Board of Supervisors approve a NTE of \$10,000 for special events, for the Country Walk Community Development District.

E. District Counsel

- Discussion on PCSD Easement Agreement

A brief discussion ensued. The Board will continue this discussion when the PCSD proposal has been submitted.

F. District Manager

Ms. Castoria presented her report and reminded the Board of Supervisors that the next regular meeting will be held on August 13, 2026, at 6:00 p.m.

Ms. Castoria presented the 2nd quarter website audit report and informed the Board it passed all areas.

Ms. Castoria informed the Board that a Juniper sod proposal was approved by her outside of a meeting in the amount of \$1,650.

G. District Chairman Report

Mr. O'Connor presented his report. There were no questions or comments at this time.

FIFTH ORDER OF BUSINESS

Ratification of Tennis Court Lighting Repair Proposal

On a motion from Ms. Rekar seconded by Ms. Kendall, with all in favor, the Board of Supervisors ratified the Tennis Court Lighting Repair Proposal for the Country Walk Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Strictly Entertainment Back to School Payment

On a motion from Ms. Kendall seconded by Mr. Van De Griek, with all in favor, the Board of Supervisors ratified the Strictly Entertainment Back to School Payment for the Country Walk Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Board of Supervisors Regular Meeting Minutes Held on June 11, 2026

Line 77 – Spelling Error – permanent.

On a motion from Ms. Rekar, seconded by Mr. O'Connor, with all in favor, the Board of Supervisors Approve the June 11, 2026, Board of Supervisor Regular Meeting Minutes, as amended, for the Country Walk Community Development District as amended.

EIGHTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for May 2026**

On a motion from Mr. Van De Griek, seconded by Ms. Kendall with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for May 2026 (\$86,869.87), for the Country Walk Community Development District.

NINTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

TENETH ORDER OF BUSINESS

Supervisors Requests

Ms. Rekar made a request for updated clubhouse interior lighting.

Ms. Kendall expressed her appreciation for the clubhouse staff.

Mr. O'Connor made a request for updated clubhouse furniture proposals.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Ms. Howell seconded by Ms. Kendall, 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 16

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT

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

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

www.countrywalkcdd.org

Operation and Maintenance Expenditures

June 2026

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2026 through June 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 94,153.69**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brandon Glass & Mirror Co., Inc.	300507	B0119663	Maintenance & Repairs 06/26	\$ 769.91
Brletic Dvorak, Inc.	300487	2478	Engineering Services 05/26	\$ 2,880.00
Clean Sweep Supply Co., Inc.	300505	16664	Janitorial Supplies 06/26	\$ 322.06
Cooper Pools Inc.	300491	2026-1481	Pool Maintenance 06/26	\$ 2,840.00
Crosscreek Environmental, Inc.	300504	26762	Fountain Repair & Maintenance 06/26	\$ 200.00
Florida Department of Revenue	20260618-01	6180158172968-061726	Sales & Use Tax 05/26	\$ 54.61
George O'Connor	300496	GO061126-630	Board of Supervisors Meeting 06/11/26	\$ 200.00
Heather B Howell	300497	HH061126-630	Board of Supervisors Meeting 06/11/26	\$ 200.00
Jami Dock Rekar	300498	JR061126-630	Board of Supervisors Meeting 06/11/26	\$ 200.00
Jane Kendall	300499	JK061126-630	Board of Supervisors Meeting 06/11/26	\$ 200.00
Juniper Landscaping of Florida, LLC	300485	397972	Insect & Disease Control 05/26	\$ 515.00
Juniper Landscaping of Florida, LLC	300485	398130	Landscape Replacement 05/26	\$ 577.50

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida, LLC	300485	398131	Landscape Replacement 05/26	\$ 829.50
Juniper Landscaping of Florida, LLC	300492	399356	Landscape Maintenance 06/26	\$ 15,610.28
Juniper Landscaping of Florida, LLC	300500	401588	Landscape Replacement 06/26	\$ 762.20
Juniper Landscaping of Florida, LLC	300500	401592	Landscape Annuals 06/26	\$ 4,591.25
Juniper Landscaping of Florida, LLC	300500	401897	Landscape Fertilization 06/26	\$ 2,281.45
Juniper Landscaping of Florida, LLC	300508	402493	Landscape Fertilization 06/26	\$ 875.50
Pasco County Board of County Commissioners	300503	2025003395	Annual Inspection 06/25	\$ 100.00
Pasco County Tax Collector	300501	061526-630 Postage 25/26	2025 Postage Assesment	\$ 293.63
Pasco County Utilities	20260615-01	24540963	Water Services 04/26	\$ 912.09
Pasco Sheriff's Office	300486	I-20265-12721	Off Duty Detail 05/26	\$ 3,600.00
Rizzetta & Company, Inc.	300484	INV0000109974	Accounting Services 06/26	\$ 7,070.41
Rizzetta & Company, Inc.	300490	INV0000110047	Personnel Reimbursement 06/26	\$ 13,622.93

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300489	INV0000110095	Cell Phone, Auto Mileage & Travel 05/26	\$ 69.60
Rizzetta & Company, Inc.	300506	INV0000110127	Personnel Reimbursement 06/26	\$ 12,891.55
Site Masters of Florida, LLC	300495	052126-9	Sidewalk Maintenance & Repair 05/26	\$ 2,737.50
Spectrum	20260601-01	1373986051226	Phone, Internet & Cable Services 05/26	\$ 273.15
Steadfast Contractors Alliance, LLC	300493	SA-24017	Aquatic Maintenance 06/26	\$ 1,648.00
Straley Robin Vericker	300502	28597	Legal Services 05/26	\$ 3,172.00
Suncoast Rust Control, Inc.	300488	09122	Rust Control 02/26	\$ 800.00
Suncoast Rust Control, Inc.	300488	09207	Rust Control 03/26	\$ 800.00
Suncoast Rust Control, Inc.	300488	09375	Rust Control 04/26	\$ 800.00
Suncoast Rust Control, Inc.	300494	09510	Rust Control 05/26	\$ 800.00
Valley National Bank	20260626-03	CC053126-630	Credit Card Expenses 05/26	\$ 1,325.52
Waste Management Inc. of Florida	20260616-01	1207739-1568-7	Waste Disposal Services 06/26	\$ 143.59

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	20260626-02	1442219-060926	Electric Services 05/26	\$ 6,388.01
Withlacoochee River Electric Cooperative, Inc.	20260626-02	1442222-060926	Electric Services 05/26	\$ 379.36
Withlacoochee River Electric Cooperative, Inc.	20260626-02	1442223-060926	Electric Services 05/26	\$ 321.47
Withlacoochee River Electric Cooperative, Inc.	20260626-02	1442224-060926	Electric Services 05/26	\$ 126.04
Withlacoochee River Electric Cooperative, Inc.	20260626-02	1442225-060926	Electric Services 05/26	\$ 745.55
Withlacoochee River Electric Cooperative, Inc.	20260626-02	1442226-060926	Electric Services 05/26	\$ 650.49
Withlacoochee River Electric Cooperative, Inc.	20260626-02	1442227-060926	Electric Services 05/26	\$ 410.78
Withlacoochee River Electric Cooperative, Inc.	20260626-02	1442228-060926	Electric Services 05/26	\$ 49.23
Withlacoochee River Electric Cooperative, Inc.	20260626-02	1442229-060926	Electric Services 05/26	\$ 42.38
Withlacoochee River Electric Cooperative, Inc.	20260626-01	2226487-060926	Electric Services 05/26	<u>\$ 71.15</u>
Report Total				<u>\$ 94,153.69</u>

BRANDON GLASS & MIRROR CO., INC.

Lic# SP14231

504 N. PARSONS AVE,

BRANDON, FL 33510

(813) 689-1593 / Fax (813) 685-4431

Fed. ID# 591790621

COUNTRY WALK CDD

3434 COLWELL AVE

SUITE 200

TAMPA, FL 33614

Inv. #	B0119663	Date	06/26/2026
Cust. #	9916102	Price Cat	1, COM-R
P.O. #		Sold By	RANDY
		Inst'l By	

Bus.: (813) 991-6102

Qty	Part	Thickness	Description	List	Price	Total
			REPLACE AND OR ADD TRIM AT BOTTOM OF MIRROR WALLS THAT WERE NOT INSTALLED CORRECTLY TO STOP MIRRORS FROM SLIPPING OFF BASEBOARD			
4			1" FLAT CHROME MOLDING FOR BOTTOM OF MIRRORS			
1 S/C			1 - 137 5/8, 1 - 66, 1 - 204			
			EMAIL - LCAPACCIO@RIZETTA.COM			
SPECIAL INSTRUCTIONS						
All material sold on this workorder/invoice is guaranteed to be as specified, and is not safety glazed material unless so marked. It is sold with the understanding that this material will not be glazed in a "hazardous location" as defined by the Consumer Product Safety Commission.						
No returns will be authorized for tempered, special orders or cut flat glass.						
50% deposit is required on all orders. Balance of payment is due upon completion of the workorder and/or receipt of this invoice.						
A service charge of 1.5% per month (18.00% annum) will be added to past due accounts.						
Terms of payment are 0 days from Invoice date. A service charge of 1.500% per month (18.000% annum) will be added to past due accounts.						
Total						769.91
Balance						769.91
RECEIVED BY:						
4/28/26 9:09am by 0 Updated 6/26/26 10:30am by 0						

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 2478
DATE 05/29/2026
TERMS Net 30
DUE DATE 06/28/2026

PROJECT NAME
Country Walk CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[May 12 - May 29]	16:00	180.00	2,880.00

BALANCE DUE **\$2,880.00**

Pay invoice



COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
May-26

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up	0.00	\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing.	3.00	\$180	J. Whited	\$540.00
Sidewalk Construction and Repairs Projects; Site Visits, Vendor RFI's, Inspections, Staff Communication.	11.00	\$180	J. Whited	\$1,980.00
Roof Replacement Bids Review and Scope Preperation.	2.00	\$180	J. Whited	\$360.00
INVOICE TOTAL	16.00			\$2,880.00

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 #
16664

DATE
06/17/2026

TERMS
Net 30

DUE DATE
07/17/2026

SHIP DATE
06/19/2026

PURCHASE ORDER
2715

SKU		DESCRIPTION	QTY	RATE	AMOUNT
HT400011	HT400011 TOWEL MULTIFOLD WHITE 16/250/CS	EMPR*HT400011* CASE TOWEL MULTI-FOLD WHITE 16/250/CS	3	31.25	93.75T
ENEL2003	ENEL2003 Empress™ Exam Grade Blue Nitrile Powder Free Glove - Large	EMPR*ENEL2003 *BOX GLOVE NITRILE EXAM Blue Powder Free Glove - Large	5	6.05	30.25T
CPC05253EA	CPC05253EA GALLON FABULOSOALL PURPOSE CLEANER LAVENDER SCENT 128oz 4/cs	STORE ALL PURPOSE CLEANER FABULSO LAVENDER SCENT GAL 4/CS	1	16.95	16.95T
NOVA517	NOVA517 - LINER 40X46 1.2MIL BLACK 100/CS	EMPR*NOVA517* CASE - LINER 40X46 1.2MIL BLACK 100/CS	3	27.75	83.25T
CLO31903	CLO31903 CLOROX DISINFECTING BIO & STAIN REMOVER 9/32OZ/CS	CLO31903 CLOROX DISINFECTING BIO & STAIN REMOVER 9/32OZ/CS	1	70.50	70.50T
CPC44571EA	CPC44571EA SOFT SOAP ANTIBACTERIAL SOAP CRISP CLEAN SCENT 11.25 OZ	SOFT SOAP ANTIBACTERIAL SOAP CRISP CLEAN SCENT 11.25 OZ	6	4.56	27.36T

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

Ways to pay

BANK

View and pay

SUBTOTAL	322.06
TAX	0.00
TOTAL	322.06
BALANCE DUE	\$322.06

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

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



Cleaning Commercial Acct:Rizzetta & Company:Country Walk CDD

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

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

Invoice details

Invoice no.: 2026-1481
Terms: Net 30
Invoice date: 06/01/2026
Due date: 07/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance June 2026	1	\$2,840.00	\$2,840.00

Total

\$2,840.00

Ways to pay



View and pay



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date: 6/17/2026

Invoice # 26762

Due Date: 7/17/2026

Bill To

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

Project Info

Quarterly Fountain Maintenance

P.O. #

Terms: Net 30

Description	Amount
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). Maintenance events will include the following tasks: • Perform Amp test on the motor to verify appropriate amp load. • Check incoming and outgoing Voltage. • Test Motor GFCI Protection Breaker. • Test Contactor. • Test motor overload protection to make sure it is set and functioning properly. • Check fuses. • Make sure all wires, breakers, and other electronic parts are securely attached • Check timer and set as needed. • Test Lighting GFCI breaker in the control panel to make sure it is operating properly. • Check lighting timer and set as needed. • Perform ohm test to cable to test for any shorts or resistance in the power cable between the control panel and the motor. • Inspect motor shaft to make sure it is not bent and that it is turning smoothly and quietly. • Inspect propeller or impeller (depending on what type unit) and diffuser plate (if present) to make sure they are tightly attached and not bent or damaged in any way. • Clean fountain's debris screen, nozzle, shaft, and pump chamber ensure proper water flow. • Clean all lighting lens covers. • Check each light. • Check seals on light housing for leaks. **The maintenance fee does not include costs for parts if needed. If additional parts are needed for repairs a separate estimate will be sent.**	200.00

Thank you for your business!

Crosscreek Environmental Inc.

Subtotal

Sales Tax (0.0%)

Total

Payments/Credits

Balance Due

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com
Page 1

www.crosscreekenvironmental.com



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date: 6/17/2026

Invoice # 26762

Due Date: 7/17/2026

Bill To

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

Project Info

Quarterly Fountain Maintenance

P.O. #

Terms: Net 30

Description	Amount
This agreement shall remain in effect for a period of one (1) year from the date of execution and will automatically renew on the anniversary date for successive one-year terms. Each renewal may be subject to a discretionary price adjustment. In the event that the customer is dissatisfied with the aquatic services provided, and it is determined that the condition of the aquatic management area has deteriorated as a result of negligence on the part of Crosscreek Environmental Inc., the customer reserves the right to terminate this agreement. Such termination shall require a minimum of forty-five (45) days' written notice to Crosscreek Environmental Inc. Crosscreek Environmental reserves the right to pause services if payment is delinquent. Service interruptions do not remove the client's obligation to pay for past services already performed. Payments not received within 30 days will incur a 1.5% monthly late fee (or the maximum allowed by Florida law). Continued non-payment may result in collections or legal recovery of owed funds	

Thank you for your business!

Crosscreek Environmental Inc.

Subtotal	\$200.00
Sales Tax (0.0%)	\$0.00
Total	\$200.00
Payments/Credits	\$0.00
Balance Due	\$200.00

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com
Page 2

www.crosscreekenvironmental.com

Payment Confirmation

Your payment information is below. Please record and keep the confirmation number for your record.

Transaction Information

Confirmation#	920002815285	Submitted Date	Wednesday, 06/17/2026
Status	IN PROCESS	Submitted Time	02:31 PM

Payment Information

Taxpayer Name	COUNTRY WALK COMMUNITY DEVELOPMENT DISTR	Debit Date	Thursday, 06/18/2026
Document Type	DR-15EZ	Filing Period End Date	05/31/2026
Amount Paid	\$54.61		
Payment Amount	\$54.61		
Fee Amount	\$0.00		

Electronic Check Information

Bank Nickname	N/A
Bank Account Type	BUSINESS/CORPORATE CHECKING

Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8015817296-8	05/31/2026	\$54.61

COUNTRY WALK CDD Regular MeetingMeeting Date: June 11, 2026**SUPERVISOR PAY REQUEST**

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Heather Howell	yes
Jane Kendall	yes
George O'Connor	yes
David Van De Griek	
Jami Rekar	yes

(*) Does not get paid

NOTE: Supervisors are only paid if checked.**EXTENDED MEETING TIMECARD**

Meeting Start Time:	6:12
Meeting End Time:	8:37
Total Meeting Time:	2hrs 25 mins

Time Over (4) Hours:	
----------------------	--

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: Lisa Castoria

Please Remit Payment to:

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



Invoice 397972

Bill To
Country Walk CDD c/o Rizzetta & Company 3434 Colwell Avenue ste 200 Tampa, FL 33614

Date	Due Date
05/28/26	6/27/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#361449 - Country Walk - 2025/2026 Landscape Maintenance Contract	
<i>Insect and Disease Control - 05/05/2026</i>	<i>\$515.00</i>

Grand Total **\$515.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$515.00	\$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 398130

Bill To
Country Walk CDD c/o Rizzetta & Company 3434 Colwell Avenue ste 200 Tampa, FL 33614

Date	Due Date
05/28/26	6/27/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#396228 - Dead pine tree removal at front entrance near pump fence				\$577.50
<i>Tree removal - 05/12/2026</i>				
Labor and equipment	8.00HR	\$60.00	\$480.00	
Debris by the truck	0.201	\$350.00	\$70.00	
<i>Fuel Surcharge 5.0% - 05/28/2026</i>				

Grand Total **\$577.50**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,922.00	\$0.00	\$0.00	\$0.00	\$0.00

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JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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



Invoice 398131

Bill To
Country Walk CDD c/o Rizzetta & Company 3434 Colwell Avenue ste 200 Tampa, FL 33614

Date	Due Date
05/28/26	6/27/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#396237 - 4834 Rolling Green-Tree removal behind home				\$829.50
<i>Tree removal - 05/12/2026</i>				
Labor and equipment	12.00HR	\$60.00	\$720.00	
Debris by the truck	0.201	\$350.00	\$70.00	
<i>Fuel Surcharge 5.0% - 05/28/2026</i>				

Grand Total **\$829.50**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,922.00	\$0.00	\$0.00	\$0.00	\$0.00

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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 399356

Bill To
Country Walk CDD c/o Rizzetta & Company 3434 Colwell Avenue ste 200 Tampa, FL 33614

Date	Due Date
06/01/26	7/1/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#361449 - Country Walk - 2025/2026 Landscape Maintenance Contract June 2026	\$15,610.28

Grand Total \$15,610.28

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$17,532.28	\$0.00	\$0.00	\$0.00	\$0.00

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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 401588

Bill To
Country Walk CDD c/o Rizzetta & Company 3434 Colwell Avenue ste 200 Tampa, FL 33614

Date	Due Date
06/15/26	7/15/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#361449 - Country Walk - 2025/2026 Landscape Maintenance Contract	
<i>Bermuda Fertilize Turf - MAY - 06/10/2026</i>	\$762.20

Grand Total \$762.20

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$762.20	\$0.00	\$0.00	\$0.00	\$0.00

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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 401592

Bill To
Country Walk CDD c/o Rizzetta & Company 3434 Colwell Avenue ste 200 Tampa, FL 33614

Date	Due Date
06/15/26	7/15/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#399032 - Plants installation in beds between ponds and Meadow Pointe Blvd				\$4,591.25

Landscape Material - 06/08/2026

Loropetalum, 03 gallon - 03G	25.0003g	\$35.00	\$875.00
Trinette Arboricola, 03 gallon - 03G	80.0003g	\$28.00	\$2,240.00
Cocobrown Mulch, 02CF bag - 02CF	90.0002CF	\$6.96	\$626.25
Erect Bottlebrush, 10-12' x 4-5', 1.5-2" cal - 45G	1.0045g	\$850.00	\$850.00

Grand Total \$4,591.25

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$5,353.45	\$0.00	\$0.00	\$0.00	\$0.00

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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 401897

Bill To
Country Walk CDD c/o Rizzetta & Company 3434 Colwell Avenue ste 200 Tampa, FL 33614

Date	Due Date
06/15/26	7/15/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#361449 - Country Walk - 2025/2026 Landscape Maintenance Contract	
<i>St Augustine Fertilize Turf - MAY - 06/10/2026</i>	<i>\$1,385.35</i>
<i>Bahia Fertilize Turf - JUNE - 06/10/2026</i>	<i>\$896.10</i>

Grand Total **\$2,281.45**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$7,634.90	\$0.00	\$0.00	\$0.00	\$0.00

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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 402493

Bill To
Country Walk CDD c/o Rizzetta & Company 3434 Colwell Avenue ste 200 Tampa, FL 33614

Date	Due Date
06/22/26	7/22/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#361449 - Country Walk - 2025/2026 Landscape Maintenance Contract	
<i>Fertilize Shrub/Ornamentals - JUNE - 06/18/2026</i>	\$463.50
<i>Palm Fertilization - JUNE - 06/18/2026</i>	\$412.00

Grand Total **\$875.50**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$875.50	\$0.00	\$0.00	\$0.00	\$0.00

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Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980



Pasco County Fire Rescue

4111 Land O' Lakes Blvd #208, Land O' Lakes, FL 34639

Phone: 813-929-2750

Invoice Date 06/17/2025

Invoice # - 2025003395

Country Walk Club House
30400 COUNTRY POINT BLVD W
Wesley Chapel, FL

Property Description: Country Walk Club House

Location

30400 COUNTRY POINT BLVD Wesley
Chapel FL 33543

Details

Inspection Type: Annual \ Periodic

Inspection #: 22572

Property #: 8007151

Address: 30400 COUNTRY POINT BLVD Wesley Chapel FL 33543

Date: 06/17/2025

Calculation:

Billing Type Description: Commercial Occupancies 1-15000 Sq. Ft.

Property Fee:\$100.00

Total Fee = \$100.00

Invoice Total: \$100.00

Created By David Fernandez



Pay Online:

<https://payments.eprsys.com/Fire/P/K?linkx=3466962&quid=dNGQ>

Payment is due within days

Make checks payable to: Pasco County BOCC.

Mail Payment to: Pasco County Fire Rescue, Attention: Community Risk Reduction, Land O' Lakes Blvd., Suite , Land O' Lakes, FL .

If you have any questions concerning this invoice, contact Community Risk Reduction at () or email crr@mypasco.net

Pasco County Tax Collector 061526-630 Postage 25/26

Funding Agency	Agency	Agency Code	Roll Yr	Tax	Penalty	Interest	Discount	Commissio
BEXLEY CDD	BEXLEY	BEXLEY	2025	19,701.70	0.00	591.03	0.00	405.86
CONNERTON EAST CDD	CONNERTON EAST	CONNERTON EAST	2025	3,728.87	0.00	111.87	0.00	76.82
CONNERTON WEST CDD	CONRTNW	CONRTNW	2025	18,546.47	0.00	556.41	0.00	382.06
COPPERSPRING CDD	COPPERSPRING CDD	COPPERSPRING CD	2025	8,447.90	0.00	253.45	0.00	174.03
COUNTRY WALK CDD	CWLKCDD	CWLKCDD	2025	21,207.19	0.00	636.20	0.00	436.87
DEERBROOK CDD	DEERBROOK	DEERBROOK	2025	3,005.91	0.00	90.18	0.00	61.92
DEL WEBB BEXLEY CDD	DEL WEB BEXLEY CDD	DEL WEB BEXLEY C	2025	5,639.26	0.00	169.17	0.00	116.17
HIDDEN CREEK NORTH CDD	HIDDEN CREEK NORTH	HIDDEN CREEK NOI	2025	5,833.66	0.00	175.02	0.00	120.18
LAKESIDE CDD	LAKESID	LAKESID	2025	5,590.93	0.00	167.73	0.00	115.18
MEADOW POINTE III CDD	MP3CDD	MP3CDD	2025	35,363.05	0.00	1,060.88	0.00	728.48
MEADOW POINTE IV CDD	MP4CDD	MP4CDD	2025	45,506.30	0.00	1,365.19	0.00	937.43
MITCHELL RANCH CDD	MITCHELL RANCH CDD	MITCHELL RANCH C	2025	9,774.20	0.00	293.23	0.00	201.35
NEW PORT CORNER CDD	NEW PORT CORNER CE	NEW PORT CORNEI	2025	20,027.49	0.00	600.81	0.00	412.57
SEVEN OAKS CDD	SVNOKS	SVNOKS	2025	72,333.43	0.00	2,170.00	0.00	1,490.07
VERANDAHS CDD	VERANDA	VERANDA	2025	5,149.32	0.00	154.47	0.00	106.08
WATER'S EDGE CDD	WATSEDG	WATSEDG	2025	16,166.10	0.00	484.98	0.00	333.02
WESBRIDGE CDD	WESBRIDGE CDD	WESBRIDGE CDD	2025	8,035.34	0.00	241.07	0.00	165.53
WIREGRASS CDD	WIREGRA	WIREGRA	2025	19,807.33	0.00	594.22	0.00	408.03
WIREGRASS II CDD	WIREGRASS II	WIREGRASS II	2025	13,030.88	0.00	390.94	0.00	268.44

Postage Deduction per Florida Statue 197-322 Tax Year 2025

Distributed	Postage Ch	Distribution	Funding Ag	Email
19,886.87	611.19	19,275.68	BEXLEY CD	BLHeureux@rizzetta.com
3,763.92	474.39	3,289.53	CONNERTC	vsmith@rizzetta.com
18,720.82	502.44	18,218.38	CONNERTC	vsmith@rizzetta.com
8,527.32	152.90	8,374.42	COPPERSPI	BLHeureux@rizzetta.com
21,406.52	293.63	21,112.89	COUNTRY	BLHeureux@rizzetta.com
3,034.17	204.59	2,829.58	DEERBROC	BLHeureux@rizzetta.com
5,692.26	177.78	5,514.48	DEL WEB B	BLHeureux@rizzetta.com
5,888.50	144.50	5,744.00	HIDDEN CR	vsmith@rizzetta.com
5,643.48	257.00	5,386.48	LAKESIDE C	BLHeureux@rizzetta.com
35,695.45	558.52	35,136.93	MEADOW	BLHeureux@rizzetta.com
45,934.06	437.82	45,496.24	MEADOW	vsmith@rizzetta.com
9,866.08	202.02	9,664.06	MITCHELL	lvsmith@rizzetta.com
20,215.73	84.77	20,130.96	NEW PORT	BLHeureux@rizzetta.com
73,013.36	864.52	72,148.84	SEVEN OAI	BLHeureux@rizzetta.com
5,197.71	135.80	5,061.91	THE VERAN	vsmith@rizzetta.com
16,318.06	209.45	16,108.61	WATERS EI	BLHeureux@rizzetta.com
8,110.88	131.74	7,979.14	WESBRIDG	BLHeureux@rizzetta.com
19,993.52	386.43	19,607.09	WIREGRAS	BLHeureux@rizzetta.com
13,153.38	342.77	12,810.61	WIREGRAS	vsmith@rizzetta.com



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

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

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



73 0 1
15-95610

MEADOW WOODS CDD

Service Address: 30400 COUNTRY POINT BOULEVARD

Bill Number: 24540963

Billing Date: 5/26/2026

Billing Period: 4/10/2026 to 5/12/2026

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for 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	4/10/2026	4599	5/12/2026	4668	32	69

Usage History

	Water
May 2026	69
April 2026	60
March 2026	44
February 2026	54
January 2026	63
December 2025	53
November 2025	47
October 2025	22
September 2025	52
August 2025	28
July 2025	39
June 2025	61

Transactions

Previous Bill	816.06
Payment 05/11/26	-816.06 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	63.99
Water Tier 1	40.0 Thousand Gals X \$2.18 87.20
Water Tier 2	29.0 Thousand Gals X \$3.47 100.63
Sewer	
Sewer Base Charge	163.47
Sewer Charges	69.0 Thousand Gals X \$7.20 496.80
Total Current Transactions	912.09
TOTAL BALANCE DUE	\$912.09

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.
Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 0489145
Customer # 01169215
Balance Forward 0.00
Current Transactions 912.09

Total Balance Due \$912.09
Due Date 6/12/2026

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

The Total Due will be electronically transferred on 06/12/2026.

MEADOW WOODS CDD
PO BOX 32414
CHARLOTTE NC 28232

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

011692153048914552454096310000912099



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

Invoice: I-20265-12721
Service Total: \$3600.00
Payments Total:
Amount Due: \$3600.00
Sent Date: 6/1/2026
Payment Terms: Due upon receipt

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

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	Emp Fees
5/3/2026	GROVES, JENNIFER - 7096	COUNTRY WALK CDD* Community (Security)	5:00 PM	6.00	\$60.00	\$360.00
5/6/2026	GROVES, JENNIFER - 7096	COUNTRY WALK CDD* Community (Security)	7:00 PM	6.00	\$60.00	\$360.00
5/9/2026	VANCE, NICHOLAS - 7658	COUNTRY WALK CDD* Community (Security)	5:00 PM	6.00	\$60.00	\$360.00
5/12/2026	MARCOUILLER, DANIEL - 6195	COUNTRY WALK CDD* Community (Security)	5:00 PM	6.00	\$60.00	\$360.00
5/15/2026	GROVES, JENNIFER - 7096	COUNTRY WALK CDD* Community (Security)	7:00 PM	6.00	\$60.00	\$360.00
5/18/2026	CASSEL, JORDAN - 7043	COUNTRY WALK CDD* Community (Security)	5:00 PM	6.00	\$60.00	\$360.00
5/21/2026	MARCOUILLER, DANIEL - 6195	COUNTRY WALK CDD* Community (Security)	5:00 PM	6.00	\$60.00	\$360.00
5/24/2026	RODRIGUEZ, RUBEN - 7716	COUNTRY WALK CDD* Community (Security)	5:00 PM	6.00	\$60.00	\$360.00
5/27/2026	FITTS, DEREK - 4982	COUNTRY WALK CDD* Community (Security)	7:00 PM	6.00	\$60.00	\$360.00
5/30/2026	GROVES, JENNIFER - 7096	COUNTRY WALK CDD* Community (Security)	7:00 PM	6.00	\$60.00	\$360.00
					Total:	\$3600.00

Questions regarding Invoice Charges & Payments please contact:

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

Make Checks Payable To:

Invoice #: I-20265-12721

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

Invoice

Date	Invoice #
6/2/2026	INV0000109974

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,926.08	\$1,926.08
Administrative Services	1.00	\$525.33	\$525.33
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$459.67	\$459.67
Landscape Consulting Services	1.00	\$850.00	\$850.00
Management Services	1.00	\$3,109.33	\$3,109.33
Website Compliance & Management	1.00	\$100.00	\$100.00
	Subtotal		\$7,070.41
	Total		\$7,070.41

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

Invoice

Date	Invoice #
6/5/2026	INV0000110047

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 #
6/1/2026	INV0000110095

Bill To:

Countrywalk CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice

Date	Invoice #
6/18/2026	INV0000110127

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]

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

INVOICE
#052126-9

To: Country Walk CDD
5844 Old Pasco Road
Wesley Chapel, FL 33544

Date: May 21, 2026

Amenity Center - Sidewalk Repairs

Contract amount	\$5,475.00
Deposit (50%)	\$2,737.50

TOTAL \$2,737.50

May 12, 2026
Invoice Number: 1373986051226
Account Number: **8337 13 062 1373986**

Auto Pay Notice

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

NEWS AND INFORMATION**Contact Us**

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary

*Service from 05/12/26 through 06/11/26
details on following pages*

Previous Balance	273.15
Payments Received -Thank You!	-273.15
Remaining Balance	\$0.00
Spectrum Business™ TV	45.00
Spectrum Business™ Internet	140.00
Spectrum Business™ Voice	80.00
Other Charges	0.00
Taxes, Fees and Charges	8.15
Current Charges	\$273.15
<i>YOUR AUTO PAY WILL BE PROCESSED 05/29/26</i>	
Total Due by Auto Pay	\$273.15

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 05132026 NNNNNNNN 01 996355

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

May 12, 2026

COUNTRY WALK CLUBHOUSE

Invoice Number: 1373986051226
Account Number: 8337 13 062 1373986
Service At: 30400 COUNTRY POINT BLVD
WESLEY CHAPEL FL 33543-7202

Total Due by Auto Pay **\$273.15**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833713062137398600273151



Invoice Number: 1373986051226
 Account Number: 8337 13 062 1373986

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 DY RP 12 05132026 NNNNNNNN 01 996355

Charge Details

Previous Balance		273.15
EFT Payment	04/29	-273.15
Remaining Balance		\$0.00

Payments received after 05/12/26 will appear on your next bill.

Service from 05/12/26 through 06/11/26

Spectrum Business™ TV

Business TV Stream	45.00
	\$45.00

Spectrum Business™ TV Total \$45.00

Spectrum Business™ Internet

Spectrum Business Internet	130.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Advanced WiFi	10.00
	\$140.00

Spectrum Business™ Internet Total \$140.00

Spectrum Business™ Voice

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

Phone number (813) 991-6127

Spectrum Business™ Voice Continued

Spectrum Business Voice	40.00
	\$40.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$80.00

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00
Other Charges Total	\$0.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	2.22
Federal Universal Service Fund	5.93
Taxes, Fees and Charges Total	\$8.15

Current Charges \$273.15

Total Due by Auto Pay \$273.15

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 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.

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 for store locations. For questions or concerns, visit Spectrum.net/support



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 #
6/1/2026	SA-24017

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

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.

Total	\$1,648.00
Payments/Credits	\$0.00
Balance Due	\$1,648.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Country Walk CDD
P.O. Box 32414
Charlotte, NC 28232

June 16, 2026

Client: 001033

Matter: 000001

Invoice #: 28597

Page: 1

RE: General Matters

For Professional Services Rendered Through May 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
5/1/2026	VKB	REVIEW AUDITOR'S LETTER REQUESTING RESPONSE FOR FY 24-25 AUDIT; REVIEW AND REVISE AUDIT RESPONSE LETTER.	0.9	\$274.50
5/1/2026	WAS	REVIEW TENTATIVE AGENDA FOR MAY MEETING.	0.2	\$61.00
5/4/2026	WAS	REVIEW INCIDENT REPORT REGARDING BB GUN SHOOTING ON DISTRICT PROPERTY; REVIEW COMMUNICATION FROM J. WHITED REGARDING SIDEWALK MAINTENANCE, REVIEW SIDEWALK MAINTENANCE POLICY AND MAINTENANCE MAP ALONG WITH OWNERSHIP RECORDS FOR DEAD END SIDEWALK AND ADVISE AS TO DISTRICT MAINTENANCE RESPONSIBILITY.	0.8	\$244.00
5/5/2026	WAS	COMMUNICATIONS WITH L. CASTORIA REGARDING AGENDA ITEM FOR DISCUSSION OF ADDITIONAL SIDEWALK MAINTENANCE AREA.	0.3	\$91.50
5/8/2026	WAS	COMMUNICATIONS WITH S. GILLIS REGARDING PROPOSED BUDGET RESOLUTION.	0.2	\$61.00
5/11/2026	WAS	REVIEW COMMUNICATIONS FROM S. GILLIS REGARDING UPCOMING MEETING DATE; REVIEW DISTRICT'S TRESPASS RESOLUTION AND EMAIL CHAIN FROM L. CASTORIA AND ADVISE AS TO AUTHORIZATION OF TRESSPASS ENFORCEMENT BY SHERIFF'S OFFICE.	0.4	\$122.00
5/12/2026	WAS	REVIEW DRAFT FINANCIAL AUDIT AND PROVIDE RESPONSE; REVIEW COMMUNICATIONS REGARDING PROPOSED BUDGET RESOLUTION.	0.7	\$213.50

June 16, 2026

Client: 001033

Matter: 000001

Invoice #: 28597

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
5/14/2026	WAS	COMMUNICATIONS WITH L. CASTORIA REGARDING TOPICS FOR DISCUSSION AT BOARD OF SUPERVISORS MEETING; PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING VIA TEAMS.	2.4	\$732.00
5/15/2026	WAS	REVIEW MAY MEETING FOLLOW UP EMAIL FROM L. CASTORIA.	0.2	\$61.00
5/21/2026	WAS	REVIEW FACILITY USE AGREEMENT AND INSTRUCTOR CERTIFICATIONS FOR SILVER SNEAKERS PROGRAM AND COMMUNICATIONS WITH L. CASTORIA REGARDING MISSING REQUIREMENTS.	0.4	\$122.00
5/22/2026	WAS	REVIEW COMMUNICATIONS FROM L. CASTORIA ALONG WITH RESIDENT APPLICATION FOR FOUNDATION REPAIRS, REVIEW LOT SURVEY, ANALYZE CDD JURISDICTION AND CONFER WITH L. CASTORIA REGARDING DISTRICT APPROVAL.	0.4	\$122.00
5/26/2026	WAS	REVIEW DISTRICT FINANCIAL STATEMENTS; REVIEW AND REpond TO QUESTION FROM L. CASTORIA REGARDING RULES FOR PHOTOGRAPHY AT THE POOL.	0.7	\$213.50
5/27/2026	WAS	COMMUNICATIONS WITH L. CASTORIA REGARDING PAYMENT TERMS FOR PAINTING AGREEMENT AND SIDEWALK MAP FOR PRESSURE WASHING AGREEMENT; DRAFT PAINTING AGREEMENT WITH THAT 1 PAINTER; DRAFT PRESSURE WASHING AGREEMENT WITH KINGS POWER WASHING SERVICES.	2.0	\$610.00
5/28/2026	WAS	REVIEW TENTATIVE AGENDA; REVIEW AQUATICS RENEWAL AND ADVISE DISTRICT OF APPROPRIATE APPROVAL METHOD.	0.6	\$183.00
5/29/2026	WAS	COMMUNICATIONS REGARDING EASEMENT INQUIRY ON MEADOW POINT BLVD.	0.2	\$61.00
Total Professional Services			10.4	\$3,172.00

June 16, 2026
Client: 001033
Matter: 000001
Invoice #: 28597

Page: 3

Total Services	\$3,172.00
Total Disbursements	\$0.00
Total Current Charges	\$3,172.00
Previous Balance	\$1,643.00
Less Payments	(\$1,643.00)
PAY THIS AMOUNT	\$3,172.00

Please Include Invoice Number on all Correspondence



Invoice

8040 118th Avenue North
Largo, FL 33773
(833) 466-7878

Sun Coast Rust Control

Bill to Country Walk CDD
rizzettacddinvoices@avidbill.com

Ship to c/o Rizzetta
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Invoice 09122
Date Mar 1, 2026
Terms Net 30
Due date Mar 31, 2026
Amount due \$800.00

Items	Quantity	Price	Amount
Commercial Service	1	\$800.00	\$800.00
Commercial: Monthly water treatment (iron/rust) and service fee for previous month.			
Subtotal			\$800.00
Total			\$800.00
Paid			\$0.00

Amount due \$800.00

Use this link to pay online: <https://app02.us.bill.com/p/00802QAYWVPCLOS42xql>

Notes
Thank you for your business.



Invoice

8040 118th Avenue North
Largo, FL 33773
(833) 466-7878

Sun Coast Rust Control

Bill to	Country Walk CDD rizzettacddinvoices@avidbill.com	Invoice	09207
Ship to	c/o Rizzetta 3434 Colwell Ave., Suite 200 Tampa, FL 33614	Date	Apr 1, 2026
		Terms	Net 30
		Due date	May 1, 2026
		Amount due	\$800.00

Items	Quantity	Price	Amount
Commercial Service	1	\$800.00	\$800.00
Commercial: Monthly water treatment (iron/rust) and service fee for previous month.			
Subtotal			\$800.00
Total			\$800.00
Paid			\$0.00

Amount due **\$800.00**

Use this link to pay online: <https://app02.us.bill.com/p/00802QAYWVPCLOS42xql>

Notes
Thank you for your business.



Invoice

8040 118th Avenue North
Largo, FL 33773
(833) 466-7878

Sun Coast Rust Control

Bill to Country Walk CDD
rizzettacddinvoices@avidbill.com

Ship to c/o Rizzetta
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Invoice 09375
Date May 1, 2026
Terms Net 30
Due date May 31, 2026
Amount due \$800.00

Items	Quantity	Price	Amount
Commercial Service	1	\$800.00	\$800.00
Commercial: Monthly water treatment (iron/rust) and service fee for previous month.			
Subtotal			\$800.00
Total			\$800.00
Paid			\$0.00

Amount due \$800.00

Use this link to pay online: <https://app02.us.bill.com/p/00802QAYWVPCLOS42xql>

Notes
Thank you for your business.



Invoice

8040 118th Avenue North
Largo, FL 33773
(833) 466-7878

Sun Coast Rust Control

Bill to Country Walk CDD
rizzettacddinvoices@avidbill.com

Ship to c/o Rizzetta
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Invoice 09510
Date Jun 1, 2026
Terms Net 30
Due date Jul 1, 2026
Amount due \$800.00

Items	Quantity	Price	Amount
Commercial Service	1	\$800.00	\$800.00
Commercial: Monthly water treatment (iron/rust) and service fee for previous month.			
Subtotal			\$800.00
Total			\$800.00
Paid			\$0.00

Amount due \$800.00

Use this link to pay online: <https://app02.us.bill.com/p/00802QAYWVPCLOS42xql>

Notes
Thank you for your business.



CC053126-630

0 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$8,574.00
Statement Closing Date	May 31, 2026
Days in Billing Cycle	31
Previous Balance	\$805.58
Payments & Credits	\$705.59
Purchases & Other Charges	\$1,325.52
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$1,425.51

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	\$1,425.51
Minimum Payment Due	\$1,325.52
Payment Due Date	June 25, 2026

\$1,325.52 was taken out of Country Walk
BankUnited Operating account on 6/26/26

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$705.59-	
05/25	05/25	F151500H100CHGDDA	AUTOMATIC PAYMENT - THANK YOU	705.59-
		MICHELLE WHITE	\$0.00	
		LAURA CAPACCIO	\$1,325.52	
05/06	05/06	0541601GE43AA0SF3	WAL-MART #3418 WESLEY CHAPEL FL	166.59
			MCC: 5411 MERCHANT ZIP:	
05/06	05/06	5543286GE5S9Q0GAB	AMAZON MKTPL*BF7JK7JQ2 SEATTLE WA	64.95
			MCC: 5942 MERCHANT ZIP:	
05/06	05/06	0543684GFBLJ5ES4D	SAMS CLUB #4852 WESLEY CHAPEL FL	128.53
			MCC: 5300 MERCHANT ZIP: 33544	
05/08	05/08	5543286GG5SZTV5R6	AMAZON MKTPL*BV8D74OP0 SEATTLE WA	370.95
			MCC: 5942 MERCHANT ZIP:	
05/08	05/08	0543684GHBLJAJH1J	WM SUPERCENTER #3418 WESLEY CHAPEL FL	103.71
			MCC: 5411 MERCHANT ZIP: 33543	
05/12	05/12	5543286GL5WAT2TNL	AMAZON MKTPL*JI65D07D3 SEATTLE WA	30.77
			MCC: 5942 MERCHANT ZIP:	

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	June 25, 2026
New Balance	\$1,425.51
Minimum Payment Due	\$1,325.52
Past Due Amount	\$0.00

Amount Enclosed:

\$

Make Check
Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

0 0

COUNTRY WALK COMMUNITY DEVELOPMENT
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

TRANSACTIONS (continued)				
Tran Date	Post Date	Reference Number	Transaction Description	Amount
05/12	05/12	5543286GL5WB17X77	AMAZON MKTPL*BV45538N0 SEATTLE WA MCC: 5942 MERCHANT ZIP:	190.39
05/15	05/15	5754024GPMKE7KQDQ	ADOBE *ADOBE 4085366000 CA MCC: 5734 MERCHANT ZIP: 95110	14.99
05/18	05/18	5531020GVQKNE11D0	VISION ACE HARDWARE WESLEY CHAPEL FL MCC: 5251 MERCHANT ZIP: 33544	72.53
05/19	05/19	0543684GWBLJ79JFX	WM SUPERCENTER #3418 WESLEY CHAPEL FL MCC: 5411 MERCHANT ZIP: 33543	137.13
05/19	05/19	6891331GW0001G1FV	CALENDAR WIZ LLC HAMPTON NH MCC: 7372 MERCHANT ZIP:	11.00
05/21	05/21	5543286GX5Z84TWJA	AMAZON MKTPL*EM2E80MA3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	33.98
LAURA CAPACCIO				\$0.00
LAURA CAPACCIO				\$0.00

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,325.52 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 06/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

PAYMENT OF AMOUNT IN DISPUTE \$99.99 NOT REQUIRED.

REWARDS SUMMARY

Previous Cashback Balance	\$2.01	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$3.31	\$0-\$500,000 = 0.25%
New Cashback Balance	\$5.32	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Mar 2027	\$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	31	\$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.

Payment Date	June 26, 2026
---------------------	---------------

				Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse	Clubhouse
				Amenity Maintenance & Repair	Computer Support Maint. & Repair	Office Supplies	Janitorial Supplies	Furniture Repair/ Replacement	Dog Waste Station Supplies	Pool Repairs and Maintenance	Special Events
				001-57200- 3331	001-57200- 4711	001-57200- 5101	001-57200- 4707	001-57200- 4533	001-57200- 4906	001-57200- 4717	001-57400- 4775
Date	Vendor Name	Description	Amount								
5/6/2026	Walmart	Event snacks and paper ware	\$166.59								166.59
5/6/2026	Amazon	Gym Cleaning supplies	\$64.95				64.95				
5/6/2026	Sam Club	Event snacks and flowers	128.53								128.53
5/8/2026	Amazon	Event supplies and (\$8 net for maintenance)	\$370.95								370.95
5/8/2026	Walmart	Event supplies cooler for pool treats/ tents for events	\$103.71								103.71
5/12/2026	Amazon	Maintenance Supplies	\$30.77	30.77							
5/12/2026	Amazon	Office supplies	\$190.39			190.39					
5/15/2026	Adobe	Software for office	\$14.99			14.99					
5/18/2026	Ace Hardware	Maintenance Supplies	\$72.53	72.53							
5/19/2026	Walmart	Events	137.13								137.13
5/19/2026	Calendar Whiz	Community calendar	11.00			11.00					
5/21/2026	Amazon	Maintenance Supplies	33.98	33.98							
	TOTAL		1,325.52	137.28	0.00	216.38	64.95	0.00	0.00	0.00	906.91

[illegible]

Give us feedback @ survey.walmart.com
Thank you! ID #:7WRWCG160CKB



WM Supercenter
813-262-2180 Mgr. ALEJANDRA
28500 STATE ROAD 54
WESLEY CHAPEL FL 33543
ST# 03418 OP# 002831 TE# 19 TR# 01385

ITEMS SOLD 44
TC# 8019 1656 4888 5198 0941 2



MS MINI CRO	681131075460 F	3.44 0
WAS 4.98 ea YOU SAVED 1.54		
LEMON MER MM	194346115820 F	5.16 N
ICEDCINN SLC	681131102130 F	4.98 N
FG GVA BITE	194346423230 F	4.87 N
CRANORSCONE	194346458340 F	2.71 0
WAS 4.17 ea YOU SAVED 1.46		
DRAKES PIES	024300012060	4.28 N
ENT MINI CRM	072030959950	4.12 N
CREAMER	041271025900 F	3.74 N
TROP OJ 6PK	048500006290 F	6.97 N
15CT 12 BLN	071444583430	1.00 N
TROP OJ 6PK	048500006290 F	6.97 N
21.12Z BELV	044000058600	8.48 N
PLATES	844518026720	1.00 N
15CT 12 BLN	071444583430	1.00 N
TABLE COVER	843623131040	1.00 N
REC TC NPINK	011179973810	1.00 N
15CT 12 BLN	071444583430	1.00 N
15CT 12 BLN	071444583430	1.00 N
15CT 12 BLN	071444583530	1.00 N
15CT 12 BLN	071444583530	1.00 N
15CT 12 BLN	071444583530	1.00 N
15CT 12 BLN	071444583530	1.00 N
CREAMER	050000322900 F	3.98 N
STOK UNSWEET	041271027730 F	5.97 N
NUTPODS FV	859922007390 F	4.97 N
GV HH 32OZ	605388187160 F	2.64 N
MAND 3 BAG	072240133810 F	4.48 N
BANNUT SLC	681131102100 F	4.98 N
LEMON MER MM	194346115820 F	5.16 N
CHOC MUFF	194346455580 F	4.64 N
BLBRY MUFF	194346455570 F	5.16 N
CIOCCOLATI	718604979650	4.97 N
GV GRAN BAR	078742228160 F	2.13 N
COFFEE STIR	078742159460	2.96 N
MINIFMLYPKSU	034000463490	9.74 N
LD HONEY BUN	024300041020	3.12 N
GV CHOC SUG	078742357500	4.67 N
100 1/8 OZ	049200905540 F	3.43 N
100 1/8 OZ	049200905540 F	3.43 N
OIK SHOT 6CT	036632042690 F	5.14 N
ACT DL STRAW	036632029540 F	5.32 N
ADDIC 2 BAC	104346261090 F	1.78 N

GV GRAN BAR	078742228160 F	4.37 N
COFFEE STIR	078742159460	2.13 N
MINIFMLYPKSU	034000463490	2.96 N
LD HONEY BUN	024300041020	9.74 N
GV CHOC SUG	078742357500	3.12 N
100 1/8 OZ	049200905540 F	4.67 N
100 1/8 OZ	049200905540 F	3.43 N
DIK SHOT 6CT	036632042690 F	3.43 N
ACT DL STRAW	036632029540 F	5.14 N
APPLE 3 BAG	194346264080 F	5.32 N
STOK UNSWEET	041271027730 F	4.78 N
ORG BANANAS	681131098950 F	5.97 N
3.01 lb. @ 1.00 lb. / 0.74		2.23 N

SUBTOTAL 166.59
TOTAL 166.59

MCARD TEND 166.59
CHANGE DUE 0.00

MASTERCARD - 5724 I 1 APPR#006510
166.59 TOTAL PURCHASE

REF # 612607009835

AID A0000000041010

TERMINAL # 28856613

*No Signature Required

05/06/26 08:07:42

Tax ID: 85-8012603986c8

GOVERNMENT

GOVERNMENT - STATE

Single Purchase Exemption
Consumer's Certificate of Exemption
DR-14

Issued Pursuant to Chapter 212,
Florida Status
Certificate Number: 85-8012603986c8
Expiration Date:

This Certifies that:

COUNTRY WALK COMM
30400 COUNTRY POINT BLVD
WESLEY CHAPEL FL 33543

is exempt from the payment of Florida
sales and use tax on real property
rented, transient rental property
rented, tangible personal property
purchased or rented, or services
purchased.



Get Free Delivery
from this store
with Walmart+

Scan to start a trial

Low prices You Can Trust. Every Day.
05/06/26 08:07:46

2



sam's club

813-929-7010

05/06/26 16:43 2267 04052 092 9092

Laura 101-**** *273 3

2 @ 8.98	
852853 8 DZ WATER F	17.96 0
990288419 HH NAPKINS	12.84 0
980013333 BODUGLI	15.97 0
2 @ 15.97	
984195034 DOZEN ROSE	31.94 0
337375 CLEAN FORKS	15.48 0
195027 B&C SPOON	14.98 0
984307618 PIN NAP SCOF	5.73 0
984290647 LONLAKCIRIF	5.87 0
984306691 APPLIFRITTEF	6.76 0
SUBTOTAL	128.53
TOTAL	128.53
MCARD TEND	128.53
CHANGE DUE	0.00

MASTERCARD- 5724 1 1 APERW006466

128.53 TOTAL PURCHASE

REF # UFXQW0772845

AID A0000000041010

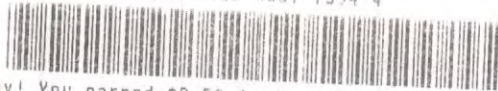
TERMINAL # 22988270

*No Signature Required

05/06/26 16:43:31

ITEMS SOLD 11

TC# 1604 3383 5132 9857 7394 4



Yay! You earned \$2.50 Sam's Cash with
Plus. Check all earnings and savings
at SamsClub.com/Account

Order Summary

Order placed May 6, 2026 Order # 112-9211587-7478622

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:	\$64.95
Shipping & Handling:	\$0.00
Total before tax:	\$64.95
Estimated tax to be collected:	\$0.00
Grand Total:	\$64.95

Delivered May 8



CloroxPro Total 360 Disinfectant Cleaner, Industrial Cleaning and Disinfecting Spray,
128 Ounces Each (4 Pack) - 31650

Sold by: [Closeouts For Less](#)

Supplied by: Other

Return or replace items: Eligible through June 9, 2026

\$64.95

[Back to top](#)

4

Give us feedback @ survey.walmart.com
Thank you! ID #:7WRWKX160DW1



WM Supercenter
813-262-2180 Mgr. ALEJANDRA
28500 STATE ROAD 54
WESLEY CHAPEL FL 33543
ST# 03418 OP# 002831 TE# 19 TR# 02647

ITEMS SOLD 3
TC# 7138 9848 0787 3077 1566 4



IG 16QT TEAL 034223352490	29.88 N
BOX FANS 046013452600	23.86 N
OUTDOORCANOP 818547024280	49.97 N

SUBTOTAL	103.71
TOTAL	103.71

MCARD TEND	103.71
CHANGE DUE	0.00

MASTERCARD- 5724 I 1 APPR#008257
103.71 TOTAL PURCHASE
REF # UG0QLD329685
AID A0000000041010
TERMINAL # 28856613
*No Signature Required
05/08/26 07:29:30

Tax ID: 85-8012603986c8
GOVERNMENT
GOVERNMENT - STATE

Single Purchase Exemption
Consumer's Certificate of Exemption
DR-14

Issued Pursuant to Chapter 212,
Florida Statute
Certificate Number: 85-8012603986c8
Expiration Date:
This Certifies that:
COUNTRY WALK COMM
30400 COUNTRY POINT BLVD
WESLEY CHAPEL FL 33543

is exempt from the payment of Florida
sales and use tax on real property
rented, transient rental property
rented, tangible personal property
purchased or rented, or services
purchased.

Order Summary

Order placed May 6, 2026 Order # 112-9511430-5550638

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:	\$370.95
Shipping & Handling:	\$6.99
Free Shipping:	-\$6.99
Total before tax:	\$370.95
Estimated tax to be collected:	\$0.00
Grand Total:	\$370.95

Delivered May 8

Package was left in a secure location



[Bearwill Golf Putting Green, 5ft x 10ft Golf Practice Putting Mat, Professional Large Golf Training Mat for Indoor Outdoor Garage Backyard](#)

Sold by: [Campasist](#)

Return or replace items: Eligible through June 7, 2026

\$209.98

Arriving today



[Preboun 400 PCS American Flag Bulk, 8 x 12 Inches Small US on Stick Flags Bulk Mini Spearhead Handheld American Flags on Sticks for Party Events 4th of July Memorial Independence Day Decorations](#)

Sold by: [Lenchang](#)

Return or replace items: Eligible through June 10, 2026

\$92.99



[Basketball Net Replacement Heavy Duty - 12 Loops, Professional All Weather Anti Whip Nets, Fits Standard Indoor or Outdoor Rims - Premium Basketball Accessories - Hoop Net](#)

Sold by: [Inspiring](#)

\$7.99

Arriving today



[Hiboom 4 Pack Golf Putters for Men and Women Two Way Mini Golf Putter with 4 Balls Adjustable Length Kids Putter Bulk Right or Left Handed Golfers for Children Teenager Junior\(Fresh Color, 4 Pack\)](#)

Sold by: [Stedack](#)

\$59.99

[Back to top](#)



Order Summary

Order placed May 11, 2026 Order # 112-3969178-5930615

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:	\$196.99
Shipping & Handling:	\$6.99
Your Coupon Savings:	-\$6.60
Free Shipping:	-\$6.99
Total before tax:	\$190.39
Estimated tax to be collected:	\$0.00
Grand Total:	\$190.39

Arriving May 18



Valuetoner 312X Toner Cartridges Remanufactured for HP 312X for HP 312A 305A 305X Toner Cartridges High Yield for Laserjet Pro 400 300 Color M451dn M451dw M451nw M475dw MFP M476nw Printer (4-Pack)
Sold by: Valuetoner
Supplied by: Other
\$55.05



6ft/1.8m On/Off Extension Cord Foot Switch Pedal, Switch in Middle of Cord, 2-Prong Polarized Plug and Plug in Outlet AWG18 250VAC Step Switch Floor Lamp Christmas Tree Light Push Button White
Sold by: Coolneon
Supplied by: Other
\$9.99



Made in USA Flags Co - 6x10 American Flag - Heavy Duty USA Flag - Premium PolyMax Polyester, Sewn Stripes, & Embroidered Stars - All Weather American Flags for Outside - FMAA Certified, US Made
Sold by: Made in USA Flags Company
Supplied by: Other
\$131.95

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7

Order Summary

Order placed May 11, 2026 Order # 112-6282883-0181846

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:	\$23.78
Shipping & Handling:	\$6.99
Total before tax:	\$30.77
Estimated tax to be collected:	\$0.00
Grand Total:	\$30.77

Arriving Thursday



Large Private Property No Trespassing Sign 14"x10" Rust Free Aluminum, UV Ink Printing, Durable/Weatherproof Up to 7 Years Outdoor for Home Business Yard Fence (2-Pack)

Sold by: Dxyzus signs

Supplied by: Other

\$8.79



Master Lock Magnum Heavy Duty Outdoor Padlock with Key, Weather Resistant Body and Cut Safe Shackle Make Lock Perfect for Fences, Gates, Sheds, M115XKADLF, Black

Sold by: Amazon.com

Supplied by: Other

\$14.99

[Back to top](#)



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

ORIGINAL

Invoice information

Invoice Number 3458373219
Invoice Date 15-MAY-2026
Payment Terms Credit Card
Purchase Order AB04090401393CUS
Order Number 7155306336
Customer Number 1246416851
Currency USD

8

Bill To

Laura Capaccio
FL 33558

INVOICE

Item Details

Service Term: 15-MAY-2026 to 14-JUN-2026

PRODUCT NUMBER	PRODUCT DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	NET AMOUNT	TAX RATE	TAXES	TOTAL
65230474	Acrobat Standard	1	EA	14.99	14.99	0.00%	0.00	14.99

Invoice Total

NET AMOUNT (USD) 14.99
TAXES (SEE DETAILS FOR RATES) 0.00

GRAND TOTAL (USD) 14.99

Comments:

Billing Contact

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

Thank you for your business!

9

THANK YOU FOR SHOPPING AT
VISION ACE WESLEY CHAPEL 18945
(813) 973-2000

05/18/26 4:06PM JEANNEC 261 SALE

7130834	1	EA	\$17.99	EA	N
30 SECONDS OUTDOOR CLEAN				\$17.99	
5002274	1	EA	\$3.99	EA	N
KEYBLANK PADLOCK88/40KB				\$3.99	
NUTS	1	EA	\$1.49	EA	N
NUTS/BOLTS/FASTENERS				\$1.49	
NUTS	2	EA	.59	EA	N
NUTS/BOLTS/FASTENERS				\$1.18	
5073523	4	EA	\$3.99	EA	N
KEY MASTER M1-ACE250PK				\$15.96	
5073531	4	EA	\$3.99	EA	N
KEY SCHLAGE SC1				\$15.96	
5073523	4	EA	\$3.99	EA	N
KEY MASTER M1-ACE250PK				\$15.96	

SUB-TOTAL:\$	72.53	TAX:\$	.00
		TOTAL:\$	72.53
	BC AMT:\$		72.53

BK CARD#: XXXXXXXXXXXX5724
MID:*****5880 TID:***4733
AUTH: 018852 AMT:\$ 72.53
Host reference #:290432 Bat#

Authorizing Network: MASTERCARD

Chip Read
CARD TYPE:MASTERCARD EXPR: XXXX
AID : A0000000041010
TVR : 0000008000
IAD : 0110607001220000D707000000000000
TSI : E800
ARC : 00
MODE : Issuer
CVM :
Name : Mastercard
ATC :007E
AC : 3FDA91BAC4B51FE2
TxnID/ValCode: 239786

Bank card USD\$ 72.53

Total Items:17



==>> JRNL# C90432
CUST NO: 170943

THANK YOU LAURA CAPACCIO
FOR YOUR PATRONAGE

Acct: COUNTRY WALK COMMUNITY

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: 5/19/26

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: XXXXXXX5724 (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.

Sincerely,

The CalendarWiz Team

Thank You For Your Business!

Give us feedback @ survey.walmart.com
Thank you! ID #:7WRXQD160G99

Walmart *

WM Supercenter

813-262-2180 Mgr. ALEJANDRA

28500 STATE ROAD 54

WESLEY CHAPEL FL 33543

ST# 03418 OP# 002831 TE# 19 TR# 04019

ITEMS SOLD 38

TC# 2662 1021 4232 8912 2617 3



GV GLAS CLNR 078742049600	2.97 N
GV GLAS CLNR 078742049600	2.97 N
GVAPCLAV320Z 194346600540	2.97 N
GV APC FRSH 078742082420	2.97 N
GV 9IN10OCT 078742058540	5.58 N
REC TC PBLUE 011179973870	1.00 N
REC TBLCVR 011179325690	1.00 N
TROP OJ 89 048500018330 F	8.27 N
SBUX OAT CIN 050000331040 F	4.98 N
GV PLNYOG32Z 078742016850 F	2.94 N
MAND 3 BAG 860107001740 F	4.48 N
THO PLN BGL 048121959510 F	3.97 N
OB RTU 32OZ 732109470070	3.28 N
OB RTU 32OZ 732109470070	3.28 N
GV APC FRSH 078742082420	2.97 N
GVAPCLAV320Z 194346600540	2.97 N
STOK UNSWEET 041271027730 F	5.97 N
STOK UNSWEET 041271027730 F	5.97 N
GVAPCLAV320Z 194346600540	2.97 N
GV APC FRSH 078742082420	2.97 N
THO EVRYTHNG 048121959500 F	3.97 N
GV FVA GRNLA 078742365490 F	2.67 N
GV OH GRNLA 078742365460 F	2.67 N
APPLE 3 BAG 194346264080 F	4.78 N
GV BLENDED S 078742021390 F	2.64 N
PHILY CRM CH 021000612150 F	6.97 N
RED GRAPE 000000040230KF	
1.66 lb. @ 1.00 lb. / 1.87 3.10 N	
BLUEBERRIES 812092030030 F	4.28 N
BANANAS 000000040110KF	
2.55 lb. @ 1.00 lb. / 0.50 1.28 N	
MS ORG CRAN 681131278160 F	3.44 O
WAS 4.98 ea YOU SAVED 1.54	
SR CM CK DNT 299062000000 F	3.18 O
WAS 4.24 ea YOU SAVED 1.06	
4CT LEM BLU 194346320090 F	3.24 O
WAS 4.98 ea YOU SAVED 1.74	
4CT MS CROI 681131225080 F	3.44 O
WAS 4.98 ea YOU SAVED 1.54	
DONUTS 200004000000 F	3.01 O
WAS 4.24 ea YOU SAVED 1.23	
DONUTS 200217000000 F	4.24 N
OLD FSHD DON 078742222370 F	2.37 O
WAS 3.24 ea YOU SAVED 0.07	

UV BLENDED 3 070742021390 F 2.04 N
 PHILLY CRM CH 021000612150 F 6.97 N
 RED GRAPE 000000040230KF
 1.66 lb. @ 1.00 lb. / 1.87 3.10 N
 BLUEBERRIES 812092030030 F 4.28 N
 BANANAS 000000040110KF
 2.55 lb. @ 1.00 lb. / 0.50 1.28 N
 MS DRG CRAN 681131278160 F 3.44 O
 WAS 4.98 ea YOU SAVED 1.54
 SR CM CK DNT 299062000000 F 3.18 O
 WAS 4.24 ea YOU SAVED 1.06
 4CT LEM BLU 194346320090 F 3.24 O
 WAS 4.98 ea YOU SAVED 1.74
 4CT MS CROI 681131225080 F 3.44 O
 WAS 4.98 ea YOU SAVED 1.54
 DONUTS 200004000000 F 3.01 O
 WAS 4.24 ea YOU SAVED 1.23
 DONUTS 200217000000 F 4.24 N
 OLD FSHD DON 078742222370 F 2.37 O
 WAS 3.34 ea YOU SAVED 0.97
 4CT BAN NUT 194346066860 F 2.75 O
 WAS 3.98 ea YOU SAVED 1.23
 STRAWBERRIES 780353784040 F 4.62 N

SUBTOTAL 137.13
 TOTAL 137.13

MCARD TEND 137.13
 CHANGE DUE 0.00

MASTERCARD- 5724 I 1 APPR#019327
 137.13 TOTAL PURCHASE
 REF # UGL5PW678564
 AID A0000000041010
 TERMINAL # 28856613
 *No Signature Required
 05/19/26 08:08:13

Tax ID: 85-8012603986c8
 GOVERNMENT
 GOVERNMENT - STATE

Single Purchase Exemption
 Consumer's Certificate of Exemption
 DR-14

Issued Pursuant to Chapter 212,
 Florida Statute
 Certificate Number: 85-8012603986c8
 Expiration Date:

This Certifies that:
 COUNTRY WALK COMM
 30400 COUNTRY POINT BLVD
 WESLEY CHAPEL FL 33543

is exempt from the payment of Florida
 sales and use tax on real property
 rented, transient rental property
 rented, tangible personal property
 purchased or rented, or services
 purchased.



Get Free Delivery
 from this store

with Walmart

Order Summary

Order placed May 20, 2026 Order # 112-6275419-3062644

Ship to

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

Payment method

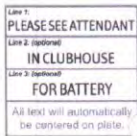
Mastercard ending in 5724
[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$33.98
Shipping & Handling:	\$0.00
Total before tax:	\$33.98
Estimated tax to be collected:	\$0.00
Grand Total:	\$33.98

Delivered May 26

Package was left inside the residence's mailbox



Custom Engraved 3x5 Red Plastic Sign Plaque With Pre-Drilled Holes | Add Your Wording / Add Your Own Text Personalized Engraving Included! (Screws Not Included)

Sold by: Jay Engraving

Supplied by: Other

Return items: Eligible through June 26, 2026
\$16.99

[Back to top](#)



INVOICE

Customer ID:

13-87611-82004

Customer Name:

COUNTRY WALK CDD

Service Period:

06/01/26-06/30/26

Invoice Date:

05/26/2026

Invoice Number:

1207739-1568-7

How to Contact Us**Visit 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**Jun 25, 2026**

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**\$143.59**

If payment is received after
06/25/2026: **\$ 148.59**

Previous Balance

143.59

+

Payments

(143.59)

+

Adjustments

0.00

+

Current Invoice Charges

143.59

=

Total Account Balance Due**143.59****DETAILS OF SERVICE****Details for Service Location:**

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

Customer ID: 13-87611-82004

PO#: JOB MEADOWWOODS

Description	Date	Ticket	Quantity	Amount
Service Discount	06/01/26		1.00	(5.00)
Lock	06/01/26		1.00	10.00
4 Yard Dumpster 1X Week	06/01/26		1.00	138.59
Total Current Charges				143.59

----- 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

05/26/2026

Invoice Number

1207739-1568-7

Customer ID

(Include with your payment)

13-87611-82004

Payment Terms

Total Due by 06/25/2026

If Received after 06/25/2026

Total Due

\$143.59

\$148.59

Amount

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***

Your bank account will be drafted \$143.59.

1568000138761182004012077390000001435900000014359 0

0058385 01 AB 0.64 **AUTO T9 0 7144 33614-839050 -C04-P58443-11

I0290C84

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





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 **06/09/2026**
Amount Due **6,388.01**
Current Charges Due **07/06/2026**

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. 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 **6,332.68**
Payment **6,332.68CR**
Balance Forward **0.00**

Light Energy Charge **474.02**
Light Support Charge **403.87**
Light Maintenance Charge **878.68**
Light Fixture Charge **1,047.75**
Light Fuel Adj 16,600 KWH @ 0.04700 **780.20**
Poles(QTY 264) **2,761.00**
FL Gross Receipts Tax **42.49**

Total Current Charges **6,388.01**
Total Due **E.F.T. 6,388.01**

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 2	310 178	460 71	960 262
	214 9	311 4	910 2	

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.



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: 06/09/2026

District: OP06

Use above space for address change ONLY.

1442219 OP06
COUNTRY WALK CDD
NILS E HALLBERG
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after	06/26/2026
TOTAL CHARGES DUE	6,388.01
DO NOT PAY	

000144221900063880100063880105



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 **06/09/2026**
Amount Due **379.36**
Current Charges Due **07/06/2026**

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	42246	06/02	45311				3065

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	27	114
May 2026	29	74
Jun 2025	30	132

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. 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 **269.00**
Payment **269.00CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 3,065 KWH @ 0.06090 **186.66**
Fuel Adjustment 3,065 KWH @ 0.04700 **144.06**
FL Gross Receipts Tax **9.48**

Total Current Charges **379.36**
Total Due **379.36** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.



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: **06/09/2026**

District: OP06

Use above space for address change ONLY.

1442222 OP06
COUNTRY WALK CDD
NILS E HALLBERG
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after **06/26/2026**
TOTAL CHARGES DUE 379.36
DO NOT PAY

00014422200003793600003793604



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 **06/09/2026**
Amount Due **321.47**
Current Charges Due **07/06/2026**

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						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	29360	06/03	31902				2542

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	28	91
May 2026	29	91
Jun 2025	30	83

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. 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 **324.38**
Payment **324.38CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 2,542 KWH @ 0.06090 **154.81**
Fuel Adjustment 2,542 KWH @ 0.04700 **119.47**
FL Gross Receipts Tax **8.03**

Total Current Charges **321.47**
Total Due **321.47** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.



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: 06/09/2026

District: OP06

Use above space for address change ONLY.

1442223 OP06
COUNTRY WALK CDD
NILS E HALLBERG
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after **06/26/2026**
TOTAL CHARGES DUE 321.47
DO NOT PAY

000144222300003214700003214702



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 **06/09/2026**
Amount Due **126.04**
Current Charges Due **07/06/2026**

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						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	65476	06/03	66252				776

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	28	28
May 2026	29	35
Jun 2025	30	16

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. 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 **149.75**
Payment **149.75CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 776 KWH @ 0.06090 **47.26**
Fuel Adjustment 776 KWH @ 0.04700 **36.47**
FL Gross Receipts Tax **3.15**

Total Current Charges **126.04**
Total Due **126.04** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.



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: **06/09/2026**

District: OP06

Use above space for address change ONLY.

1442224 OP06
COUNTRY WALK CDD
NILS E HALLBERG
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after **06/26/2026**
TOTAL CHARGES DUE 126.04
DO NOT PAY

000144222400001260400001260405



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 **06/09/2026**
Amount Due **745.55**
Current Charges Due **07/06/2026**

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						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	57206	06/03	63580				6374

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	28	228
May 2026	29	165
Jun 2025	30	206

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 **555.04**
Payment **555.04CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 6,374 KWH @ 0.06090 **388.18**
Fuel Adjustment 6,374 KWH @ 0.04700 **299.58**
FL Gross Receipts Tax **18.63**

Total Current Charges **745.55**
Total Due **745.55** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.



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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: **06/09/2026**

District: OP06

Use above space for address change ONLY.

1442225 OP06
COUNTRY WALK CDD
NILS E HALLBERG
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after **06/26/2026**
TOTAL CHARGES DUE 745.55
DO NOT PAY

000144222500007455500007455509



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 **06/09/2026**
Amount Due **650.49**
Current Charges Due **07/06/2026**

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						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	92905	06/03	98420		10.77	11	5515

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	28	197
May 2026	29	202
Jun 2025	30	214

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. 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 **669.56**
Payment **669.56CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 5,515 KWH @ 0.06090 **335.86**
Fuel Adjustment 5,515 KWH @ 0.04700 **259.21**
FL Gross Receipts Tax **16.26**

Total Current Charges **650.49**
Total Due **650.49** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.



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: 06/09/2026

District: OP06

Use above space for address change ONLY.

1442226 OP06
COUNTRY WALK CDD
NILS E HALLBERG
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after **06/26/2026**
TOTAL CHARGES DUE 650.49
DO NOT PAY

000144222600006504900006504901



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 **06/09/2026**
Amount Due **410.78**
Current Charges Due **07/06/2026**

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						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	21896	06/02	25245				3349

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	27	124
May 2026	29	125
Jun 2025	30	99

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. 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 **428.50**
Payment **428.50CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 3,349 KWH @ 0.06090 **203.95**
Fuel Adjustment 3,349 KWH @ 0.04700 **157.40**
FL Gross Receipts Tax **10.27**

Total Current Charges **410.78**
Total Due **410.78** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.



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: **06/09/2026**

District: OP06

Use above space for address change ONLY.

1442227 OP06
COUNTRY WALK CDD
NILS E HALLBERG
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after **06/26/2026**
TOTAL CHARGES DUE 410.78
DO NOT PAY

000144222700004107800004107808



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 **06/09/2026**
Amount Due **49.23**
Current Charges Due **07/06/2026**

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						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	28003	06/02	28085				82

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	27	3
May 2026	29	3
Jun 2025	30	3

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 **50.04**
Payment **50.04CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 82 KWH @ 0.06090 **4.99**
Fuel Adjustment 82 KWH @ 0.04700 **3.85**
FL Gross Receipts Tax **1.23**

Total Current Charges **49.23**
Total Due **49.23** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.



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: 06/09/2026

District: OP06

Use above space for address change ONLY.

1442228 OP06
COUNTRY WALK CDD
NILS E HALLBERG
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after **06/26/2026**
TOTAL CHARGES DUE 49.23
DO NOT PAY

000144222800000492300000492304



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 **06/09/2026**
Amount Due **42.38**
Current Charges Due **07/06/2026**

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	14493	06/03	14513				20

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	28	1
May 2026	29	1
Jun 2025	30	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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Previous Balance **42.52**
Payment **42.52CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 20 KWH @ 0.06090 **1.22**
Fuel Adjustment 20 KWH @ 0.04700 **0.94**
FL Gross Receipts Tax **1.06**

Total Current Charges **42.38**
Total Due **42.38** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.



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: **06/09/2026**

District: OP06

Use above space for address change ONLY.

1442229 OP06
COUNTRY WALK CDD
NILS E HALLBERG
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after	06/26/2026
TOTAL CHARGES DUE	42.38
DO NOT PAY	

000144222900000423800000423800

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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 **06/09/2026**
Amount Due **71.15**
Current Charges Due **07/06/2026**

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						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	32403	06/03	32683		20.97	21	280

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	28	10
May 2026	29	150
Jun 2025	30	77

**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. 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
Payment
Balance Forward

506.31
506.31CR
0.00

Customer Charge
Energy Charge 280 KWH @ 0.06090
Fuel Adjustment 280 KWH @ 0.04700
FL Gross Receipts Tax

39.16
17.05
13.16
1.78

Total Current Charges
Total Due

E.F.T.

71.15
71.15

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/09/2026

Use above space for address change ONLY.

District: OP06

2226487
COUNTRY WALK CDD
NILS E HALLBERG
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

OP06

24
9 - 7811



Electronic Funds Transfer on or after **06/26/2026**
TOTAL CHARGES DUE 71.15
DO NOT PAY

000222648700000711500000711502