



Rizzetta & Company

Country Walk Community Development District

**Board of Supervisor's
Regular Meeting
January 12, 2023**

**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 Luanne Dennis Lou Pagliuca Alfonso Flores	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Counsel	Vanessa Steinerts	Straley Robin & Vericker
District Engineer	Stephen Brletic	JMT, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE - 5844 OLD PASCO ROAD - SUITE 100 - WESLEY CHAPEL, FL 33544
www.countrywalkcdd.org

January 10, 2023

Board of Supervisors
Country Walk Community
Development District

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Country Walk Community Development District will be held on **Thursday, January 12, 2023 at 6:00 p.m.**, at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543. The following is the agenda for this meeting:

BOARD OF SUPERVISORS MEETING

- 1. CALL TO ORDER / ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Acceptance of Supervisor Luanne Dennis' Resignation..... Tab 1
 - B. Consideration of Proposals to Remove Damaged Grand Oak Limb..... Tab 2
- 4. STAFF REPORTS**
 - A. Review of Clubhouse Manager Report..... Tab 3
 1. Review of Paint Samples for Pool Bathrooms Tab 4
 - B. Review of Deputy Report..... Tab 5
 - C. Aquatics Service Report
 1. Review of Steadfast December Aquatics Report..... Tab 6
 - D. Landscape Inspections Manager
 1. Review of December Landscape Inspection Report..... Tab 7
 - E. Review of Juniper's Response to Landscape Inspection Report..... Tab 8
 1. Discussion of Coco Brown Mulch Proposal..... Tab 9
 - F. District Counsel
 - G. District Engineer
 - H. District Manager
 1. Review of District Manager's Report & Monthly Financial Statement Tab 10
 2. Review of Open Items and Monthly Calendar Tab 11

5. BUSINESS ADMINISTRATION

- A.** Consideration of Minutes of Board of Supervisors'
Regular Meeting held on December 8, 2022..... Tab 12
- B.** Consideration of Operation and Maintenance Expenditures
for November 2022.....Tab 13

6. AUDIENCE COMMENTS

7. SUPERVISOR REQUESTS

8. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at (813) 994-1001.

Very truly yours,
Daryl Adams
Daryl Adams
District Manager

Tab 1

December 12, 2022

Rizzetta & Company

Darryl,

I regret to inform the Board this letter serves as notification my resignation as of December 30,2022
Country Walk CDD Board Supervisor Seat 5.

I have served on the board 13+ years and have thoroughly enjoyed working with Rizzetta & Co.

I wish the current Board every success continuing in making good decisions for County Walk.

Merry Christmas to all!

Sincerely,

Luanne Dennis
Country Walk CDD Board Supervisor Seat 5
30340 Five Farms Ave.
Wesley Chapel, Fl 33543

Tab 2



ARBORIST A B O A R D

Country Walk 20221215

Thursday, December 15, 2022

Country Walk

4354 Country Point Blvd
Wesley Chapel, FL 33543

Phone: 813-994-1001 ext 7958

Proposal

Arborist Aboard Inc

8611 Vivian Bass Way

Odessa, FL 33556

813-920-4410

Salesperson: Mark Hughes
813-469-0808
Arboristaboard@gmail.com

Worksite: 4354 Country Point Blvd
Wesley Chapel, FL 33543

#	Item	Description	Qty	Cost
1	Live Oak	Trimming	1	
		Pointe O Woods Dr:		
		Large Live Oak in median island		
		Remove dead tree part from N.W. area of crown - \$850		
		Elevate crown drip line and remove major deadwood >2"D - \$1,200		

Subtotal: \$0.00

Tax: \$0.00

Customer Signature

Date

Total: \$0.00

Terms and Conditions

• Contractor's Responsibility

Performance by Company:

Arborist Aboard Inc (hereafter "AAI") shall recognize and perform in accordance with written terms and specifications, contained or referred herein. AAI reserves the right to amend the contract when price or scope of work is affected by changes to any local, state, or federal law regulation or ordinance that goes into effect after contract is accepted by client.

I. All contracts not accepted within 45 days are subject to review.

II. **THIS CONTRACT IS NOT A TREE EVALUATION UNLESS OTHERWISE STATED HEREIN.**

Scheduling:

I. Upon contract approval, you will be contacted by AAI to arrange scheduling.

II. Due to weather delays and unforeseen incidents, scheduled dates are tentative and are subject to change. A reschedule does not constitute a breach of contract and every effort will be made to reschedule at the next available date for client.

Workmanship:

AAI crews consist of experienced arbor care professionals who are identifiable by company uniforms and proper PPE (safety equipment). Industry specific equipment with ISA Best Management Practices for arbor care standards (ISA BMP's) and ANSI Z133 safety protocols are implemented and followed to complete every job.

Insurance:

AAI carries and agrees to maintain general liability insurance with umbrella policy, workers' compensation insurance and automotive liability insurance. Current limits are subject to change and client will be notified if coverage rates are reduced (\$1M general liability with \$2M excess umbrella liability, \$1M workers' compensation and \$1M automotive liability). All coverages will be provided at time of contract proposal.

Licenses and Permits:

AAI carries and agrees to maintain all applicable licenses required by state and local law. AAI will comply with all local, state and federal laws and file all necessary permit applications for tree removal and pruning, where applicable.

I. Work will not commence until AAI has procured approved permits for protected trees.

Liability:

It is understood and agreed that AAI is not liable for any damage or loss of any kind that is not caused by the negligence of AAI, its agents or employees, including but not limited to:

I. Underground utilities not communicated or clearly marked, which include but are not limited to: irrigation components; electrical services; ISP lines; drain lines; septic tanks; drain fields; natural gas/propane; water lines.

II. Poor cultural practices and duty of care by client that lead to subpar environmental conditions and tree decline.

III. Weather events that include but are not limited to: drought; flooding; storm or wind damage.

• Client responsibility

Jobsite Access:

I. Residential site day of service: The client shall have all access points unlocked, vehicles and personal affects clear of work and access areas. Any delays incurred by AAI due to the client not having work or access areas cleared and/or unlocked, will result in chargebacks to the client at the hourly rate for the crew and equipment onsite, including drive time to and from the site if a return service is needed. Hourly rates will be generated from preset pricing in company operating system that was used for contract pricing for crew and equipment onsite. AAI will make every good faith effort to work with client and complete scheduled work at time of service.

II. Commercial site day of service: The client shall notify all residents/tenants of scheduled arbor care services and have them park in designated areas away from work zones. Furthermore, the client shall have residents/tenants move personal affects and ensure all access points are unlocked to allow the AAI crew(s) to move and work freely through multiple work zones, where applicable. If client fails to comply with the above and AAI incurs delays, the client will be charged back at the hourly rate for the crew and equipment onsite, including drive time to and from the site if a return trip is needed. Hourly rates will be generated from preset pricing in company operating system that was used for contract pricing for crew and equipment onsite. AAI will make every good faith effort to work with client and complete scheduled work at time of service.

Payment:

I. To be paid upon completion unless otherwise stated.

II. AAI will furnish a Notice to Owner (hereafter "NTO") per Florida Statute 713.06 to protect AAI's lien rights in the

event payment is not received within 40 calendar days.

Defects:

I. The client shall give AAI a maximum of (30) days to correct any problem or defect discovered in the performance of the work outlined under this contract.

• Disputes

The Client and AAI respectively, bind themselves, their affiliates and legal representative to the other party with respect to all covenants of this contract. Neither the Client nor the AAI, their affiliates and legal representative shall assign, transfer or terminate any interest in this contract without the written consent of the other.

Termination:

I. Either party may terminate this engagement without cause 3 days prior to service date and in writing. On termination by either party to this Contract for Services, the Client shall immediately pay AAI for the Services performed and for all expenses and other charges incurred by AAI in providing the Services up to the date in which the engagement is terminated.

If either party breaches this engagement, the non-defaulting party may terminate this engagement in the event that the defaulting party fails to remedy the breach within 7 days of the default, pending receipt of a notice from the non-defaulting party demanding that the breach be remedied. In the event of termination of this engagement by AAI under this paragraph, the Client shall immediately pay AAI for the Services performed and all expenses and other charges incurred by AAI in providing the Services up to the date in which the engagement is terminated.

Law and Venue:

I. AAI operates and controls its Service activities from its offices located in the County of Hillsborough in the state of Florida. This Agreement shall be governed by the state and federal courts for the County of Hillsborough, Florida for any lawsuit arising from or related to this contract agreement. Client hereby waives any objection to personal jurisdiction in any proceeding before such courts and consent to personal jurisdiction in such courts. The laws of Florida shall govern the validity, interpretation, construction and performance of this contract.

Dispute Resolution:

I. Mediation: Disputes arising under this agreement must first be mediated by a supreme court certified circuit civil mediator in Hillsborough County, Florida. The parties agree that the mediation shall occur within ninety (90) days of the date mediation is requested by either party. The Mediator shall be agreed upon but if the parties are unwilling or unable to agree, the parties agree that a Mediator from Cary R. Singletary, P.A. shall be binding on the parties. The parties agree to abide by the Mediator's Agreement, pay Mediator fees promptly and share them on an equal basis. Litigation may not be commenced until after mediation has been (i) declared an impasse by the Mediator or (ii) terminated in writing by one or both of the parties. The confidentiality provisions of the "Mediation Confidentiality and Privilege Act" shall attach to any such pre-suit mediation.

II. In any litigation, arbitration, or other proceeding by which one party either seeks to enforce rights under this agreement (whether in contract, tort, or both) or seeks a declaration of any rights or obligations under this agreement, the prevailing party shall be awarded reasonable attorney fees, and costs and expenses incurred.

This proposed Contract for Services is submitted in good faith and it is understood that the contents of this Contract for Services herein shall not be distributed further or used as the basis for a competing bid by any other individuals or disclosed to any third parties.



BLANK



Proposal

Proposal No.: 192626

Proposed Date: 12/13/22

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	Remove dead branch hit by lighting

This dead oak is a safety concern for the community and our team. Dead oak branch needs to be removed from N.W. area of crown. Elevate crown drip line and remove major dead wood.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$2,562.50
Live oak branch removal	1.00	EA	\$2,562.50	\$2,562.50	
Fuel Surcharge 3.0%					\$76.88
Fuel Surcharge	2562.50	EA	\$0.03	\$76.88	
				Total:	\$2,639.38

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)	
_____ Signature - Representative	_____ Date

Tab 3

Monthly Manager's Report – Country Walk



COUNTRY WALK

Country Walk Community Development District (CDD)

Country Walk Clubhouse

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

Phone: 813-991.6102 • Fax: 813-991.6127

Operations/Maintenance Updates & Date: December 2022

- Continued preparations for December holiday events.
- Adorned inside the clubhouse
- Resolved issues with the Christmas lights located in the middle island at the entrance of the community. (Christmas lights were tripping therefore were not on)
- Contacted Popes Water System for an estimate on the leaking Well located behind the tennis court (resolved)
- Patrolled community for potholes and reported findings to Pasco County Customer Service (periodically).
- Drafted Employee schedule for January
- Contacted Juniper regarding sprinklers at pavilion. Sprinklers did not shut off as scheduled.
- Contacted Popes Water System regarding the Well tank located behind the tennis court (Tank was loose) (resolved)
- Drafted community newsletter for January 1st
- Met with the Boring Company for the resurfacing project targeted for January 2023
- Closed the playground while Boring was being conducted (12/8)
- Secured cones and caution tape around the area where the pipes are exposed above the ground.
- Requested quote from DCSI regarding updating some of the outdated security cameras on the premises. (blurry) (pending quote)
- Continued conducting inspections of various neighborhood to ensure no one is using CDD property.
- Contacted PBSS for a proposal of the lanai door knobs (broken during attempted burglary)
- Submitted quote from PBSS Doors to District Manager. (Approved)
- Contacted Poop 911 regarding the Poop stations. (pending response)
- Contacted AED company regarding the machine being tampered during the attempted burglary.
- DCSI transferred surveillance camera video of incident to my desktop successfully



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- Conducted monthly playground inspection.
- Filled in holes at the dog park caused by large and small breed dogs.
- Submitted month end reports to District Management to include operations report, off duty summary reports, debit card log/receipts, and square terminal transaction log and corresponding receipts.
- Published holiday clubhouse schedule for December
- Drafted community newsletter for January 1st publication
- Patrolled community for street light outage and reported findings to WITHLACOOCHIE RIVER ELECTRIC (monthly).

Maintenance Accomplishments

- Assisted adorning inside the clubhouse
- Assisted with a Resolution for the issue with the Christmas lights located in the middle island at the entrance of the community. (Christmas lights were tripping therefore were not on with the rest of the lights.)
- Serviced the pressure washer in the shed. Pressure washer is operational
- Ongoing: Project to remove Sconces, sand and spray-paint all of them
- Ongoing: Reassembled and mounted the pool house Sconce facing the reserved parking spots
- Continuous cleaning of bird dropping on the tennis court
- Assisted with investigation of attempted burglary
- Assisted with decorations and preparations for the Jingle Mingle and Kismas
- Christmas lights at the entrance monument. Lights were off due to recent storm. (Resolved)

Projected Maintenance Projects:

- Repainting the Sconces around the clubhouse and the pool deck (Project Initiation)
- Repointing fieldstones on numerous columns throughout the property (Project Initiation)
- Refurbishing pool deck bathrooms (painting, upgrading the faucets, replacing the vinyl molding) (waiting on board approval) (waiting on choice of color from the board)
- Channel Drains on pool deck
- Repainting parking lot lines



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Vendor Site Visits Performing a Service:

- Insect IQ on site to perform monthly maintenance.

Off Duty Sheriff Reports:

- See attached file for patrol details.

Gym Equipment/Playground/Pool Safety Checks:

- Playground safety inspection performed December 27th .

Facilities Usage:

- Country Walk CDD met in clubhouse lobby for their regular monthly meeting on December 8th at 6pm.
- MahJong group met in the clubhouse lobby every Wednesday evening November, 6pm.
- Private parties held in the clubhouse 1
- Private parties held at the pool bar. 0
- Private parties held in the pavilion area. 3

Resident Payment Log:

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

Upcoming Events:

Kids Easter Event

Board of Supervisor's Requests & Updates:

- Move Poop Station (in process)

Resident Requests:

- Family Fun Night



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Tab 4



ROPPE Fig 4 in. x 120 ft. x 1/8 in. Vinyl Wall Cove Base Coil

★★★★★ (7)



ROPPE Burnt Umber 4 in. x 1/8 in. x 120 ft. Vinyl Wall Cove Base Coil

★★★★★★ (22)



ROPPE Pinnacle Fawn 4 in. x 120 ft. x 1/8 in. Rubber Wall Cove Base Coil

★★★★★★ (6)



ROPPE Pinnacle Fawn 6 in. x 120 ft. x 1/8 in. Rubber Wall Cove Base Coil

★★★★★★ (3)



ROPPE Light Brown 4 in. x 120 ft. x 1/8 in. Vinyl Wall Cove Base Coil

				
Brand	ROPPE	ROPPE	ROPPE	ROPPE
Name	Chameleon 4 in. x 120 ft. x 1/8 in. Vinyl Wall Cove Base Coil	Dolphin 4 in. x 120 ft. x 1/8 in. Vinyl Wall Cove Base Coil	Black Brown 4 in. x 1/8 in. x 120 ft. Thermoplastic Rubber Wall Cove Base Coil	700 Series Fig 4 in. x 120 ft. x 1/8 in. Thermoplastic Rubber Wall Cove Base Coil

SW 7028
Incredible White

256-C4

SW 6751
Refresh

162-C2

SW 6253
Olympus White

234-C1

SW 6766
Mariner

164-C4

SW 7004
Snowbound

256-C2

SW 6750
Waterfall

162-C1

Tab 5

Hello Angela Savinon ,

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

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

Employer: Country Walk

Report Sent To: PSO

Employee Reporting : E. Garcia

Date of Work : 12/27/2022

Event Number : 2022691818

Arrival Time : 1900

On arrival did you check in : Yes

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

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

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

Patrolled all areas as requested. Nothing suspicious observed.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Angela Savinon ,

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

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

Employer: Country Walk

Report Sent To: n/a

Employee Reporting : M. Brewer

Date of Work : 12/1/22

Event Number : 2022642088

Arrival Time : 1700

On arrival did you check in : yes

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

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

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

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

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Hello Angela Savinon ,

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

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

Employer: Country Walk CDD
Report Sent To: Angela Savinon
Employee Reporting : Deputy A. Jasper
Date of Work : 12/16/2022

Event Number : 2022672260
Arrival Time : 1900
On arrival did you check in : Yes
Number of field interview reports: 0
Number of parking tickets: 3
Amount of time running radar: 3.5 hours

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

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

I checked in at the clubhouse at 1900 and it was after sunset, so I confirmed nobody was in the amenities. I conducted parking enforcement and speed enforcement prioritizing the problemated streets listed in the job. Citations were issued to all repeat offenders. See specific enforcement action below. I responded to one call for service regarding a 911 hang-up on Hartz Way. WW = Written Warning CIT = Citation Speed Enforcement Rolling Green Dr: No Violators Country Point Blvd: WW - 1 Pointe O~woods Dr: WW - 1 Five Farms Rd: WW - 1 Fresh Meadow Way: WW - 1 WW Total: 4 Parking Enforcement Rolling Greene Dr: WW - 3 CIT - 1 (# 41257) Dylan Thomas Dr: WW - 5 Bermuda Dunes Way: WW - 3 CIT - 1 (# 41259) Waterville Ave: WW - 4 Diamond Palm Loop: WW - 2 Pointe O~Woods Dr: WW - 3 Butler National Dr: WW - 3 Blue Mound Ct: WW - 3 Royal Birkdale Way: NONE Warwick Hills Dr: WW - 2 Sotogrande Loop: NONE Huntingdale Ct: WW - 2 CIT - 1 (# 41258) WW Total: 30 - CIT Total: 3

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Hello Angela Savinon ,

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

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

Employer: Country Walk

Report Sent To: PSO

Employee Reporting : E. Garcia

Date of Work : 12/22/2022

Event Number : 2022683527

Arrival Time : 1700

On arrival did you check in : Yes

Number of field interview reports: 0

Number of parking tickets: 0

Amount of time running radar: 0

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

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

Patrolled areas as requested. nothing suspicious observed. Piano recital at clubhouse area which proceeded without incident.

Should you have any questions please contact us.

Sincerely

PCSO Secondary Employment Office

Pasco County Sheriff Office

Telephone: 727-844-7795

E-mail: PascoCountySheriffsOffice@ServiceRequests.us

Tab 6



Country Walk CDD Aquatics

Inspection Date:

1/4/2023 10:05 AM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 3C

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

Very minimal amounts of Torpedo grass and algae around perimeter pond. Minimal amounts of submersed weeds on edge of pond as well. Technician will focus on treating these areas during next maintenance event.

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

SITE: 3D

Condition: Excellent Great ☒Good Poor Mixed Condition ☒Improving



Comments:

Pond is dominated by surface algae which appears to be Salvinia. Subsurface algae is also present in this pond. Technician has been informed of this and treatments are underway.

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

Inspection Report

SITE: 29

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond is in excellent condition. Routine maintenance and monitoring will occur here.

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

SITE: 1B

Condition: ✓Excellent Great Good Poor Mixed Condition ✓Improving



Comments:

Pond contains surface algae that appears to be decaying from previous treatment. Subsurface algae is present as well. Routine monitoring and maintenance will occur here.

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

Inspection Report

SITE: 27B

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Perimeter of pond contains surface algae that is decaying. Subsurface algae is present around the perimeter of pond as well. Technician will focus on keeping this algae under control during future visits.

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

SITE: 5A

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level on pond is a little low. Pond appears to be in excellent condition otherwise. Routine maintenance and monitoring will occur here.

<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: 10A

Condition: ✓Excellent Great Good Poor Mixed Condition ✓Improving



Comments:

Surface and subsurface algae present in this site. Technician will continue to treat and monitor.

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

SITE: 9A

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Very minimal shoreline grasses present. Pond is in excellent condition.

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

Inspection Report

SITE: 15A

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Pond contains moderate amount of subsurface algae and a minor amount of surface algae. Algae appears to be decaying from previous treatment. Torpedo grass is present. Looks like baby tears are also present. All of these nuisance species will be on our technician's radar during the next maintenance event.

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

SITE: 58

Condition: ✓Excellent Great Good Poor Mixed Condition ✓Improving



Comments:

Very minimal amounts of surface algae. Shoreline contains a moderate amount of grasses including Torpedo grass and Babytears. Technician will target this unwanted vegetation during future visits.

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

MANAGEMENT SUMMARY



With the arrival of January, winter intensifies. Mornings and night temperatures have decreased (40-50), with the occasional higher daytime temperature. The growth rate for both algae and nuisance plants are slowing as a result, giving technicians the ability to make headway in more overgrown areas. Rainfall events have been few and far between, and with only the occasional isolated event; the water levels of most ponds have decreased as winter progresses. Decreased rainfall provides assistance in the growth of algae, as well as decreased nighttime temperatures extending the time it takes for treated algae to decay (beyond the usual 7-10 day period). Additionally, most types of vegetation that enter a dormant period will do so during winter's shortened light-cycles. It may look as though many types of vegetation are "dead" or "dying" but are simply awaiting the return of spring, where these species will return to life.

On this visit, nearly all ponds noted were in excellent condition. Nuisance grasses are still present in minor amounts and will continue to be treated and monitored. Some forms of vegetation that are present in the ponds are going dormant due to the decreasing temperatures. Shoreline grasses were noted and will be taken care of. Algae was present in moderate amounts and will be a main focus going forward. Any surface growth had been previously treated and was already beginning to decay.

The Salvinia in Pond 3D is in the process of being treated and it's progress will continue to be monitored.

RECOMMENDATIONS

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

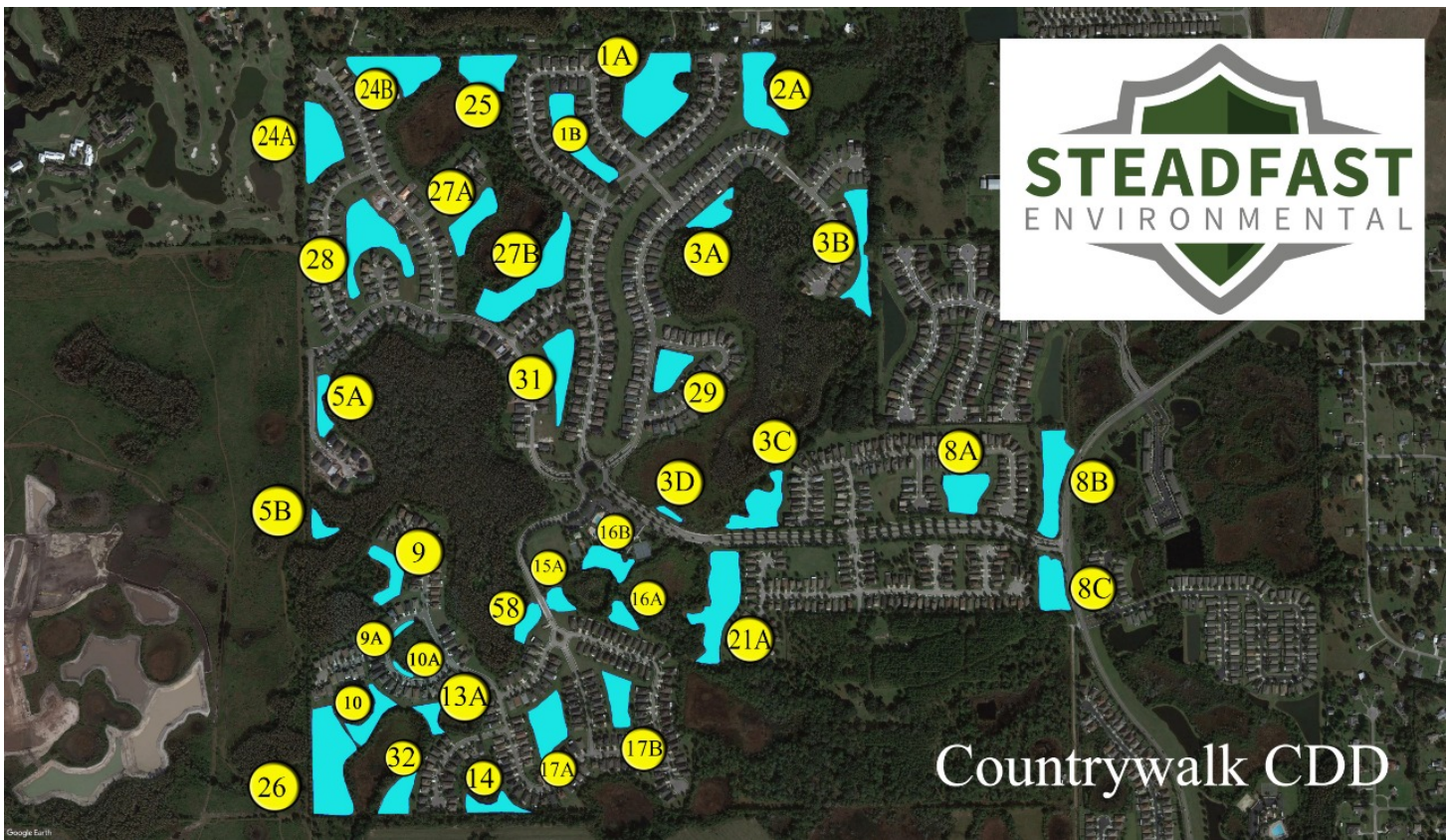
Administer treatments to any nuisance grasses growing along shorelines and within water.

Monitor and treat pond 3D for Salvinia.

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

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Tab 7

COUNTRY WALK

FIELD INSPECTION REPORT



December 22, 2022
Rizzetta & Company
Jason Liggett - Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & AMMENITIES CENTER

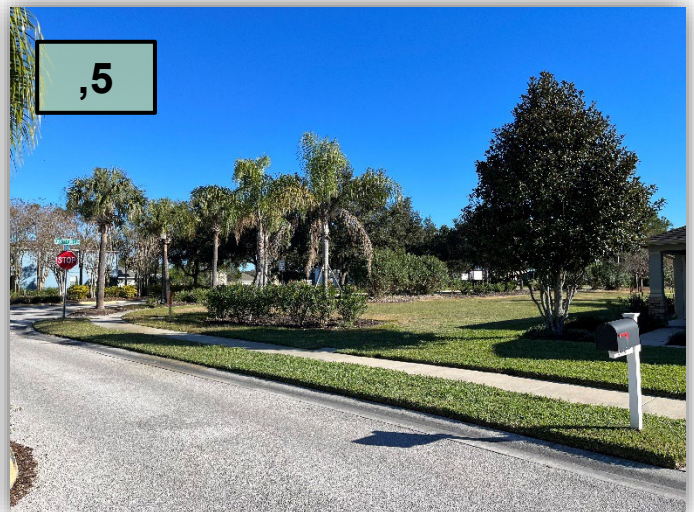
General Updates, Recent & Upcoming Maintenance Events

❖ .Next Inspection is on 1-17-2022 at 9:00 AM

❖ This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, landscape detailing, debris clearing, etc.)

The following are action items for Juniper to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for longer. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold and underlined** are items for the Board's attention.

1. During my inspection throughout the area there is a lot of plant material showing signs of stress from frost and cold weather. This will correct itself as we get into spring.
2. During the next few months Juniper needs to investigate the height requirements of the oak trees throughout the district and make sure over roadways they are at 15 feet and 10 feet in common areas.
3. Treat the ant mounds on the bridge on Country Point Blvd on the inbound side. Once eradicated rake down mound.
4. Continue to monitor the recently damaged oleanders throughout the district that were damaged by oleander caterpillars.
5. Trim the brown fronds as they fall over from the recently installed queen palms at the deer run entrance. (Pic 5>)
6. Treat the ant mounds throughout the common area tracts on Five Farm Ave once eradicated rake down mounds.
7. Investigate the height requirements for the oak trees on Olympic Club way. These should be at 10 feet per specs.
8. Treat the ant mounds in the common area spaces on Olympic Club way. Once eradicated rake down mounds.
9. During mowing visits make sure crews are pushing the mowers decks as far as possible in common areas to get back lost turf areas.



Country Walk CDD

10. Continue to monitor struggling Loropetalum at the new beds out on Meadow Pointe Blvd. These were struggling before the frost and cold.



Tab 8

COUNTRY WALK

FIELD INSPECTION REPORT



December 22, 2022
Rizzetta & Company
Jason Liggett - Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & AMMENITIES CENTER

General Updates, Recent & Upcoming Maintenance Events

❖ .Next Inspection is on 1-17-2022 at 9:00 AM

❖ This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, landscape detailing, debris clearing, etc.)

The following are action items for Juniper to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for longer. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold and underlined** are items for the Board's attention.

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2. During the next few months Juniper needs to investigate the height requirements of the oak trees throughout the district and make sure over roadways they are at 15 feet and 10 feet in common areas.
3. Treat the ant mounds on the bridge on Country Point Blvd on the inbound side. Once eradicated rake down mound.
4. Continue to monitor the recently damaged oleanders throughout the district that were damaged by oleander caterpillars.
5. Trim the brown fronds as they fall over from the recently installed queen palms at the deer run entrance. (Pic 5>)
6. Treat the ant mounds throughout the common area tracts on Five Farm Ave once eradicated rake down mounds.
7. Investigate the height requirements for the oak trees on Olympic Club way. These should be at 10 feet per specs.
8. Treat the ant mounds in the common area spaces on Olympic Club way. Once eradicated rake down mounds.
9. During mowing visits make sure crews are pushing the mowers decks as far as possible in common areas to get back lost turf areas.



Country Walk CDD

10. Continue to monitor struggling Loropetalum at the new beds out on Meadow Pointe Blvd.



These were struggling before the frost and cold.



Tab 9



Proposal

Proposal No.: 192996

Proposed Date: 12/19/22

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	Coco Brown mulch

Coco brown Mulch install throughout the CDD property

Common areas beds

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
ME: Landscape Enhancements					\$32,800.00
Coco brown mulch by the yard	600.00	EA	\$52.00	\$31,200.00	
Pine Straw, BL- Bale	100.00	Bale	\$16.00	\$1,600.00	
Total:					\$32,800.00

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)	
_____ Signature - Representative	_____ Date

Tab 10



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 9, 2023, at 6:00pm
- **FY 2021-2022 Audit Completion Deadline:** June 30, 2023

**District
Manager's
Report**

January 12

2023

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FINANCIAL SUMMARY

8/31/2022

General Fund Cash &
Investment Balance:

\$750,236

Reserve Fund Cash &
Investment Balance:

\$1,252,939

Debt Service Fund
Investment Balance:

\$309,416

**Total Cash and Investment
Balances:**

\$2,312,591

**General Fund Expense
Variance: \$28,219**

**Under
Budget**



Supervisor Requests

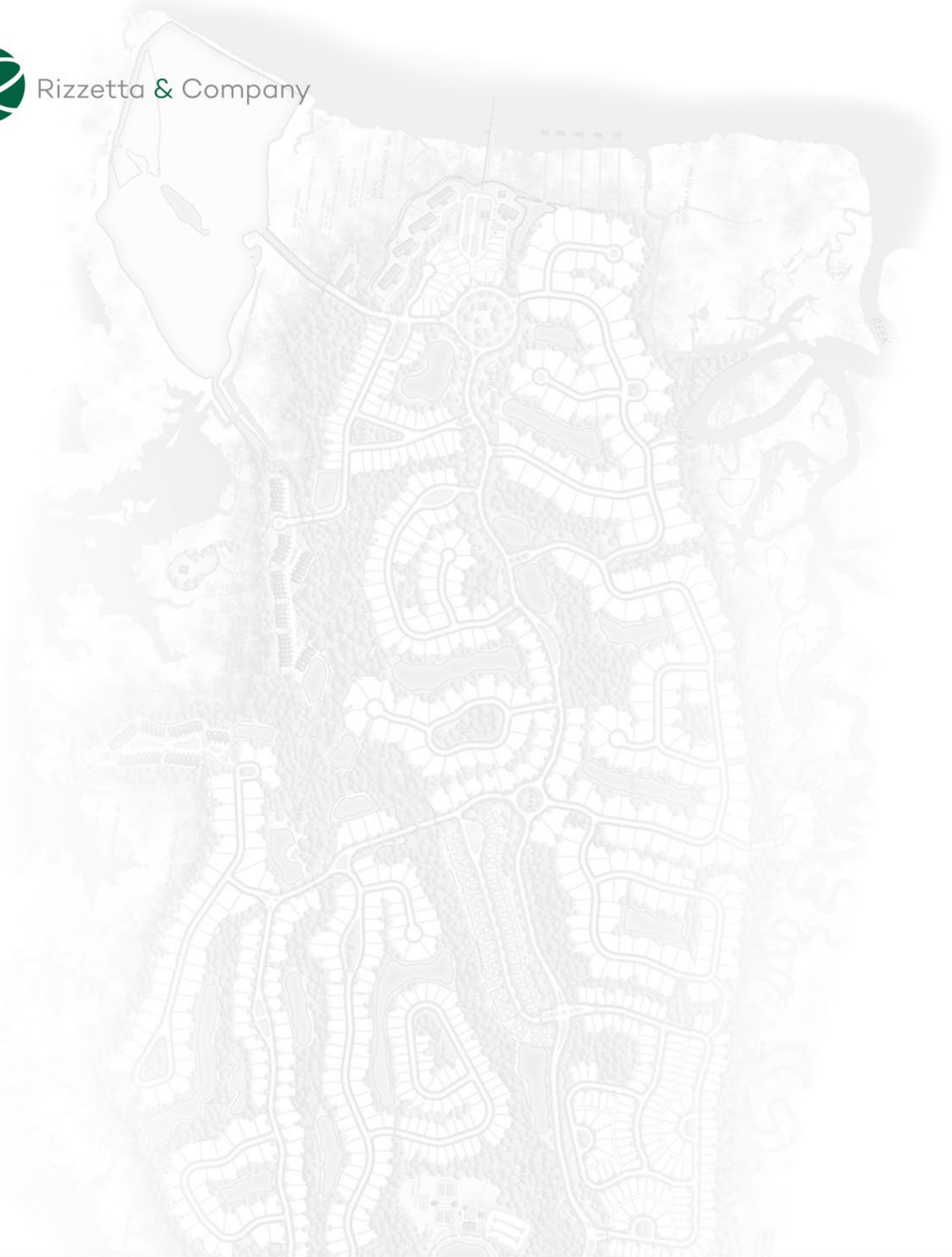
- **Budget-** Country Walk is under budget by \$28,219.
- **Country Walk Investment Options-** This has been tabled until further notice by the Board.
- **Vacant Seat-** Luanne Dennis has submitted her resignation as Board of Supervisor. The Board will accept her resignation at the CDD meeting. The Board will decide at the meeting on the vacant seat notifications to the District.
- **District Engineer-** District Engineer Stephen Brletic is leaving JMT and starting his new Engineering Firm with BDi Engineering. The Board will need to decide if Country Walk will continue service with JMT or transition to BDi Engineering with Stephen.
- **Accounting Software-**Country Walk will receive training on how to use the new Intacct accounting system. Country Walk will have a username and password that the Board will share.
- **Late Fee-** I spoke with the Accounting Manager and Vice President Scott Brizendine. He is going to credit the District the late fee regarding the Pasco County Invoice.
- **Easement License Agreement-**I met with the homeowners at 4146 Dylan Thomas Drive and answered their questions about the licensing agreement. They executed the agreement, and the Chair will execute the agreement on the behalf of the CDD.
- **Dumping in the Conservation Area-**I met with residents at 30635 Walker Cup Place and answered their questions about the letter I sent. Stephen will investigate the area and report his findings at the meeting.
- **Tree Proposal-** I reached out to four other vendors for a tree proposal regarding the Oak Tree. I only received two and I'm expecting the other by the meeting.
- **Clubhouse Reimbursement**
CW: List of the damages of the tempted break-in
List of Damages
Lanai Door Handles (2)
Lanai Middle door push bar
Fire Extinguisher case
AED Machine Tampered

The total cost of repairs

Lanai Doors Handles = \$2,210.00 Executed
Lanai middle door push bar = \$540.00 Executed
Fire extinguisher case = \$58.40 Executed
AED Machine and accessories = \$1612.90 Pending



Rizzetta & Company



Professionals in Community Management



Rizzetta & Company

Country Walk Community Development District

**Financial Statements
(Unaudited)**

October 31, 2022

Prepared by: Rizzetta & Company, Inc.

**countrywalkcdd.org
rizzetta.com**

Country Walk Community Development District

Balance Sheet

As of 10/31/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	79,421	0	0	79,421	0	0
Investments	670,815	1,252,939	309,416	2,233,171	0	0
Accounts Receivable	1,111,590	0	490,806	1,602,396	0	0
Refundable Deposits	17,032	0	0	17,031	0	0
Due From Other	45,780	0	0	45,781	0	0
Fixed Assets	0	0	0	0	6,072,546	0
Amount Available in Debt Service	0	0	0	0	0	308,816
Amount To Be Provided Debt Service	0	0	0	0	0	4,411,184
Total Assets	1,924,638	1,252,939	800,222	3,977,800	6,072,546	4,720,000
Liabilities						
Accounts Payable	28,562	193,275	0	221,837	0	0
Accrued Expenses	5,973	0	0	5,973	0	0
Due To Other	0	45,745	0	45,745	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	4,720,000
Deposits Payable	975	0	0	975	0	0
Total Liabilities	35,510	239,020	0	274,530	0	4,720,000
Fund Equity & Other Credits						
Beginning Fund Balance	656,296	1,251,712	308,816	2,216,824	0	0
Investment In General Fixed Assets	0	0	0	0	6,072,546	0
Net Change in Fund Balance	1,232,832	(237,793)	491,406	1,486,445	0	0
Total Fund Equity & Other Credits	1,889,128	1,013,919	800,222	3,703,269	6,072,546	0
Total Liabilities & Fund Equity	1,924,638	1,252,939	800,222	3,977,800	6,072,546	4,720,000

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	370	(370)
Special Assessments				
Tax Roll	1,111,592	1,111,592	1,111,590	3
Other Misc. Revenues				
Miscellaneous Revenue	0	0	839	(840)
Total Revenues	<u>1,111,592</u>	<u>1,111,592</u>	<u>1,112,799</u>	<u>(1,207)</u>
Expenditures				
Legislative				
Supervisor Fees	13,000	1,083	800	284
Total Legislative	<u>13,000</u>	<u>1,083</u>	<u>800</u>	<u>284</u>
Financial & Administrative				
Administrative Services	6,120	510	510	0
District Management	36,225	3,019	3,019	0
District Engineer	33,000	2,750	600	2,150
Disclosure Report	1,600	0	0	0
Trustees Fees	6,000	3,000	1,886	1,114
Assessment Roll	5,355	5,355	5,355	0
Financial & Revenue Collections	5,355	446	446	0
Tax Collector/Property Appraiser Fees	150	150	0	150
Accounting Services	22,440	1,870	1,870	0
Auditing Services	3,500	0	0	0
Arbitrage Rebate Calculation	500	0	0	0
Public Officials Liability Insurance	5,129	5,129	4,595	534
Supervisor Workers Comp Insurance	1,000	84	0	83
Legal Advertising	2,000	166	0	167
Miscellaneous Mailings	1,000	84	0	83
Bank Fees	0	0	17	(17)
Dues, Licenses & Fees	1,000	83	175	(92)
Website Hosting, Maintenance, Backup & Email	3,813	1,537	1,713	(175)
Total Financial & Administrative	<u>134,187</u>	<u>24,183</u>	<u>20,186</u>	<u>3,997</u>
Legal Counsel				
District Counsel	32,000	2,667	3,591	(924)
Total Legal Counsel	<u>32,000</u>	<u>2,667</u>	<u>3,591</u>	<u>(924)</u>
Law Enforcement				
Off Duty Deputy	20,000	1,667	1,620	46

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Law Enforcement	20,000	1,667	1,620	46
Electric Utility Services				
Utility Services	30,000	2,500	0	2,500
Utility - Street Lights	80,000	6,667	0	6,667
Total Electric Utility Services	110,000	9,167	0	9,167
Garbage/Solid Waste Control Services				
Solid Waste Assessment	1,000	0	0	0
Garbage - Recreation Facility	750	62	138	(75)
Total Garbage/Solid Waste Control Services	1,750	62	138	(75)
Water-Sewer Combination Services				
Utility Services	7,250	604	844	(240)
Total Water-Sewer Combination Services	7,250	604	844	(240)
Stormwater Control				
Aquatic Maintenance	23,000	1,917	1,648	269
Lake/Pond Bank Maintenance & Repair	1,500	125	0	125
Stormwater Assessments	2,250	0	0	0
Fountain Service Repair & Maintenance	2,000	167	0	166
Total Stormwater Control	28,750	2,209	1,648	560
Other Physical Environment				
Field Supervision/Maintenance	11,500	958	0	959
Property Insurance	18,461	18,461	16,582	1,879
General Liability Insurance	4,913	4,913	4,465	448
Entry & Walls Maintenance & Repair	2,500	208	0	208
Landscape Maintenance	180,000	15,000	13,607	1,393
Irrigation Maintenance & Repair	25,285	2,107	0	2,107
Tree Trimming Services	5,000	417	0	417
Landscape Replacement Plants, Shrubs, Trees	50,000	4,167	0	4,167
Landscape Inspection Services	7,800	650	650	0
Landscape - Annuals/Flowers	25,100	2,091	0	2,091
Fire Ant Treatment	6,300	525	0	525
Holiday Decorations	17,000	8,500	7,500	1,000
Landscape - Mulch	30,800	2,567	0	2,567
Stormwater Pond Cutbacks	9,000	750	0	750
Irrigation Repair	0	0	1,884	(1,885)
Rust Prevention	6,000	500	395	105
Total Other Physical Environment	399,659	61,814	45,083	16,731
Road & Street Facilities				
Common Areas Pressure Washing	16,000	1,333	0	1,334

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Sidewalk Maintenance & Repair	2,000	167	0	166
Parking Lot Repair & Maintenance	2,500	208	0	209
Street Light/Decorative Light Maintenance	2,500	209	0	208
Total Road & Street Facilities	23,000	1,917	0	1,917
Parks & Recreation				
Management Contract	18,000	1,500	1,500	0
Employee - Amenity Staff	0	0	7,107	(7,107)
Employee - Payroll Taxes	0	0	7,039	(7,039)
Contracted Employee Salaries	0	0	91	(91)
Amenity Maintenance & Repairs	30,000	2,500	0	2,500
Employee - Reimbursement	220,937	18,411	0	18,411
Tennis Center Telephone, Fax, Internet	4,300	358	0	358
Telephone, Internet, Cable	0	0	318	(318)
Furniture Repair & Replacement	3,000	250	0	250
Pool Service Contract	12,000	1,000	0	1,000
Playground Equipment & Maintenance	3,459	289	3,833	(3,544)
Maintenance & Repairs	0	0	2,528	(2,528)
Clubhouse Janitorial Services	8,400	700	951	(251)
Janitorial Supplies	7,500	625	211	414
Computer Support, Maintenance & Repair	1,000	83	0	83
Security System Monitoring Services & Maintenance	6,500	542	615	(73)
Pool Repair & Maintenance	5,000	416	0	417
Tennis/Athletic Court/Park Maintenance & Supplies	4,000	334	0	333
Athletic Court/Field/Playground Maintenance & Repair	0	0	800	(800)
Dog Waste Station Supplies & Maintenance	2,800	233	310	(76)
Office Supplies	3,500	292	124	167
Total Parks & Recreation	330,396	27,533	25,427	2,106
Special Events				
Special Events	15,000	1,250	2,660	(1,410)
Total Special Events	15,000	1,250	2,660	(1,410)
Contingency				
Sand, Gravel, Drain Tile Maintenance	5,000	416	0	417
Wildlife Management Services	15,600	1,300	1,300	0
Fitness Equipment Maintenance & Repair	1,000	84	0	83
Capital Improvements	135,000	11,250	15,690	(4,440)
Total Contingency	156,600	13,050	16,990	(3,940)
Total Expenditures	1,271,592	147,206	118,987	28,219

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Excess of Revenues Over(Under) Expenditures	<u>(160,000)</u>	<u>964,386</u>	<u>993,812</u>	<u>(29,426)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	239,021	(239,020)
Carry Forward Fund Balance				
Carry Forward Fund Balance	<u>160,000</u>	<u>160,000</u>	<u>0</u>	<u>160,000</u>
Total Other Financing Sources(Uses)	<u>160,000</u>	<u>160,000</u>	<u>239,021</u>	<u>(79,020)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>656,295</u>	<u>(656,296)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>1,124,386</u>	<u>1,889,128</u>	<u>(764,742)</u>

Country Walk Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,227	(1,227)
Total Revenues	<u>0</u>	<u>0</u>	<u>1,227</u>	<u>(1,227)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>1,227</u>	<u>(1,227)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(239,020)	239,020
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(239,020)</u>	<u>239,020</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,251,712</u>	<u>(1,251,712)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,013,919</u>	<u>(1,013,919)</u>

Country Walk Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	600	(600)
Special Assessments				
Tax Roll	490,806	490,806	490,806	0
Total Revenues	<u>490,806</u>	<u>490,806</u>	<u>491,406</u>	<u>(600)</u>
Expenditures				
Debt Service				
Interest	210,806	210,806	0	210,806
Principal	280,000	280,000	0	280,000
Total Debt Service	<u>490,806</u>	<u>490,806</u>	<u>0</u>	<u>490,806</u>
Total Expenditures	<u>490,806</u>	<u>490,806</u>	<u>0</u>	<u>490,806</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>491,406</u>	<u>(491,406)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>308,816</u>	<u>(308,816)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>800,222</u>	<u>(800,222)</u>

Country Walk CDD
Investment Summary
October 31, 2022

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2022</u>
The Bank of Tampa	Money Market	\$ 244,152
	Subtotal	<u>244,152</u>
The Bank of Tampa ICS - Bond Excess		
Customers Bank	Money Market	\$ 0
NexBank	Money Market	106,740
	Subtotal	<u>106,741</u>
The Bank of Tampa ICS - Operating		
Bangor Savings Bank	Money Market	\$ 71,473
Bank of Marin	Money Market	6
Customers Bank	Money Market	2
First Guaranty Bank	Money Market	248,443
	Subtotal	<u>319,923</u>
	Total General Fund Investments	<u><u>\$ 670,815</u></u>
The Bank of Tampa ICS - Cap Reserve		
Bangor Savings Bank	Money Market	\$ 116,632
Bank of Marin	Money Market	9
City National Bank of Florida	Money Market	248,561
Customers Bank	Money Market	171
First Guaranty Bank	Money Market	65
Nexbank	Money Market	141,819
Pinnacle Bank	Money Market	248,561
The Huntington National Bank	Money Market	248,561
United Bank	Money Market	248,561
	Total Reserve Fund Investments	<u><u>\$ 1,252,939</u></u>
US Bank Series 2015 Prepayment	First American Treasury Obligation Fund Class Z	\$ 2,903
US Bank Series 2015 Excess Revenue	First American Treasury Obligation Fund Class Z	2
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	128,431
US Bank Series 2015 Reserve A1	First American Treasury Obligation Fund Class Z	162,819
US Bank Series 2015 Reserve A2	First American Treasury Obligation Fund Class Z	15,263
	Total Debt Service Fund Investments	<u><u>\$ 309,416</u></u>

Country Walk Community Development District
Summary A/R Ledger
From 10/01/2022 to 10/31/2022

	Fund ID	Fund Name	Customer name	Document number	Date created	Balance Due
630, 2619						
	630-001	630 General Fund	Pasco County Tax Collector	AR00000443	10/01/2022	1,111,589.97
Sum for 630, 2619						1,111,589.97
630, 2621						
	630-200	630 Debt Service Fund S2015	Pasco County Tax Collector	AR00000443	10/01/2022	490,805.68
Sum for 630, 2621						490,805.68
Sum for 630						1,602,395.65
Sum Total						1,602,395.65

See Notes to Unaudited Financial Statements

Country Walk Community Development District
Summary A/P Ledger
From 10/1/2022 to 10/31/2022

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
630, 2619						
	630 General Fund	09/01/2022	Aquarius Water Refin- ing, Inc.	181935	Commercial Triplex Aris System Rental 09/22	395.00
	630 General Fund	08/01/2022	Aquarius Water Refin- ing, Inc.	181220-C	Commercial Triplex Aris System Rental 08/22	395.00
	630 General Fund	10/13/2022	Bliss Products and Services, Inc.	23286	Playground Repairs 10/22	2,450.11
	630 General Fund	10/31/2022	Florida Department of Revenue	61-8015817296-8 10/22 RT	Sales and Use Tax 10/22	58.75
	630 General Fund	10/19/2022	Florida Department of Revenue	61-8015817296-8 09/22	Sales and Use Tax 09/22	35.47
	630 General Fund	10/13/2022	Hawkins Service Com- pany	218881	Deposit for Electrical Equipment Install 10/22	15,690.00
	630 General Fund	10/27/2022	Juniper Landscaping of Florida, LLC	183976	Monthly Turf Fertilize and Pest Control 10/22	643.75
	630 General Fund	10/26/2022	Pasco County Utilities	17418735	Acct #0489145 30400 Country Point Blvd 09/22	412.17
	630 General Fund	10/22/2022	Pasco County Utilities	17567321	Acct #0489145 30400 Country Point Blvd 10/22	431.87
	630 General Fund	10/28/2022	Pasco Sheriffs Office	I-8/31/2022-07737	Off Duty Detail 10/22	540.00
	630 General Fund	10/25/2022	Poop 911	6126052	Dog Park Waste Re- moval 10/22	309.99
	630 General Fund	10/31/2022	Rizzetta & Company, Inc.	INV0000072710	Out of Pocket Ex- penses 10/22	91.26
	630 General Fund	10/28/2022	Rizzetta & Company, Inc.	INV0000072678	Personnel Reimburse- ment 10/28/22	7,039.44
	630 General Fund	10/25/2022	Waste Management Inc. of Florida	0792760-1568-6	Waste Disposal Ser- vices 11/22	68.96
	Sum for 630, 2619					28,561.77
630, 2620						
	630 Reserve Fund	08/01/2022	Juniper Landscaping of Florida, LLC	173784	Viburnum & Oleander Install-3rd Revision 07/22	145,802.68
	630 Reserve Fund	08/01/2022	Juniper Landscaping of Florida, LLC	173785	Duke Energy Land- scape Bed Revamp 07/22	47,472.79
	Sum for 630, 2620					193,275.47
	Sum for 630					221,837.24
	Sum Total					221,837.24

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

Balance Sheet

1. Trust statement activity has been recorded through 10/31/22.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

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

Tab 11

Country Walk Open List Items					
Project	The Month Approved	Open	Closed	Comments	Lead
Pool Project	February	Open		Pool Work is working on Permits for the project and the project will start on 1/30/23	District Engineer
Pool Heating	August	Open		The proposal was presented to the Board at the August Meeting. The project will start on 1/30/23.	District Engineer
Pond Erosion	NA	Open		By the end of August DE will take a look at the area of concern.	District Engineer
Sidewalk Audit	NA	Open		Inspection will be in the first quarter of 2023.	District Engineer
Installation of Bottle Brush and New St. Augustine Sod near the playground	Approved in November	Open		Schedule for December and will be completed by the end of the month.	Juniper
1st Quarter Annuals	Must be approved by February	Open			Juniper
2nd Quarter Annuals	Must be approved by May	Open			Juniper
3rd Quarter Annuals	Must be approved by August	Open			Juniper
4th Quarter Annuals	Must be approved by November	Open			Juniper
Rolling Green-Dumping of Construction debris by resident-30635 Walker Cup Place		Open		The resident's vendor dumped Sand into the culvert area. I spoke with Counsel and the District Engineer about this matter. The onsite is completing an inspection on 12-18-22. Once I received the update I will move forward with a letter to the resident. I received an email from the Resident. We will plan to discuss this week.	District Manager
Dylan Thomas-Damage to District Property by resident installing pool		Open		A letter was sent out to the resident in October 2022. As of 12-18-22 the agreement has not been sent to Counsel. The team will investigate the area as of 12-8-22 and I will move with a cease and desist letter depending if there is damage. The HOA informed me that the resident did receive the form but I haven't received the executed copy. I will be onsite this week to try speak with the resident.	District Manager/District Counsel
Suspension of Amenity Privileges-IV & TB		Open		Updated letters were sent to the parents in December. Waiting on payments. As of 1-5-23 No payment has been received	District Manager
Shared Accounting Software for the District		Open		The Operations team is working on the final security testing on the Intacct program.	District Manager

January 2023

October 2022							November 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
2	3	4	5	6	7	8	6	7	1	2	3	4	5
9	10	11	12	13	14	15	13	14	8	9	10	11	12
16	17	18	19	20	21	22	20	21	15	16	17	18	19
23	24	25	26	27	28	29	27	28	22	23	24	25	26
30	31								29	30			

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			28 Aquatic Treatment Irrigation	29 Detail Crew	30 Detail Crew	31
Jan 1	2	3 Pest Control	4 Mowing Crew	5 Mowing Crew	6	7
8	9	10	11 Aquatic Treatment Detail Crew Irrigation	12 Field Inspection	13	14
15	16 Irrigation	17	18 Mowing Crew	19 Mowing Crew	20	21
22	23	24	25 Aquatic Treatment Detail Crew	26	27	28
29	30 Pool Project Starting-Heating & Resurfacing	31				

Tab 12

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, December 8, 2022, at 6:00 p.m.** at the Country Walk Clubhouse, located at 30400 Country Pointe Boulevard, Wesley Chapel, FL 33543.

Present and constituting a quorum:

George O'Connor	Board Supervisor, Vice Chairman
Luanne Dennis	Board Supervisor, Assistant Secretary
Jami Rekar	Board Supervisor, Assistant Secretary
Alfonso Flores	Board Supervisor, Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Vanessa Steinerts	DC; Straley & Robin
Josh Burton	Juniper Landscape (via conference call)
Angel Rivera	Juniper Landscape (via conference call)
Jason Liggett	Landscape Specialist
Angela Savinon	Clubhouse Manager

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

The Board heard an audience comment regarding the recent painting of the street light poles and electrical boxes. He stated that some of the numbers on the light poles are now either missing numbers or have been painted over.

THIRD ORDER OF BUSINESS

Administer Oath of Office to Newly Elected Supervisors

The Oath of Office was administered to Ms. Jami Rekar, Mr. Lou Pagliuca, and Mr. Alfonso Flores before the meeting was called to order.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating Officers of the District

After a lengthy discussion, the Board appointed Mr. George O'Connor as Chairman, Ms. Jami Rekar as Vice Chair, and Ms. Luanne Dennis, Lou Pagliuca & Mr. Alfonso Flores as Assistant Secretaries. They also appointed Mr. Bob Schleifer as Secretary and Mr. Daryl Adams, Mr. Lynn Hayes & Mr. Matthew Huber as Assistant Secretaries for signature purposes only.

On a motion from Ms. Dennis, seconded by Mr. Flores, the Board of Supervisors adopted Resolution 2023-02, Designating Officers of the District appointing Mr. George O'Connor as Chairman, Ms. Jami Rekar as Vice Chair and Ms. Luanne Dennis, Lou Pagliuca & Mr. Alfonso Flores as Assistant Secretaries for the Country Walk Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Clubhouse Manager

Ms. Savinon presented her monthly report to the Board. There were no questions at this time.

Ms. Savinon presented paint color samples for the Pool Bathrooms to the Board. After a brief discussion, the Board agreed they would like to see more samples with blue in them and tabled this item to the next meeting.

B. Deputy Report

The Board reviewed the deputy report. He informed them of the new subdivision that is being built behind the District and mentioned that there are some kids that have been knocking down parts of the fence. The Board would like Mr. Adams to do some research and find out who manages that property so this issue can be resolved.

C. Aquatic Report

The Board reviewed the Steadfast Aquatics Report.

The Board would like Mr. Adams to follow up with Mr. Riemensperger and get an update on the pond dye.

D. Field Services Report

Mr. Liggett presented his report to the Board.

Mr. Liggett informed Mr. Burton that even though they are bi-weekly with mowing, detailing should still be done every week. He also mentioned that the front beds need some work.

Mr. O'Connor asked Mr. Burton about the stump that was left behind from the tree they removed after the hurricane. Mr. Burton said he will have it removed at no extra cost to the District.

Mr. Liggett mentioned the tree on Point O' Woods that was stuck by lighting, informing the Board that an Arborist would need to come out and look at it before it can be removed. Mr. Rivera let the Board know that he has already contacted an Arborist and that he would have a report and proposal for the next meeting. The Board would like two other proposals if possible.

E. District Engineer

Not Present.

There was a discussion held regarding sand being dumped in the conservation area behind 30635 Walker Cup Place. The Board asked Mr. Adams to send a letter to the resident reminding them that dumping is not allowed.

F. District Counsel

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

G. District Manager

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

Mr. Adams reminded the Board of their next regularly scheduled meeting to be held on January 12, 2023, at 6:00 p.m.

SIXTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for October 2022

The Board was presented with the Operation and Maintenance Expenditures for October 2022 in the amount of \$91,050.78.

The Board asked Mr. Adams to research certain items listed on the O&M and provide an update on or before the next meeting.

On a motion from Ms. Dennis, seconded by Ms. Rekar, with all in favor, the Board approved to ratify the Operation and Maintenance Expenditures for October 2022 in the amount of \$91,050.78 for the Country Walk Community Development District.

SEVENTH ORDER OF BUSINESS

Audience Comments on Other Items

There were no audience comments presented at this time.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Flores made a request to add poop stations to the soccer field. Ms. Savinon will work with Mr. Flores to obtain proposals for this request.

Mr. O'Connor mentioned that Ms. Savinon will be doing a card refresh/update and asked that she send a mass email to residents informing them when the update will be done.

NINTH ORDER OF BUSINESS

Adjournment

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

On a motion from Ms. Dennis, seconded by Mr. Flores, with all in favor, the Board agreed to adjourn the meeting at 8:12 p.m. for Country Walk Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 13

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

November 2022

For Board Approval

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

The total items being presented: **\$ 285,440.16**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Country Walk Debit Card	DC1122	DC1122	Country Walk Debit Card for November 2022	\$ 1,060.69
Fitness Logic, Inc.	100114	110081	Quarterly General Maintenance and cleaning of all equipment 11/22	\$ 120.00
Florida Department of Revenue	100091	61-8015817296-8 09/22	Sales and Use Tax 09/22	\$ 35.47
Florida Department of Revenue	EFT	61-8015817296-8 10/22 RT	Sales and Use Tax 10/22	\$ 58.75
Hawkins Service Company	100105	218881	Deposit for Electrical Equipment Install 10/22	\$ 15,690.00
Insect I.Q., Inc.	100094	65649	Pest Management & Treatment 11/22	\$ 80.00
Jerry Richardson Trapper	100106	1693	Wildlife Removal Service 11/22	\$ 1,300.00
Johnson Mirmiran & Thompson, Inc.	100107	13-201064	Engineer Services 10/22	\$ 1,500.00
Juniper Landscaping of Florida, LLC	100092	173784	Viburnum & Oleander Install-3rd Revision 07/22	\$ 145,802.68
Juniper Landscaping of Florida, LLC	100092	173785	Duke Energy Landscape Bed Revamp 07/22	\$ 47,472.79

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Juniper Landscaping of Florida, LLC	100095	183976	Monthly Turf Fertilize and Pest Control 10/22	\$ 643.75
Juniper Landscaping of Florida, LLC	100112	185160	Clock 2 replacement plant material 10/22	\$ 1,751.00
Juniper Landscaping of Florida, LLC	100112	185186	Monthly Landscape & Irrigation Maintenance 11/22	\$ 13,441.50
Juniper Landscaping of Florida, LLC	100113	187643	Landscape Fertilization 11/22	\$ 1,545.00
Juniper Landscaping of Florida, LLC	100115	188589	Sod Installation - 11/22	\$ 2,575.00
Juniper Landscaping of Florida, LLC	100115	188590	Shrub installation 11/22	\$ 702.09
Juniper Landscaping of Florida, LLC	100115	188591	Valve Repair Middle Median 11/22	\$ 946.54
Juniper Landscaping of Florida, LLC	100115	188592	Valve Repair in Middle Island 11/22	\$ 1,240.81
Pasco County Board of County Commissioners	100104	22171900	16-26-20-0070-00900-0000 Solid Waste Assessment 2022	\$ 1,071.19

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	100096	17418735.41	Acct #0489145 30400 Country Point Blvd 09/22	\$ 412.17
Pasco County Utilities	100116	17567321.45	Acct #0489145 30400 Country Point Blvd 10/22	\$ 431.87
Pasco Sheriff's Office	100097	I-8/31/2022-07737	Off Duty Detail 10/22	\$ 540.00
Poop 911	100102	6126052	Dog Park Waste Removal 10/22	\$ 309.99
Rizzetta & Company, Inc.	100093	INV0000072633 11/22	District Management Fees 11/22	\$ 6,670.03
Rizzetta & Company, Inc.	100098	INV0000072678	Personnel Reimbursement 10/28/22	\$ 7,039.44
Rizzetta & Company, Inc.	100103	INV0000072710	Out of Pocket Expenses 10/22	\$ 91.26
Rizzetta & Company, Inc.	100108	INV0000072734	Amenity Management & Oversight/Personnel Reimbursement	\$ 9,808.36
Rizzetta & Company, Inc.	100119	INV0000073331	Personnel Reimbursement 11/25/22	\$ 8,139.16
Security Lock Systems of Tampa, Inc	100099	1883	Monthly Maintenance Service for Monitoring System 11/22	\$ 324.21

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Spectrum	ACH	048209801111322 AutoPay	30400 Country Point Blvd TV 11/22	\$ 307.93
Spectrum	ACH	8337 13 062 0054538 11/22 AUTOPAY	30400 Country Point Blvd TV 11/22	\$ 24.99
Steadfast Environmental, LLC	100109	SE-21642	Aquatic Maintenance 11/22	\$ 1,648.00
Straley Robin Vericker	100100	22280	Legal Services 10/22	\$ 1,945.00
Suncoast Pool Service, Inc.	100110	8752	Monthly Pool Maintenance 10/22	\$ 900.00
Times Publishing Company	100117	0000258071 11/20/22	Account 113773 Legal Advertising 11/20/22	\$ 193.00
United Building Maintenance, Inc.	100101	355	Cleaning Services 11/22	\$ 700.00
Waste Management Inc. of Florida	100111	0792760-1568-6	Waste Disposal Services 11/22	\$ 68.96
Withlacoochee River Electric Cooperative, Inc.	ACH	10270434 10/22 AutoPay	Summary Billing 10/22	<u>\$ 8,848.53</u>
Report Total				<u>\$ 285,440.16</u>