



Rizzetta & Company

Country Walk Community Development District

Board of Supervisor's Regular Meeting March 9, 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 Vacant Lou Pagliuca Alfonso Flores	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Counsel	Vivek Babar	Straley Robin & Vericker
District Engineer	Stephen Brletic	BDI Engineering

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

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

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

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

COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE - 5844 OLD PASCO ROAD - SUITE 100 - WESLEY CHAPEL, FL 33544
MAILING ADDRESS - 3434 COLWELL AVE - SUITE 200 - TAMPA, FL 33614
www.countrywalkcdd.org

March 7, 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, March 9, 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.** Consideration of Coco Brown Mulch Proposals Tab 1
 - B.** Discussion on Entrance Sign Restoration/Repaint..... Tab 2
 - C.** Discussion on Budget
- 4. STAFF REPORTS**
 - A.** Review of Clubhouse Manager Report Tab 3
 - 1.** Consideration of Pool Furniture Proposals Tab 4
 - 2.** Discussion of the Pavilion Fees
 - 3.** Update on Pool Bathroom Project
 - B.** Review of Deputy Report..... Tab 5
 - C.** Aquatics Service Report
 - 1.** Review of Steadfast Aquatics Report..... Tab 6
 - D.** Landscape Inspections Analyst
 - 1.** Review of Landscape Inspection Report..... Tab 7
 - E.** Review of Juniper's Response to Landscape Inspection Report
(under separate cover)
 - F.** District Counsel
 - G.** District Engineer
 - 1.** Update on Pool Project
 - 2.** Update on Sidewalk Project
 - H.** District Manager
 - 1.** Review of the District Manager's Report Tab 8
 - 2. Monthly Financial Statement..... Tab 9**
 - 3. Review of Open Items and Monthly Calendar Tab 10**

5. BUSINESS ADMINISTRATION

- A.** Consideration of Minutes of Board of Supervisors'
Regular Meeting held on February 9, 2023 Tab 11
- B.** Consideration of Operation and Maintenance Expenditures
for January 2023.....Tab 12

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

American Mulch & Soil, LLC

13838 Hays Rd.
Spring Hill, FL 34610

Phone 813-443-2121
Email: info.americanmulch@gmail.com

Estimate

Date	Estimate #
1/30/2023	1857

Name / Address
Rizzetta & Company 3434 Coldwell Ave Suite 200 Tampa, FL 33614

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

Rep	P.O. No.	Terms	Due Date	Ordered By
SD		Cash Up front	1/30/2023	Darryl

Description	Qty	U/M	Rate	Total
Coco Mulch Installed	600		41.00	24,600.00
Fuel Surcharge	600		2.00	1,200.00
Mulch @ 3inch depth				
Club house, common Areas, roadways & medians				
Map provided before install				
Contact Darryl 813-928-9099				
Payment is due PRIOR to installation via check, ACH or credit card to office. There is 3.5% convenience charge added to all credit card transactions.				
Quantity provided by customer. AMS will not be liable for any material shortages				
Sales Tax			0.00	0.00
ALL PRICING SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION.				
An NTO will be sent for any invoice not paid within 35 days.				
All estimates valid for 30 days. Please review, sign and return to schedule installation. By signing below the undersigned is authorizing the work described above			Total	\$25,800.00

Please be advised that cancellations made up to 72 hours before a scheduled appointment via email or text will be processed without a penalty. Cancellations made 24 hours or less before an appointment will be subject to a charge of \$750.00. Any appointments where our technicians are unable to access the property, are turned away, or the wrong product was ordered will incur a mobilization fee. Properties located 40 miles or less from our facility will incur a fee of \$500, properties over 40 miles will incur a fee of \$750 plus an additional \$5.00 per mile over 40 miles. If AMS cancels an appointment with less than 72 hours notice, a new appointment will be scheduled without penalty to the client, subject to availability.

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Rogers' Dirt Works, Inc

P.O. Box 885
Lutz, FL 33548
(813) 949-8339
Fax (813) 948-7784

ESTIMATE

DATE	ESTIMATE NO.
1/23/2023	37756

NAME/ADDRESS
Country Walk CDD Daryl Adams

DESCRIPTION	QTY	COST	TOTAL
COCOA BROWN CYPRESS MULCH - DELIVERED	600	35.00	21,000.00
TAX EXEMPTION FORM WILL BE REQUIRED Exempt		0.00%	0.00
Quote Good For 30 Days		TOTAL	\$21,000.00

From: Always Affordable Lawn Care <alwaysaffordable2020@gmail.com>
Sent: Thursday, January 26, 2023 6:57 PM
To: Darryl Adams <darryla@rizzetta.com>
Subject: [EXTERNAL]Bid Proposal

Mulch placement proposal:

Spread 600 yards of mulch purchased (by you) from Roger's Landscaping .
LABOR ONLY: \$15,000.00
Payment in full at completion of job.

Thank You.

--

ALWAYS AFFORDABLE LAWN CARE
Wes Bonner, Proprietor
411 Sandridge Drive
Valrico, FL 33594
(727) 657-6563
alwaysaffordable2020@gmail.com

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Proposal

Proposal No.: 192996

Proposed Date: 01/12/23

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					\$34,600.00
Coco brown mulch by the yard	600.00	EA	\$55.00	\$33,000.00	
Pine Straw, BL- Bale	100.00	Bale	\$16.00	\$1,600.00	
				Total:	\$34,600.00

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 2



Tab 3

Monthly Manager's Report – Country Walk



Country Walk Community Development District (CDD)

Country Walk Clubhouse

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

Phone: 813-991.6102 • Fax: 813-991.6127

Operations/Maintenance Updates & Date: February 2023

- Contacted DCSI regarding the access card making machine. Submitted quote to DM
- Resident access card reactivation has started.
- Emailed February's community newsletter
- Drafted employee's schedule for March
- Submitted month end reports to District Management to include operations report, off duty summary reports, debit card log/receipts, square terminal transaction log and corresponding receipts
- Project paint the pool bathrooms has begun with the family pool bathroom.
- Drafted community newsletter for publication on March 1st.
- Filled in holes at the dog park dug up by small and large breeds (periodically)
- Contacted Florida Patio for a proposal on new sling style chaise lounges, dining chairs, and barstools at the request of the Board.
- Pending- Contacted Outdoor Furniture Connection for an updated proposal on new sling style chaise lounges, dining chairs, and barstools
- Installation and measurements of Vinyl border in the family bathroom has begun.
- Logged and reported all potholes in and around the community to Pasco County (periodically).
- Obtained quote from Premier Outdoor Movies of Florida/ does not include the rights to show the movie
- Tennis courts were blown, scrubbed and hosed(weekly)
- Submitted estimate to replace the failed access card printer to the DM- Approved
- Contacted Florida Patio for an updated proposal on new sling style chaise lounges, dining chairs, and barstools
- Contacted Outdoor Furniture Connection for an updated proposal on new sling style chaise lounges, dining chairs, and barstools
- Submitted off duty police schedule for the month of March
- Construction net has been installed at the pool site for safety.
- AED machine has been installed inside the clubhouse
- Contacted Florida Patio for a proposal on new sling style chaise lounges, dining chairs, and barstools at the request of the Board.



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- Pending- Outdoor Furniture Connection's proposal on new sling style chaise lounges, dining chairs, and barstools
- Installation and measurements of Vinyl border in the family bathroom has begun.
- Obtained quote from Premier Outdoor Movies of Florida/ does not include the rights to show the movie
- Patrolled community for street light outages (monthly) and reported them to WREC.
- Receive proposal from MPLC regarding The Umbrella License needed to show movies at our amenities. (Submitted to DM)

Maintenance Accomplishments

- Completed sidewalk inspections throughout Fieldstone Manor, Country Point Blvd, Manor Place, Evergreen and Five Farms.
- Began prepping family pool bathroom for painting. Scraped adhesive and scrubbed the floor.
- Taped all edges in family pool bathroom to prep for painting.
- Completed painting the walls of the family pool bathroom with first coat.
- Mounted AED case in the clubhouse for the new AED machine
- Removed vinyl baseboard from women's bathroom and men's bathroom.
- Began prepping women's pool bathroom for painting. Scraped adhesive and scrubbed the floor. Cleaned walls and floors with cleaner.
- Reattached tension wire to fence at the entrance to the large dog park.
- Polished water fountains near the pool bathrooms.

Projected Maintenance Projects:

- Repointing fieldstones on numerous columns throughout the property (Project Initiation)
- Refurbishing pool deck bathrooms (painting, upgrading the faucets, replacing the vinyl molding)
- Power washing Pavilion floor.
- Community Poop stations pending relocation

Projected Projects:

- Resurfacing, retiling and installing a heater at the family pool- in progress



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- Re-strapping and powder coating the chairs at the lap and recreational pools, or possibly replacing with all new furniture if the Board desires to go that route: (Proposals submitted to DM)

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 February 28th.

Facilities Usage:

- Country Walk CDD met in the clubhouse lobby on February 9th, 6:30pm.
- Soccer Shots ran soccer clinics every other Tuesday evening throughout February.
- 1 Private party held in the clubhouse.
- 5 Private parties held at the pavilion.

Resident Payment Log:

- See attached files for Monthly Financial Transactions

Upcoming Events:

- Easter Party scheduled for Saturday, April 8th.
- Community Garage Sale scheduled for Saturday April 15th

Board of Supervisor's Requests & Updates:

- None to report.

Resident Requests:

- None to report.



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Tab 4



506 8th Street West
Palmetto, FL 34221

Estimate

Date	Estimate #
2/17/2023	25133

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

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

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

Item	Quantity	Description	Cost	Total
C-150SL	66	Classic Sling Lounge, 1" Extrusion	268.00	17,688.00T
C-75SL	8	Classic Sling Barstool, 1" Extrusion	180.00	1,440.00T
C-50SL	36	1" Tube Stackable Sling Chair COLORS TO BE DETERMINED	130.00	4,680.00T
Freight		Shipping Charge	100.00	100.00

Subtotal		\$23,908.00
Sales Tax (0.0%)		\$0.00
Total		\$23,908.00

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

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**Outdoor Furniture**

C O N N E C T I O N

*Comfort under the sun.***ESTIMATE****Outdoor Furniture Connection LLC**

P.O. Box 566

St. Petersburg, FL 33731

Date

2/17/23

Attention: Angela Savinon

Name
Country Walk CDD
Address
30400 Country Point Blvd.
City, State, Zip
Wesley Chapel, FL 33543

Quantity	Description	Unit Price	Line Total
	Furniture Project (NEW)- Island Breeze Sling Line		
	Aluminum Frames, Flat Tube - .75 x 1.5" Extrusion		
36	I-50 Dining Chairs	160.00	5,760.00
66	I-149 Chaise Lounges - 14" Seat Height, No Arms	358.00	23,628.00
8	I-75 Eclipse Bar Stool with Arms	215.00	1,720.00
	Specifications:		
	Frames: TBD		
	Vinyl: TBD		
	Volume Discount - 5%		-1,555.40
SUBTOTAL			\$ 29,552.60
Sales Tax 7.00%			
DELIVERY & INSTALLATION			\$ 500.00
TOTAL			\$ 30,052.60

Phone		Email	Web Site
(727) 386-3566		petemazer@ofc-florida.com	www.ofc-florida.com

THANK YOU FOR YOUR BUSINESS!

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: Pasco Sheriff's Office

Report Sent To: .

Employee Reporting : Deputy Michael Darling

Date of Work : 02/23/2023

Event Number : 2023111265

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:

2023111674- Open door investigation. Vehicle at location with windows down and driver door cracked. Attempted to make contact with resident however received no answer. Left vmails for them advising of the unsecured vehicle.

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 : 02/20/2023

Event Number : 2023103989
Arrival Time : 1730
On arrival did you check in : Yes
Number of field interview reports: 0
Number of parking tickets: 4
Amount of time running radar: 4 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 conducted speed enforcement on various roads throughout the community. I did not observe any speed violators on residential streets, only Country Point Blvd. I addressed 7 violations with a maximum speed of 51mph. I conducted parking enforcement and issued 14 written warnings, 1 verbal warning, and 4 citations. The breakdown by street is listed below. I did not take any additional action. I was 30 minutes late due to scheduling with the State Attorney, so I stayed 30 mins late as agreed upon with the vendor (I notified by phone as soon as practicable). Parking Pecan Valley Lp: 0 Rolling Greene Dr: 2 WW Walker Cup Pl: 2 WW Diamonds Palm Lp: 1 CIT Pointe O Woods Dr: 3 WW Red Culver Way: 0 5 Farms Ave: 0 Butler National Dr: 0 Portmamock Way: 0 Blue Mound Ct: 3 CIT Royal Birkdale Way: 0 Shoal Creek Ct: 2 WW Olympic Club Way: 0 Warwick Hills Dr: 2 WW Dylan Thomas Dr: 1 VW Hatz Way: 0 Waterville Ave: 0 Huntingdale Ct: 2 WW 1 CIT Sotogrande Lp: 0 Bermuda Dunes Way: 1 WW

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: PSO

Employee Reporting : Emin Garcia

Date of Work : 02/11/2023

Event Number : 2023094757

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:

Upon arrival I conducted the patrols throughout the area and provided security presence as requested. NFA

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: Palm Cove
Report Sent To: r. trani
Employee Reporting : s. bunner
Date of Work : 2/8/23

Event Number : 2023078393
Arrival Time : 1700
On arrival did you check in : yes
Number of field interview reports: 0
Number of parking tickets: 6
Amount of time running radar: 2 hours

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

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

Patrolled entire neighborhood. No calls for service. There was a medical call in which fire/rescue transported an elderly male. 6 parking citations were issued. 2 parking warnings were issued. Several of the citations issued had previously received parking warnings. Ran RADAR with no speeding violations.

Should you have any questions please contact us.

Hello Angela Savinon ,

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

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

Employer: Country Walk HOA
Report Sent To: Regina Trani

Employee Reporting : Daniel Marcouiller
Date of Work : 02/05/23

Event Number : 2023071944
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 :
0

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

1700 Hours – Check in at Community Center 1700 – 1745- Evergreen – Patrol community with nothing suspicious noted 1745- 1820- Mongolia Estates- Patrol community with nothing suspicious noted 1820 -1900 – Park and community building security check nothing suspicious noted 1900- 1930- Traffic monitor front entrance with nothing noted 1930- 2030- Deer Run & Fieldstone Manor – Patrol communities with nothing suspicious noted 2030- 2200- Patrol all communities with nothing suspicious noted 2200-2215 – Park and community building check with nothing suspicious noted 2215 -2300 – Monitor front entrance incoming traffic.

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: pso

Report Sent To: cya

Employee Reporting : kempink
Date of Work : 2/3/23

Event Number : 2023066056
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:

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

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:

2/27/2023 12:41 PM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 8A

Condition: ☒Excellent Great Good Poor Mixed Condition ☒Improving



Comments:

Pond is still improving from recent treatment for water lettuce. Water lettuce has pretty much cleared up except for very minor amounts along the perimeter and on the shoreline. Pond appears to be in excellent condition otherwise

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

SITE: 3C

Condition: ☒Excellent Great Good Poor Mixed Condition ☒Improving



Comments:

Very minor amounts of surface and subsurface algae along the perimeter. Very minor amounts of Babytears and Torpedo grass along the perimeter as well. Pond appears to be in excellent condition otherwise.

<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>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	<input checked="" type="checkbox"/> Babytears
	Hydrilla	Slender Spikerush	Other:

Inspection Report

SITE: 3D

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Pond has greatly improved from prior treatment for Sylvania. Still minor amounts of Sylvania present but it is clearly decaying. No other issues observed in pond.

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

SITE: 29

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Minor amounts of submersed vegetation around the perimeter. There are also minor amounts of Babytears, Torpedo grass, and pennywort along the shoreline. 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
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	✗ Torpedo Grass	✗ Pennywort	✗ Babytears
	Hydrilla	Slender Spikerush	Other:

Inspection Report

SITE: 1B

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

One corner of pond contains decaying surface algae along with minor amounts of subsurface algae. Water level in pond is low. Very minor amounts of Torpedo grass and pennywort along the shoreline. Technician will continue to routinely 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 type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" 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: 28

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Minor amounts of surface algae around the perimeter. Also minor amounts of submerse vegetation around the perimeter. Minor amounts of Babytears and Torpedo grass present along the shoreline. Water level in pond is low.

<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 type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" 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:

Inspection Report

SITE: 27B

Condition: Excellent Great ✓Good Poor ✓Mixed Condition ✓Improving



Comments:

Pond is dominated by surface and subsurface algae around the perimeter. This algae has clearly been treated recently and is beginning to decay. Water level in low is pond. Technician will continue to target this algae during future visits.

<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 type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			<input type="checkbox"/> Substantial
	<input checked="" 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: 9

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. No major algae growth or shoreline grasses observed. Pond appears to be 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
<u>NUISANCE SPECIES OBSERVED:</u>			<input type="checkbox"/> Substantial
	<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: 58

Condition: ☒Excellent Great Good Poor Mixed Condition ☒Improving



Comments:

Pond has made improvements since the last time it was recorded. Minor amounts of shoreline grasses including Torpedo grass and Babytears present. Very minor amounts of subsurface algae present along the perimeter as well. No other issues observed. 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>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input 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 checked="" 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: 15A

Condition: Excellent ☒Great Good Poor Mixed Condition ☒Improving



Comments:

Babytears and Torpedo grass present along the perimeter. There is also a minor amount of surface and subsurface algae present throughout. Pond is in great condition.

<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 checked="" 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 March, the changing weather has rapidly shifted the conditions affecting the Country Walk ponds. The series of cold snaps have been broken, as increasingly warm temperatures become the norm. Rain events have been exceedingly rare in the past few months, which has lowered water levels throughout the community. Additionally, the lack of significant wind or rain has increased decay times for surface algae once treated. Residents may notice this algae that sticks around longer between treatment events, this is a direct result of stagnant water conditions and cold nighttime temperatures. Once treated, algae will turn brown, and eventually white as it decays, a sign of it's successful treatment. Maximum results from treatment will typically be evident within 7-10 days.

Most ponds were in great condition on this most recent visit, with a few that still need improvements. Nuisance grasses are still present in minor amounts and will continue to be routinely treated. Due to low water levels, some sections of the beds and pond banks are exposed. Algae was present in moderate amounts and will continue to be treated accordingly. Surface growth had already been treated and is showing great signs of improvement. Our technicians will continue on with routine monitoring and treatment to clear up the areas with algae growth and shoreline grasses, which are the main suspects in these ponds.

Pond #3D is practically clear of Sylvania. There is still a minor amount left around certain parts of the perimeter, but it has greatly improved since it was at its worst. Our technician will continue to treat accordingly and will monitor closely.

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.

Continue to monitor and treat pond #3D accordingly for Sylvania.

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

Thank you for choosing Steadfast Environmental!

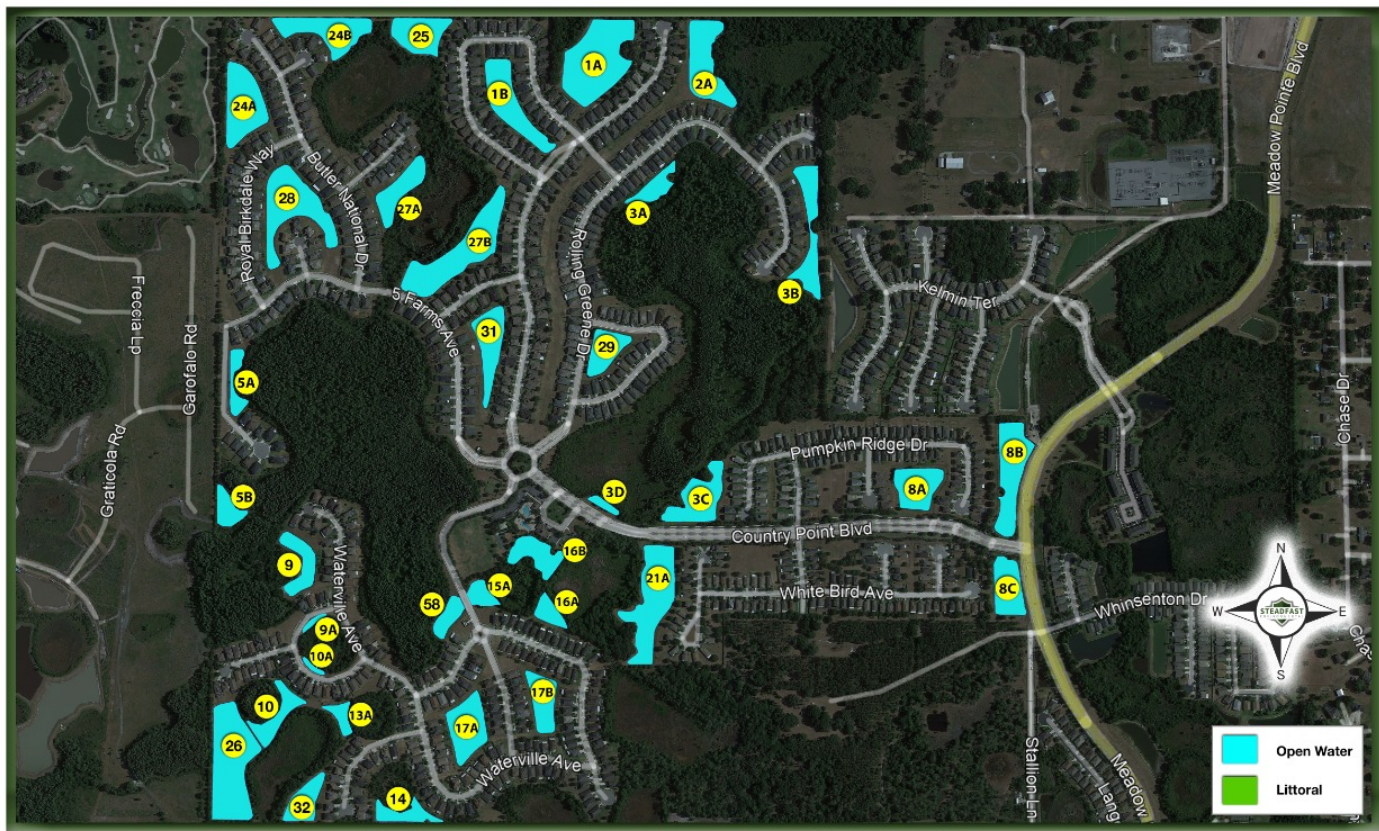
MAINTENANCE AREA



Country Walk CDD

Country Point Blvd, Wesley Chapel, FL

Gate Code:



Tab 7

COUNTRY WALK

FIELD INSPECTION REPORT



February 13, 2023
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 3-23-2023 at 9:00 AM
- ❖ Did juniper apply the 24-0-11 with Pre M in the month of February?
- ❖ Bermuda to receive an application of 24-0-11 with Prem M in the month of March.
- ❖ Ornamentals to receive an application of 8-10-10 in the month of March.

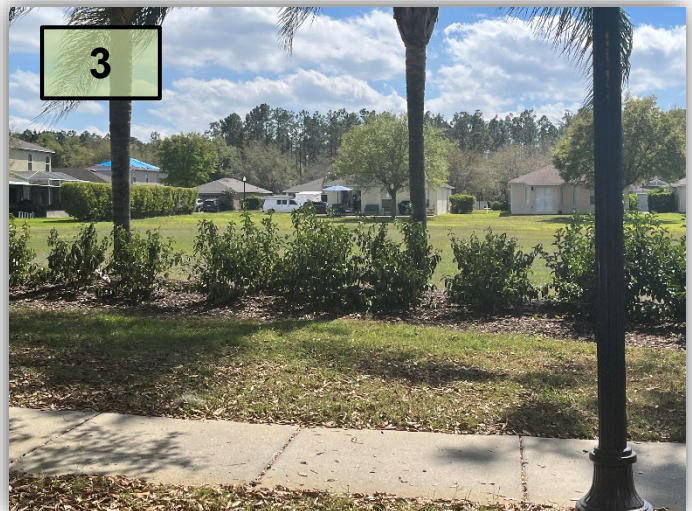
The following are action items for Juniper to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for longer. **Green text** indicates a proposal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

1. On the exit side of the amenity center please diagnose and treat the decline in the Jasmine as you exit to Country Point boulevard on the east side.
2. During my inspection I looked at the carboard palms that were installed in the district these were installed and have not done well since they were planted. These need to be removed and warrantied with another plant material.(Pic 2)



3. During my inspection on the exit side of the community there is a lot of viburnum that are starting to flag due to lack of irrigation. This

needs to be addressed.



4. Throughout Country Point Boulevard we need to be working on the treatment of turf weeds throughout the irrigated areas.
5. **Would be board like a prices to install Liriope on the inbound and outbound sides of the main entrance to replace the Indian Hawthorne's in this area. They are currently crowded and Liriope would be a better suited plant for this area.**



Country Walk CDD

6. Treat the ant mounds on Country Point boulevard on the inbound side before the bridge.
7. **Is there a reason the Fakahatchee grass on the inbound side of Country Point Boulevard before the traffic circle is not being cutback? This has been in the last 3 reports.**
8. Just a note to the board the oak trees are currently pushing leaves throughout the district to allow for new growth. This process will end in a few more weeks of warm weather.
9. Treat the crack weeds at the lift station area on Fresh Meadow Way along with the traffic circle center island.(Pic 9)



10. This was brought up the same time as last year the Anise in the front of the pool parking area is quickly declining. In my opinion we should replace this with another type of shrub due to the maintenance issues with the material. Does the board want a proposal to have this plant material removed and another type proposed?(Pic 11)

11. Juniper to treat the anise in between Country Point Boulevard and the pool parking area.

12. Remove the limbs covering the directional sign on the outbound side of Country Point Boulevard just pass the Amenity center.(Pic 12)



13. Improve the vigor in the newly installed plant material along Meadow Pointe Boulevard.
14. Treat the saint Augustine on meadow Pointe Boulevard for turf weeds.



Tab 8



Rizzetta & Company

UPCOMING DATES TO REMEMBER

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

**District
Manager's
Report**

March 9

2023

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FINANCIAL SUMMARY

1/31/2023

General Fund Cash &
Investment Balance:

\$1,497,325

Reserve Fund Cash &
Investment Balance:

\$1,256,929

Debt Service Fund &
Investment Balance:

\$669,557

**Total Cash and Investment
Balances:**

\$3,423,811

**General Fund Expense
Variance: \$42,977**

**Under
Budget**



Supervisor Requests

- **Budget-** Country Walk is under budget by \$42,977.
- **Vacant Seat-** I have received questions about the vacant seat from two residents, but no one has submitted their resumes.
- **Accounting Software-** Sarah Badders is working with Alfonso on the Intacct program. The transition is going smoothly.
- **Suspension of Amenity Services-** I called and sent a letter to the resident informing her that her son's suspension is lifted.
- **Mulch Proposal-** American Mulch doesn't take deposits, and the Board will have to decide to move forward with the Mulch proposal.
- **Spectrum-** I can get the get Clubhouse expenses down from \$350 to \$150 per month. Which would be a saving of \$200 per month for Internet, Cable, and Voice services. I would need the Board's approval.
- **Bathroom Project-** The District is ahead of schedule for the pool project, and the Bathroom painting is in process. The Board will discuss more at the meeting.
- **Bank Reconciliation Report-** Your staff accountant will provide a Bank Reconciliation Report to your monthly financials. The current financial statements show everything, but this report will show the breakdown of the deposits. Below is an example of what the report will look like monthly. Also, Line item two shows the \$5,885.00 that was deposited into Country Walk's CDD account.

Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
Pasco County Tax Collector	FY22-23 Tax Roll Deposit	11/03/2022	18505	5,885.00	
Pasco County Tax Collector	FY22-23 Tax Collector Excess	11/03/2022	18505	5,885.00	
Pasco County Tax Collector	FY22-23 Tax Roll Deposit	11/03/2022	18505	-5,885.00	
Country Walk		11/03/2022	103122	239,020.47	
Rec Misc Revenue	Rec Misc Revenue	11/04/2022	110422	6.00	
Pasco County Tax Collector	FY22-23 Tax Collector Interest	11/07/2022	ACH	21.36	
Pasco County Tax Collector	FY22-23 Tax Roll Deposit	11/07/2022	ACH	9,510.79	
Pasco County Tax Collector	FY22-23 Tax Roll Deposit	11/15/2022	WIRE	68,281.36	
Deposit	Misc. Deposit	11/15/2022	111522	108.00	
Pasco County Tax Collector	FY22-23 Tax Roll Deposit	11/18/2022	WIRE	44,992.01	
Brian E. Corley	General 2022 Polling Place Rental	11/22/2022	138330	200.00	
Pasco County Tax Collector	FY22-23 Tax Roll Deposit	11/23/2022	ACH	135,380.31	
Total Deposits				503,405.30	0.00

- **Reimbursement**

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 Installed

Total: \$4,421.30

I'm waiting on the claim to be processed by Egis Insurance.

Tab 9



Rizzetta & Company

Country Walk Community Development District

**Financial Statements
(Unaudited)**

January 31, 2023

Prepared by: Rizzetta & Company, Inc.

**countrywalkcdd.org
rizzetta.com**

Country Walk Community Development District

Balance Sheet

As of 01/31/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	1,064,167	(193,275)	456,344	1,327,236	0	0
Investments	433,158	1,256,929	213,213	1,903,299	0	0
Accounts Receivable	82,304	0	36,340	118,644	0	0
Refundable Deposits	17,032	0	0	17,032	0	0
Due From Other	46,585	0	0	46,585	0	0
Fixed Assets	0	0	0	0	6,072,546	0
Amount Available in Debt Service	0	0	0	0	0	705,897
Amount To Be Provided Debt Service	0	0	0	0	0	4,014,103
Total Assets	1,643,246	1,063,654	705,897	3,412,796	6,072,546	4,720,000
Liabilities						
Accounts Payable	43,491	0	0	43,491	0	0
Other Current Liabilities	172	0	0	172	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	532	0	0	532	0	0
Total Liabilities	44,195	45,745	0	89,940	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	942,755	(233,803)	397,081	1,106,032	0	0
Total Fund Equity & Other Credits	1,599,051	1,017,909	705,897	3,322,856	6,072,546	0
Total Liabilities & Fund Equity	1,643,246	1,063,654	705,897	3,412,796	6,072,546	4,720,000

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,733	(1,733)
Special Assessments				
Tax Roll	1,111,592	1,111,592	1,115,844	(4,252)
Other Misc. Revenues				
Miscellaneous Revenue	0	0	4,838	(4,838)
Total Revenues	1,111,592	1,111,592	1,122,415	(10,823)
Expenditures				
Legislative				
Supervisor Fees	13,000	4,333	3,200	1,134
Total Legislative	13,000	4,333	3,200	1,134
Financial & Administrative				
Administrative Services	6,120	2,040	2,040	0
District Management	36,225	12,075	11,843	232
District Engineer	33,000	11,000	4,230	6,770
Disclosure Report	1,600	1,600	0	1,600
Trustees Fees	6,000	3,000	1,885	1,115
Assessment Roll	5,355	5,355	5,355	0
Financial & Revenue Collections	5,355	1,785	1,785	0
Tax Collector/Property Appraiser Fees	150	150	0	150
Accounting Services	22,440	7,480	7,434	46
Auditing Services	3,500	0	0	0
Arbitrage Rebate Calculation	500	0	0	0
Public Officials Liability Insurance	5,129	5,129	4,595	534
Supervisor Workers Comp Insurance	1,000	334	0	334
Legal Advertising	2,000	666	386	280
Miscellaneous Mailings	1,000	334	0	334
Bank Fees	0	0	250	(251)
Dues, Licenses & Fees	1,000	333	175	159
Website Hosting, Maintenance, Backup & Email	3,813	2,158	2,237	(80)
Total Financial & Administrative	134,187	53,439	42,215	11,223
Legal Counsel				
District Counsel	32,000	10,667	4,453	6,214
Total Legal Counsel	32,000	10,667	4,453	6,214
Law Enforcement				
Off Duty Deputy	20,000	6,666	4,590	2,077

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Law Enforcement	20,000	6,666	4,590	2,077
Electric Utility Services				
Utility Services	30,000	10,000	10,970	(970)
Utility - Street Lights	80,000	26,667	11,778	14,888
Total Electric Utility Services	110,000	36,667	22,748	13,918
Garbage/Solid Waste Control Services				
Solid Waste Assessment	1,000	1,000	1,072	(71)
Garbage - Recreation Facility	750	250	380	(130)
Total Garbage/Solid Waste Control Services	1,750	1,250	1,452	(201)
Water-Sewer Combination Services				
Utility Services	7,250	2,417	432	1,984
Total Water-Sewer Combination Services	7,250	2,417	432	1,984
Stormwater Control				
Aquatic Maintenance	23,000	7,666	6,592	1,075
Lake/Pond Bank Maintenance & Repair	1,500	500	0	500
Stormwater Assessments	2,250	2,250	1,974	276
Fountain Service Repair & Maintenance	2,000	667	250	417
Total Stormwater Control	28,750	11,083	8,816	2,268
Other Physical Environment				
Field Supervision/Maintenance	11,500	3,833	0	3,833
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	834	0	834
Landscape Maintenance	180,000	60,000	39,096	20,903
Irrigation Maintenance & Repair	25,285	8,428	7,391	1,038
Tree Trimming Services	5,000	1,667	0	1,666
Landscape Replacement Plants, Shrubs, Trees	50,000	16,666	29,525	(12,857)
Landscape Inspection Services	7,800	2,600	2,600	0
Landscape - Annuals/Flowers	25,100	8,367	0	8,366
Fire Ant Treatment	6,300	2,100	0	2,100
Holiday Decorations	17,000	17,000	9,608	7,391
Landscape - Mulch	30,800	10,267	0	10,267
Stormwater Pond Cutbacks	9,000	3,000	0	3,000
Rust Prevention	6,000	2,000	1,975	25
Total Other Physical Environment	399,659	160,136	111,242	48,893
Road & Street Facilities				
Common Areas Pressure Washing	16,000	5,333	0	5,333
Sidewalk Maintenance & Repair	2,000	667	0	667

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Parking Lot Repair & Maintenance	2,500	833	0	833
Street Light/Decorative Light Maintenance	2,500	833	0	834
Total Road & Street Facilities	23,000	7,666	0	7,667
Parks & Recreation				
Management Contract	18,000	6,000	6,088	(88)
Employee - Salaries	220,937	73,646	64,651	8,995
Amenity Maintenance & Repairs	30,000	10,000	8,305	1,695
Tennis Center Telephone, Fax, Internet	4,300	1,433	1,347	86
Furniture Repair & Replacement	3,000	1,000	36	964
Pool Service Contract	12,000	4,000	2,700	1,300
Playground Equipment & Maintenance	3,459	1,153	3,833	(2,680)
Clubhouse Janitorial Services	8,400	2,800	3,292	(492)
Janitorial Supplies	7,500	2,500	540	1,960
Computer Support, Maintenance & Repair	1,000	334	122	212
Security System Monitoring Services & Maintenance	6,500	2,166	3,511	(1,345)
Pool Repair & Maintenance	5,000	1,667	103	1,563
Tennis/Athletic Court/Park Maintenance & Supplies	4,000	1,333	800	534
Dog Waste Station Supplies & Maintenance	2,800	934	1,240	(307)
Office Supplies	3,500	1,166	3,190	(2,023)
Total Parks & Recreation	330,396	110,132	99,758	10,374
Special Events				
Special Events	15,000	5,000	15,944	(10,944)
Total Special Events	15,000	5,000	15,944	(10,944)
Contingency				
Sand, Gravel, Drain Tile Maintenance	5,000	1,667	0	1,667
Wildlife Management Services	15,600	5,200	5,200	0
Fitness Equipment Maintenance & Repair	1,000	333	947	(614)
Capital Improvements	135,000	45,000	97,684	(52,683)
Total Contingency	156,600	52,200	103,831	(51,630)
Total Expenditures	1,271,592	461,656	418,681	42,977
Total Excess of Revenues Over(Under) Expenditures				
	(160,000)	649,936	703,734	(53,799)
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	239,021	(239,020)
Carry Forward Fund Balance				

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Carry Forward Fund Balance	160,000	160,000	0	160,000
Total Other Financing Sources(Uses)	160,000	160,000	239,021	(79,020)
Fund Balance, Beginning of Period	0	0	656,296	(656,296)
Total Fund Balance, End of Period	0	809,936	1,599,051	(789,115)

Country Walk Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,217	(5,217)
Total Revenues	<u>0</u>	<u>0</u>	<u>5,217</u>	<u>(5,217)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>5,217</u>	<u>(5,217)</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>1,017,909</u>	<u>(1,017,909)</u>

Country Walk Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,715	(2,715)
Special Assessments				
Tax Roll	490,806	490,806	492,684	(1,879)
Total Revenues	<u>490,806</u>	<u>490,806</u>	<u>495,399</u>	<u>(4,594)</u>
Expenditures				
Debt Service				
Interest	210,806	210,806	98,319	112,487
Principal	280,000	280,000	0	280,000
Total Debt Service	<u>490,806</u>	<u>490,806</u>	<u>98,319</u>	<u>392,487</u>
Total Expenditures	<u>490,806</u>	<u>490,806</u>	<u>98,319</u>	<u>392,487</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>397,080</u>	<u>(397,080)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>308,817</u>	<u>(308,817)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>705,897</u>	<u>(705,897)</u>

Country Walk CDD
Investment Summary
January 31, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of January 31, 2023</u>
The Bank of Tampa	Money Market	\$ 5,136
	Subtotal	<u>5,136</u>
The Bank of Tampa ICS - Bond Excess NexBank	Money Market	107,080
	Subtotal	<u>107,080</u>
The Bank of Tampa ICS - Operating Cross River Bank	Money Market	20
First United Bank and Trust Company	Money Market	192,986
NexBank	Money Market	127,936
	Subtotal	<u>320,942</u>
	Total General Fund Investments	<u><u>\$ 433,158</u></u>
The Bank of Tampa ICS - Cap Reserve City National Bank of Florida	Money Market	\$ 248,630
Cross River Bank	Money Market	248,625
First United Bank and Trust Company	Money Market	51
NexBank	Money Market	13,643
Pinnacle Bank	Money Market	248,660
The Huntington National Bank	Money Market	248,660
United Bank	Money Market	248,660
	Total Reserve Fund Investments	<u><u>\$ 1,256,929</u></u>
US Bank Series 2015 Prepayment	First American Treasury Obligation Fund Class Z	\$ 3,032
US Bank Series 2015 Excess Revenue	First American Treasury Obligation Fund Class Z	30,920
US Bank Series 2015 Revenue	First American Treasury Obligation Fund Class Z	1,282
US Bank Series 2015 Reserve A1	First American Treasury Obligation Fund Class Z	162,716
US Bank Series 2015 Reserve A2	First American Treasury Obligation Fund Class Z	15,263
	Total Debt Service Fund Investments	<u><u>\$ 213,213</u></u>

Country Walk Community Development District
Summary A/R Ledger
From 01/01/2023 to 01/31/2023

	Fund ID	Fund Name	Customer name	Document num- ber	Date created	Balance Due	AR Account
630, 2619							
	630-001	630 General Fund	Pasco County Tax Collector	AR00000443	10/01/2022	82,303.89	12110
Sum for 630, 2619						82,303.89	
630, 2621							
	630-200	630 Debt Service Fund S2015	Pasco County Tax Collector	AR00000443	10/01/2022	36,340.03	12110
Sum for 630, 2621						36,340.03	
Sum for 630						118,643.92	
Sum Total						118,643.92	

See Notes to Unaudited Financial Statements

Country Walk Community Development District
Summary A/P Ledger
From 01/01/2023 to 01/31/2023

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
630, 2619						
	630 General Fund	01/12/2023	George OConnor	GO011223	Board of Supervisor Meeting 01/12/23	200.00
	630 General Fund	01/18/2023	Johnson Mirmiran & Thompson, Inc.	15-204679	Engineer Services 12/22	830.00
	630 General Fund	01/23/2023	Juniper Landscaping of Florida, LLC	195828	Bottle Brush and New sod install 01/23	4,983.15
	630 General Fund	01/31/2023	Juniper Landscaping of Florida, LLC	197133	Diagnose for Main Line Repair 01/23	777.00
	630 General Fund	01/26/2023	Pasco County Utilities	17711829	12/22 Acct #0489145 30400 Country Point Blvd 12/22	334.75
	630 General Fund	01/31/2023	Pasco Sheriffs Office	I-11/8/2022-08015	Off Duty Detail 01/23	2,160.00
	630 General Fund	01/24/2023	Poop 911	6451022	Dog Park Waste Removal 01/23	309.99
	630 General Fund	01/25/2023	Romaner Graphics	21502	Installed American Flag 01/23	255.00
	630 General Fund	01/23/2023	The Pool Works of Florida, Inc.	1936	Repair Contract 01/23 50% Deposit	33,554.50
	630 General Fund	01/25/2023	Waste Management Inc. of Florida	0816512-1568-3	02/23 Waste Disposal Services 02/23	86.87
						43,491.26
Sum for 630, 2619						43,491.26
Sum for 630						43,491.26
Sum Total						43,491.26

Rizzetta & Company, Incorporated Reconciliation report

As of 01/31/2023

Account: Cash-Truist Operating Account - Country Walk

Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
Pasco County Tax Collector	FY22-23 Tax Roll Deposit	01/12/2023	ACH	26,179.58	
Pasco County Tax Collector	FY22-23 Tax Collector Interest	01/12/2023	ACH	226.81	
Deposit	Baby Shower	01/24/2023		400.00	
Deposit	Party Rental	01/31/2023		150.00	
Total Deposits				26,956.39	0.00

Country Walk Community Development District
Notes to Unaudited Financial Statements
January 31, 2023

Balance Sheet

1. Trust statement activity has been recorded through 01/31/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

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

Tab 10

Country Walk Open List Items					
Project	The Month Approved	Open	Closed	Comments	Lead
Pool Project	February	Open		Project is ongoing.	District Engineer
Pool Heating	August	Open		Project is ongoing.	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		BDI is working on getting bids for the sidewalk repairs.	District Engineer
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
Insurance Reimbursement		Open		The District is waiting on the reimbursement from EGIS Insurance.	District Manager
Dylan Thomas-Damage to District Property by resident installing pool		Open		A letter was sent out to the resident in October 2022. As of 12-18-22, the agreement has not been sent to Counsel. The team will investigate the area as of 12-8-22 and I will move with a cease and desist letter depending on if there is damage. The resident did fill out the CDD form and they are in good standing.	District Manager/District Counsel
Painting of the Bathrooms	January	Open		The team has started the process of painting the bathroom. This will be discussed at the next meeting.	Clubhouse Manager
Clubhouse Cable Bill		Open		I was able to get a proposal for cheaper services. The bill for cable, internet, and voice services will go down by \$150 per month.	District Manager
Shared Accounting Software for the District		Open		Sarah Badders has been working with Alfonso on the Intacct services. Usernames and passwords will be provided to the Board soon.	District Manager
Mulch Proposal		Open		A American will not take a deposit. The Board will discuss this at the next meeting.	District Manager

March 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
			1 Mowing Crew Aquatic Treatment Irrigation	2 Agronomics	3	4
5	6	7	8 Mowing Crew Detail Crew	9	10	11
12	13	14	15 Mowing Crew Aquatic Treatment	16	17	18
19	20	21	22 Mowing Crew Detail Crew	23 Field Inspection	24	25
26	27	28	29 Mowing Crew Aquatic Treatment	30	31	

Tab 11

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, February 9, 2023 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
Lou Pagliuca	Board Supervisor, Assistant Secretary
Jami Rekar	Board Supervisor, Assistant Secretary (via conference call)
Alfonso Flores	Board Supervisor, Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	DC; Straley & Robin
Stephen Brletic	DE; BDI Engineering
Angel Rivera	Juniper Landscape
Jason Liggett	Landscape Specialist
Kevin Riemensperger	Steadfast Aquatics
Lee Smith	Steadfast Aquatics
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 a tree at the entrance of Five Farms and declining roads.

THIRD ORDER OF BUSINESS

Discussion of Holiday Decorations

The Board agreed to table this discussion until further notice.

FOURTH ORDER OF BUSINESS

Discussion of FY 2023-2024 Budget

The Board briefly discussed the FY 2023-2024 budget and agreed to hold a budget workshop meeting on March 30, 2023 at 6:00 p.m. to further discuss their options.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Clubhouse Manager

Ms. Savinon presented her monthly report to the Board.

The Board held a brief discussion regarding the Pavilion Rules. They would like to table this to the next meeting so they can discuss the Pavilion rental fees as well.

There was a brief discussion about birds nesting on the tennis courts lights. The Board agreed to leave the birds alone and let them continue to nest there.

Mr. O'Connor asked Ms. Savinon if the District could purchase their own flag and have Peter take care of it moving forward. She will look into it and report back to the Board when she has an update.

The Board agreed to remove the amenities restriction for the child that caused damage on CDD property with a bb-gun.

B. Deputy Report

The Board reviewed the deputy report.

C. Aquatic Report

The Board reviewed the Steadfast Aquatics Report.

Mr. Riemensperger introduced Mr. Lee Smith as the new Aquatics manager for Country Walk. The Board welcomed Mr. Lee and had no questions on the report.

D. Landscape Inspection Report

Mr. Liggett presented his report to the Board.

Mr. Rivera will continue to keep an eye on the County being on District property. His team is also working on cleaning up the Oak Trees in the District.

The Board reviewed three proposals for Coco Brown Mulch. After a lengthy discussion, the Board agreed to approve the American Mulch & Soil Proposal in the amount of \$25,800.00, with the exception that they allow a deposit. Mr. Adams will reach out to American Mulch & Soil to see if they will allow a deposit

On a motion from Mr. Flores, seconded by Mr. Pagliuca, the Board of Supervisors approved the American Mulch & Soil Proposal for Coco Brown Mulch in the amount of \$25,800, with a deposit, for the Country Walk Community Development District.
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The Board reviewed Juniper's proposal for the Quarter 1 Annual Rotation in the amount of \$6,463.25. The Board approved this proposal and chose option 2, Multi Color Celosia.

On a motion from Mr. Flores, seconded by Mr. O'Connor, the Board of Supervisors approved the Juniper Proposal for the Quarter 1 Annual Rotation in the amount of \$6,463.25 with Option 2, Multi Color Celosia, for the Country Walk Community Development District.

E. District Counsel

Mr. Babbar gave his report and informed the Board that he would be lead Counsel for Country Walk for the time being and due to conflicting schedules; he may not be able to attend every night meeting.

F. District Engineer

Mr. Brletic presented his report to the Board.

The Board asked Mr. Brletic if he had any updates on the pond erosion issues. He is still working on a report and will provide it to the Board as soon as possible.

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 March 9, 2023, at 6:00 p.m.

SIXTH ORDER OF BUSINESS

Consideration of Minutes of Supervisors Meeting held on January 12, 2023

Mr. Adams presented the Minutes of the Supervisors meeting held on January 12, 2023 to the Board.

On a motion from Mr. O'Connor, seconded by Mr. Pagliuca, the Board approved the Minutes from the Board of Supervisors Meeting on January 12, 2023, as amended, for the Country Walk Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for December 2022

The Board was presented with the Operation and Maintenance Expenditures for December 2022 in the amount of \$57,320.50.

On a motion from Mr. Pagliuca, seconded by Mr. O'Connor, with all in favor, the Board approved to ratify the Operation and Maintenance Expenditures for December 2022 in the amount of \$57,320.50 for the Country Walk Community Development District.

EIGHTH ORDER OF BUSINESS

Audience Comments on Other Items

The Board heard audience comments regarding the mulch pricing being high and private security for the District.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. O'Connor asked Mr. Adams to looking into the timeline for the District's next audit and mentioned adding a line item to the Budget for Resave Study.

TENTH ORDER OF BUSINESS

Adjournment

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

On a motion from Mr. Flores, seconded by Mr. O'Connor, with all in favor, the Board agreed to adjourn the meeting at 7:43 p.m. for Country Walk Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 12

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

January 2023

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2023 through January 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 144,570.48**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Alfonso Flores	100160	AF011223	Board of Supervisor Meeting 01/12/23	\$ 200.00
George D Connor	100163	GO011223	Board of Supervisor Meeting 01/12/23	\$ 200.00
George D Connor	Voided - 100163	GO011223	Board of Supervisor Meeting 01/12/23	\$ (200.00)
Jami Dock Rekar	100166	JR011223	Board of Supervisor Meeting 01/12/23	\$ 200.00
Louis V Pagliuca	100171	LP011223	Board of Supervisor Meeting 01/12/23	\$ 200.00
Country Walk Debit Card January 2023	CW0123	CW0123	Country Walk Debit Card January 2023	\$ 1,540.00
Alliance Fire & Safety, Inc.	100149	82713	Annual Fire Inspection and Repairs 12/20	\$ 267.00
Aquarius Water Refining, Inc.	100150	181220-C	Commercial Triplex Aris System Rental 08/22	\$ 395.00
Aquarius Water Refining, Inc.	100150	181220-E	Commercial Triplex Aris System Rental 08/22	\$ 395.00
Aquarius Water Refining, Inc.	100150	181935	Commercial Triplex Aris System Rental 09/22	\$ 395.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Aquarius Water Refining, Inc.	100150	181935-A	Commercial Triplex Aris System Rental 09/22	\$ 395.00
Aquarius Water Refining, Inc.	100150	183405-B	Commercial Triplex Aris System Rental 11/22	\$ 395.00
Aquarius Water Refining, Inc.	100150	183933-C	Commercial Triplex Aris System Rental 12/22	\$ 395.00
Architectural Fountains, Inc	100151	12012228QN	Quarterly Fountain Services 10/22-12/22	\$ 250.00
Clean Sweep Supply Co., Inc.	100161	5574	Janitorial Supplies 12/22	\$ 240.65
DCSI, Inc.	100152	30234	Camera at playground has wavy lines 11/22	\$ 125.00
DCSI, Inc.	100162	30261	Camera/DVR Service 12/22	\$ 125.00
Fitness Logic, Inc.	100153	110551	Replace Console - Upper PCA 12/22	\$ 473.30
Florida Department of Revenue	ACH	61-8015817296-8 12/22	Sales and Use Tax 12/22	\$ 32.96

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Giella Designs, LLC	100164	221407	Holiday Decorations Year 2 OF 3 Year CONTRACT**	\$ 7,500.00
Insect I.Q., Inc.	100165	72397	Pest Management & Treatment 01/23	\$ 80.00
Jerry Richardson Trapper	100167	1705	Wildlife Removal Service 12/22	\$ 1,300.00
Jerry Richardson Trapper	100182	1718	Wildlife Removal Service 01/23	\$ 1,300.00
Johnson Mirmiran & Thompson, Inc.	100168	10-196101	Engineer Services 07/22	\$ 1,500.00
Johnson Mirmiran & Thompson, Inc.	100154	14-202991	Engineer Services 11/22	\$ 400.00
Juniper Landscaping of Florida, LLC	100183	193264	Monthly Landscape Service 01/23	\$ 13,050.00
Juniper Landscaping of Florida, LLC	100155	191903	Landscape Enhancements - 12/14/22	\$ 6,463.25
Juniper Landscaping of Florida, LLC	100170	193829	Freeze Cloth Covering 01/23	\$ 1,217.94
Juniper Landscaping of Florida, LLC	100169	188637	Monthly Fertilize 11/22	\$ 309.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida, LLC	100183	193828	Monthly Landscape Pest Control 01/23	\$ 175.00
Pasco County Tax Collector	100186	16-26-20-0070-00900-0000 2022	AD VALOREM TAXES 2022	\$ 1,973.72
Pasco County Utilities	100156	17711829.5	Acct #0489145 30400 Country Point Blvd 11/22	\$ 505.15
Pasco Sheriff's Office	100172	I-11/8/2022-08012	Off Duty Detail 11/22	\$ 1,080.00
PBSS Inc./American Lock	100157	11783	Service Call - Doors 12/22	\$ 2,210.00
PBSS Inc./American Lock	100173	11798	Service Call - Doors 12/22	\$ 540.00
Poop 911	100180	6339929	Dog Park Waste Removal 12/22	\$ 309.99
Pope's Water Systems, Inc.	100187	73184	Service to Pump By Tennis Courts 01/23	\$ 203.00
Pope's Water Systems, Inc.	100174	72445	Service Leak 09/22	\$ 195.00
Pope's Water Systems, Inc.	100158	72839	Cycle Stop Leaking By Tennis Courts 12/22	\$ 180.00
Rizzetta & Company, Inc.	100179	INV0000074926	Amenity Management & Oversight/Personnel Reimbursement 01/23	\$ 10,452.80

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	100181	INV0000075243	Personnel Reimbursement 01/23	\$ 8,522.43
Rizzetta & Company, Inc.	100147	INV0000074762	Personnel Reimbursement 12/22	\$ 8,324.47
Rizzetta & Company, Inc.	INV0000074717	INV0000074717	District Management Fees 1/23	\$ 6,623.46
Romaner Graphics	100190	21325	Installed No Trespassing Sign/No Parking/No Fishing Sign 09/22	\$ 165.00
Santa Roger Caruso	100175	011123 Caruso	Balance Due - Santa 01/23	\$ 200.00
Security Lock Systems of Tampa, Inc	100176	1844	Monthly Maintenance Service for Monitoring System 07/22	\$ 324.21
Security Lock Systems of Tampa, Inc	100184	1907	Monthly Maintenance Service for Monitoring System 01/23	\$ 324.21
Spectrum	ACH	048209801011323 Auto Draft	30400 Country Point Blvd TV 01/23	\$ 322.93
Spectrum	ACH	8337 13 062 0054538 01/23 Auto Draft	30400 Country Point Blvd TV 01/23	\$ 24.99
Steadfast Environmental, LLC (San Antonio, FL)	100185	SE-21843	Aquatic Maintenance 01/23	\$ 1,648.00
Straley Robin Vericker	100177	22555	Legal Services 12/22	\$ 1,995.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Suncoast Pool Service, Inc.	100188	8919	Monthly Pool Maintenance 01/23	\$ 900.00
The Pool Works of Florida, Inc.	100189	1937	Pool Resurfacing 01/23 50% Deposit	\$ 23,505.30
The Pool Works of Florida, Inc.	100189	1938	Pool Heater and Installation 01/23 50% Deposit	\$ 18,545.00
The Pool Works of Florida, Inc.	100189	1941	Bond Fee for Pool Repair and Resurface 01/23	\$ 5,091.00
The Pool Works of Florida, Inc.	100189	1940	Bond Fee for Contract 01/23	\$ 1,298.00
United Building Maintenance, Inc.	100159	357	Cleaning Services 1/23	\$ 700.00
Vena Marcelin-Paul	100178	Marcelin-Paul 113022	Clubhouse Deposit Refund 11/22	\$ 150.00
Waste Management Inc. of Florida	ACH	0809686-1568-4 1/23 Auto pay	Waste Disposal Services 1/23	\$ 17.91
Withlacoochee River Electric Cooperative, Inc.	ACH	10270434 12/22 Auto Draft	Summary Billing Dec 22	<u>\$ 8,919.81</u>
Report Total				<u>\$ 144,570.48</u>