



Rizzetta & Company

Country Walk Community Development District

**Board of Supervisor's
Regular Meeting
June 9, 2022**

**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	Luanne Dennis George O'Connor Jami Rekar Lou Pagliuca Alfonso Flores	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Matthew Huber	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

June 2, 2022

Board of Supervisors
Country Walk Community
Development District

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Country Walk Community Development District will be held on **Thursday, June 9, 2022 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. STAFF REPORTS**
 - A. Aquatics Service Report**
 1. Review of Steadfast May Aquatics Report.....Tab 1
 - B. Field Services Manager**
 1. Review of May Field Inspection Report.....Tab 2
 2. Consideration of Proposals to Cut Down
Lop/Scatter Dead Trees.....Tab 3
 3. Consideration of Juniper Proposal to Replace
Beds Damaged by Duke Energy.....Tab 4
 - C. District Engineer**
 - D. Clubhouse Manager Report.....Tab 5**
 - E. District Counsel**
 - F. District Manager**
 1. Review of May District Manager Report.....Tab 6
 2. Review of April 2022 Financial Statement.....Tab 7
 4. Review of Open Items
- 4. BUSINESS ITEMS**
 - A. Presentation of FY 2022-2023 Proposed Budget.....Tab 8**
 - B. Consideration of Resolution 2022-03, Approving FY 2022-2023
Proposed Budget and Setting Public Hearing.....Tab 9**
 - B. Ratification of Juniper Proposal to Reduce Bed Space
and Install Sod.....Tab 10**
 - D. Consideration of Supervisor Resignation – Luanne Dennis.....Tab 11**

Tab 1

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

June 2, 2022

Board of Supervisors
Country Walk Community
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and Install Sod.....Tab 10**
 - D. Consideration of Supervisor Resignation – Luanne Dennis.....Tab 11**

5. BUSINESS ADMINISTRATION

- A.** Consideration of Minutes of Board of Supervisors Meeting
held on May 12, 2022.....Tab 12
- B.** Consideration of Operation and Maintenance Expenditures
for April 2022.....Tab 13

6. AUDIENCE COMMENTS ON OTHER ITEMS

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,
Matthew Huber
Mathew Huber
District Manager



Countrywalk CDD Aquatics

Inspection Date:

5/31/2022 12:09 PM

Prepared by:

Kevin Riemensperger

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 29

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Extremely minimal amounts of decaying surface algae. Expect full dissolution within the next few days.

<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: 2A

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Experiencing localized planktonic algae bloom. Probable cause high nutrient load. To be addressed during the next routine treatment date. A buffer being maintained between interior growth and clean shoreline.

<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: 1A

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Mild amount of Slender Spikerush grass along edge. Routine treatments will continue to manage this difficult to eradicate nuisance grass.

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

SITE: 1B

Condition: Excellent Great Good Poor ✓Mixed Condition ✓Improving



Comments:

The pond is undergoing treatment for invasive Hydrilla. Recently treated vegetation dying and decaying at the surface. Over the course of a series of treatments this invader will be expunged.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> 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
	<input checked="" type="checkbox"/> Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 27B

Condition: Excellent Great Good Poor ✓Mixed Condition ✓Improving



Comments:

Similar in condition to the previously observed pond. Slightly more surface algae here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> 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
			Chara
<input checked="" type="checkbox"/> Hydrilla	Slender Spikerush	Other:	

SITE: 31

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

Routine maintenance and monitoring will continue here.

<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
			Chara
	Hydrilla	Slender Spikerush	Other:

Inspection Report

SITE: 58

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



Comments:

Routine maintenance and monitoring will continue here.

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

SITE: 15A

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



Comments:

Like many ponds the low water level has exposed the shallow shelf here. Technicians continue to treat for any pioneering terrestrial vegetation 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 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"/> Chara
	<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

Inspection Report

SITE: 17A

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



Comments:

Pond in excellent condition. Though much debris was collected here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			<input type="checkbox"/> 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:	

SITE: 17B

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



Comments:

Routine maintenance and monitoring will continue here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
<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:	

MANAGEMENT SUMMARY



As May comes to a close, the conditions affecting the ponds continue to favor growth. Humidity levels have rapidly spiked. Daytime temperatures continue to rise, having recently reached the mid 90's. Lack of substantial rainfall has lowered pond water levels dramatically, and has left pond waters stagnant. And with no fresh water entering the still waterbodies; these hot, nutrient-dense pools are producing algal activity at a much higher rate than typically observed.

Across the inspected areas, many ponds are in excellent condition; though there are some key areas of interest. Shoreline grasses were either nonexistent or at a minimum, while algae activity manifested mostly through small amounts of subsurface filamentous algae along the pond perimeters, easily treatable through routine maintenance.

Of special mention are pond 1B & 27B. These ponds are currently undergoing treatment for invasive South American Hydrilla. Hydrilla is a difficult to eradicate submersed species of vegetation. We are seeing success with routine treatments, though it will be a continuous battle through the summer season as nutrients pool in the stagnant hot ponds.

Treatments administered this week should abate or resolve growth that would have exploded until the next scheduled maintenance event. However, as we stand at the precipice of peak algae season, follow-up treatments are always necessary to maintain the aesthetics of the ponds.

RECOMMENDATIONS

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

Continue managing grasses on exposed areas, below the high water mark on the pond perimeter.

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

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Tab 2

COUNTRY WALK

FIELD INSPECTION REPORT



May 23, 2022
Rizzetta & Company
Jason Liggett - Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & AMMENITIES CENTER

General Updates, Recent & Upcoming Maintenance Events

- ❖ Make sure we are not overwatering the round about area.
- ❖ At the roundabout circle improve the detailing at the center island for each community entrance. This includes vines weeds dead plant material and leaf drop.

The following are action items for CLM 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. Remove the vines and sucker growth growing in the Feijoa as you enter the clubhouse driveway in the thumbnail island.
2. During my inspection, the palm trees in the pool area are in need of trimming. Do we have a set date on when this will be completed. My worries with school being out is palms fronds dropping on patrons.



3. **On the southeast side of the clubhouse the crews did remove the dead plant near the AC unit however the sump and debris was left. Please dispose of this offsite. Remove the vines from the schilling Hollie in the same**

area.(Pic 3)



4. Lift the oak tree in the thumbnail island near the tennis court to the contract spec height.
5. Remove the tall thistle weed in the plant material at the entrance road to the clubhouse on the right side.
6. During my inspection, the feijoa is doing better along the pool cabana fence. We can stay off both the feijoa and anise and allow the plant material to grow naturally and trim every so often.



POOL DECK, AMENITIES CENTER & COUNTRY POINT

7. Remove the tall thistle in the liriopie bed in the small thumbnail island in front of the pool cabana area in the parking lot.

8. During my inspection, the anise was still struggling in the front berm area at the pool parking lot. There was a noticeable irrigation issue due to the material starting to flag. Improve the vigor in this material.(Pic 8)



9. Remove the sucker growth from the same anise hedge above.

10. Remove the cogon grass growing in the liriopie bed in the pool parking pyramid island.(Pic 10)



11. Remove the sucker growth growing in the viburnum odo hedge around the pool pump area along the fence.

12. Spray the bed weeds in the mulched area in the kid swing area.

13. During my inspection, the soccer field turf was discoloring. To the east of the field the turf is very green and being watered to much and we are starting to see a lot of nutsedge. We need to check this out and get the nutsedge in the field treated.(Pic 13)



14. Lift the low hanging oak tree on the southwest corner of the basketball court to the contracted height.

15. Check the irrigation in the viburnum odo hedge around the dog park and make sure we have working irrigation.

16. Check the irrigation inn the viburnum odo hedge along the soccer field berm it was starting to flag during my inspection.

17. During my visit, the country point blvd round about was very saturated. We have saint Augustine in this area that need to be treated because of overtake from nutsedge an aquatic weed. Are the turf zones connected to the annuals? What are the current watering times and days. We need to limit the water to this area to avoid fungus and aquatic weed takeover.(Pic 17 Next Page)



COUNTRY POINT



need to make sure once the work is done that, they repair the area.(Pic 24,24a)



18. Improve the vigor in the anise on country point boulevard on the outbound side as you exit the clubhouse. Remove the vines and weeds from this plant material. These can be allowed to grow naturally and trimming limited.
19. Make sure during weekly visits annual beds are being detailed out for weeds.
20. Treat the crack weeds on the country point blvd bridge.
21. During my inspection, the queen palms on country point blvd have a lot of dead material hanging from them. Per the contract they are to be trimmed as needed.
22. During my inspection it was noticeable that we have had turf loss due to the irrigation pump issues in the front of the community. The district currently has a mixed variety of turf grasses. What does Juniper suggest with these areas?
23. During my inspection, the soft edge on the back side of the natural area is still not being done. We did treat with round up but these need to be on the regular soft edge rotation.
24. During my inspection there was a crew installing a water line. We will

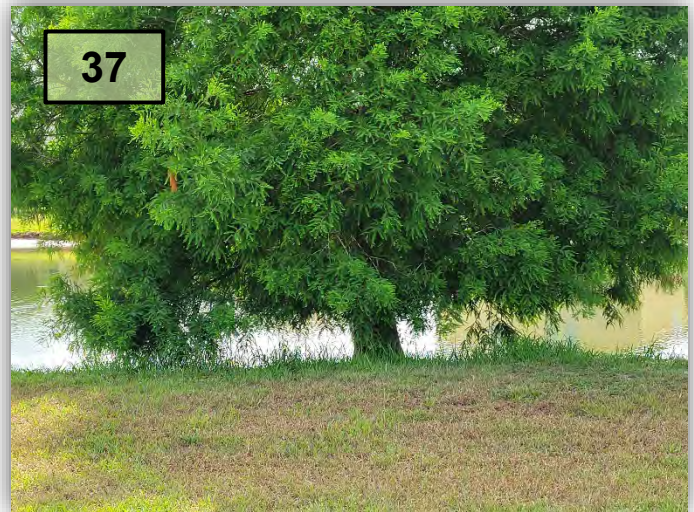


COUNTRY POINT

25. Remove the tall weeds in the Indian Hawthorne on the exit side of the main entrance to country walk.
26. Improve the vigor in the same Indian Hawthorne as above.
27. During my inspection these was noticeable turf loss from the irrigation issues on the inbound side of country walk. Does juniper believe this will repair itself? **If not provide a price to fix these areas.**
28. Remove the dead from the African iris at the guard shack building.
29. Perform a cutback on the firecracker in the center island just passed the guard shack.
30. On the inbound side country point blvd before you get English turn way remove the vines covering the Indian hawthorns.
31. Treat the weeds with a selective herbicide in the jasmine minima bed before you get to English turn way on country point blvd.
32. Treat the weeds in the jasmine minima on country point blvd before the bridge.
33. Treat the gutter weeds through out country point blvd. Some areas a lot worst then others.
34. **Remove the dead growth on the bottom of the mondo grass in the center island before the round about on country point blvd.**
35. **At all the entrances at the round about we need to improve the detailing and cleanliness. A lot of vines weeds and dead plant material at all the center island entrances.**
36. During weekly visits of the common areas make sure we are performing a hard edge.



37. Make sure during pond bank maintenance that we are string trimming around all trees around the pond banks. (Pic 37)



38. The recently installed firebush at the fresh meadow way left station are still not looking great. We will continue to keep an eye on these.
39. Treat the coontie palm at the magnolia estates entrance for white fly.
40. On the southwest side of the soccer field we have an oak tree that is in decline. Can we please look at this tree and diagnose?



COUNTRY POINT

40



Rizzetta & Company
Professionals in Community Management

Tab 3



Steadfast Environmental, LLC

FKA Flatwoods Environmental

30435 Commerce Drive Ste 102 | San Antonio, FL 33576

813.836.7940 | office@steadfastenv.com

www.SteadfastEnv.com

Proposal

Date 6/2/2022

Proposal #

508

Customer Information		Project Information Countrywalk CDD Pond 3C Dead ...	
Countrywalk CDD Rizzetta & Company Matt Huber, District Manager 5844 Old Pasco Rd. Suite 100 Wesley Chapel, FL 33544	Contact Phone 813.994.1001 E-mail hoainvoices@rizzetta.com Account #	Countrywalk CDD Pond 3C Dead Tree Removal	Proposal Prepared By: Kevin Riemensperger Type Of Work Tree Removal

Steadfast Environmental, LLC. formally known as Flatwoods Environmental proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
Removal of the 5 deceased trees marked on the accompanying map. Along Countrypoint Blvd. Scope: Flush cut dead trees at base, once down trees will be scattered within the natural area as treefall to decay naturally and provide cover area for wildlife. Larger trees to be taken down from the top. EST timeframe: 1-2 Days		800.00

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

Total

\$800.00

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

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____



Country Point Blvd

Country Point Blvd



Steadfast Environmental, LLC

FKA Flatwoods Environmental

30435 Commerce Drive Ste 102 | San Antonio, FL 33576

813.836.7940 | office@steadfastenv.com

www.SteadfastEnv.com

Proposal

Date

6/1/2022

Proposal #

507

Customer Information		Project Information Countrywalk CDD Pond 2A Wash...	
Countrywalk CDD Rizzetta & Company Matt Huber, District Manager 5844 Old Pasco Rd. Suite 100 Wesley Chapel, FL 33544	Contact	Countrywalk CDD Pond 2A Washout Repair	
	Phone	813.994.1001	
	E-mail	hoainvoices@rizzetta.com	
	Account #	Proposal Prepared By:	Kevin Riemensperger
		Type Of Work	Erosion Repai

Steadfast Environmental, LLC. formally known as Flatwoods Environmental proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
Scope: Remediation of the washout on pond 2A behind Rolling Green Drive. Please review the included map. Field technicians will backfill and compact soil within washouts, to then be covered with fresh sod. Temporary barriers used to help maintain stability while sod establishes. Est. Timeframe - 1 days.		600.00

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

Total

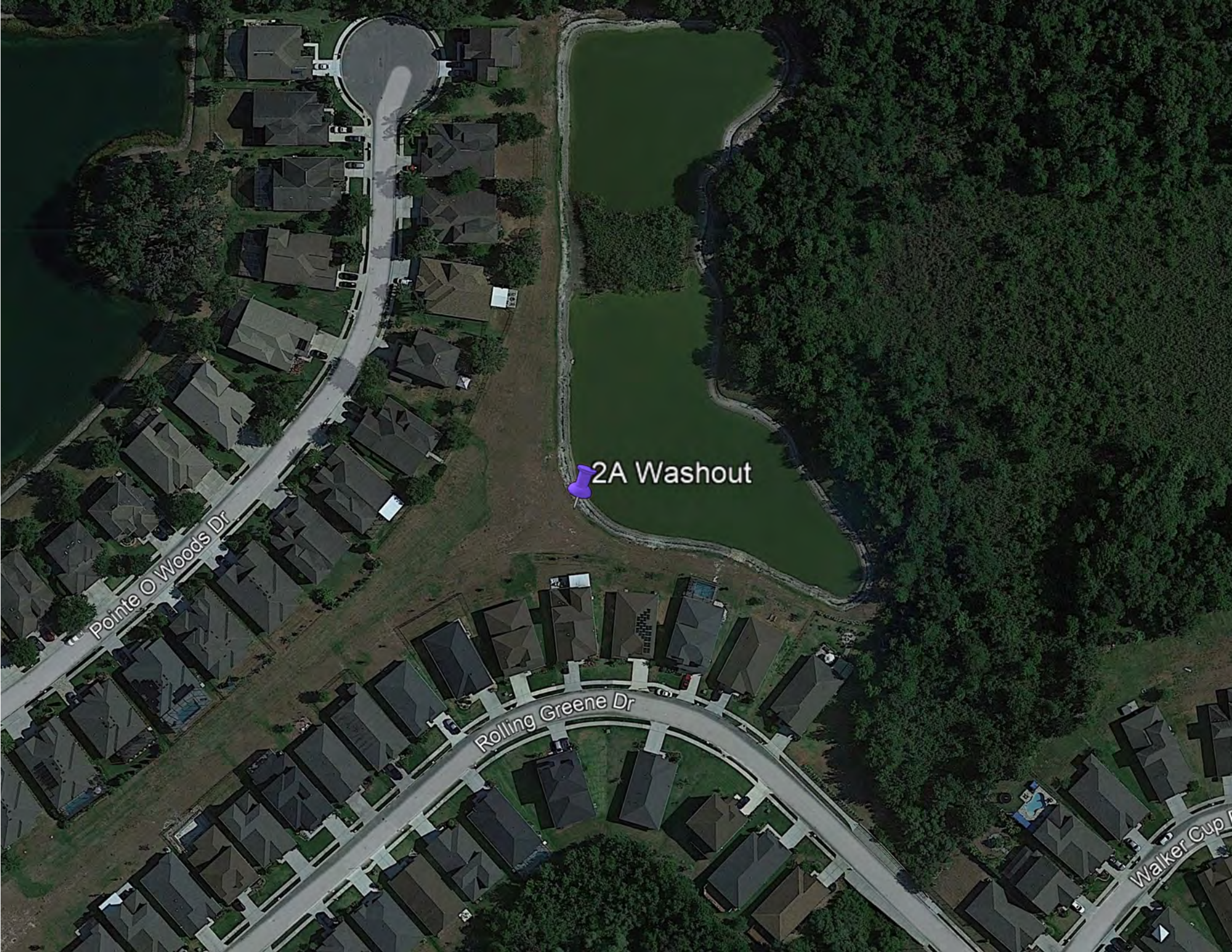
\$600.00

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

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____



2A Washout



BLANK



Proposal

Proposal No.: 160067

Proposed Date: 05/06/22

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	Native area - Lop/Scatter Dead Trees

Cut 5 trees down and lop/scatter the debris so everything is lying flat on the ground in the natural area. No debris will be hauled away due to difficult and saturated terrain.







ITEM	QTY	UOM	TOTAL
ME: Landscape Enhancements			\$6,850.00
S - Lop/Scatter Dead Trees	1.00	EA	
Fuel Surcharge 3.0%			\$205.50
Fuel Surcharge	6850.00	EA	
Total:			\$7,055.50

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Tab 4



Proposal

Proposal No.: 157208

Proposed Date: 05/06/22

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	Power Company Bed Repairs

This proposal is to replace the beds out front along Meadow Pointe Blvd damaged by the Duke Energy project . 3 Beds Total .





ITEM	QTY	UOM	TOTAL
Bed #1			\$2,983.21
Fountain Grass, Red, 03 gallon - 03G	16.00	03g	
Loropetalum, 03 gallon - 03G	32.00	03g	
Trinette Arboricola, 03 gallon - 03G	32.00	03g	
Cocobrown Mulch, 02CF bag - 02CF	50.00	02CF	
Maintenance Division Labor	20.00	HR	
Bed #2			\$3,183.25
Fountain Grass, White, 03 gallon - 03G	25.00	03g	
Loropetalum, 03 gallon - 03G	45.00	03g	
Trinette Arboricola, 03 gallon - 03G	20.00	03g	
Cocobrown Mulch, 02CF bag - 02CF	50.00	02CF	
Maintenance Division Labor	20.00	HR	
Bed #3			\$3,123.19
Fountain Grass, White, 03 gallon - 03G	15.00	03g	
Loropetalum, 03 gallon - 03G	42.00	03g	
Trinette Arboricola, 03 gallon - 03G	30.00	03g	
Cocobrown Mulch, 02CF bag - 02CF	50.00	02CF	
Maintenance Division Labor	20.00	HR	
Irrigation Enhancement			\$675.00
Misc Irrigation Parts	1.00	EA	
Irrigation Labor	5.00	HR	
Fuel Surcharge 3.0%			\$298.92
Fuel Surcharge	9964.00	EA	
Total:			\$10,263.57

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Tab 5

Monthly Manager's Report – Country Walk



Country Walk Community Development District (CDD)

Country Walk Clubhouse

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

Phone: 813-991.6102 • Fax: 813-991.6127

Operations/Maintenance Updates & Date: May 2022

- Executed revised proposal to remove Osprey nests over tennis court lights and install industrial grade cones to prevent future nests from being built (will be done in one phase).
- Executed proposal to add two additional pet waste collection stations at Sotogrande Loop and Pecan Valley Loop. Installation scheduled for early June.
- Had 2 new Kant Slams installed at the lanai pool gate, pool pump gate, and new closers installed on the front doors of the clubhouse.
- Had bathroom faucet repaired in the fitness center restroom and the faucets as well as valves replaced at the pool bar sink area. Also made arrangements to have broken window sill in the fitness center bathroom repaired. Scheduled for early June
- Executed proposal to add new No Fishing sign to pond at Waterville Ave. Installation scheduled for early June.
- Submitted proposal to clean out and re-level drains by the pool to District Management.
- Executed proposal to repair crumbling stonework at bridge on Fresh Meadow Way leading into Fieldstone Manor. Repairs scheduled for early June.
- Executed proposal to add two new benches along Country Point Blvd. for resident use. Estimated lead time on delivery and installation is 10-12 weeks.
- Washed all pool furniture with soap and water as recommended (monthly).
- Logged and reported all potholes in community to Pasco County (monthly).
- Patrolled community for street light outages (monthly) and reported them to WREC.



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Projected Projects:

- Re-strapping and powder coating the chairs at the lap and recreational pools, or possibly replacing with all new sling style furniture if the Board desires to go that route.

Vendor Site Visits Performing a Service:

- Insect IQ on site to perform monthly maintenance.
- Cool Coast A/C on site for quarterly maintenance and drain cleaning. Also installed new UV bulbs.
- Aquarius on site to check on the tanks and test the water. Discovered that new valves and electrical box are needed, and that re-piping is also needed. Committed to performing all tasks under our existing maintenance agreement and will also spot treat rusty areas in the community as needed at no added cost. Expected date of repairs is June 8th.
- Fit Logic on site to perform quarterly maintenance in the fitness center.
- Pool Works on site to install new actuators on handicap lift stations allowing it to function normally once again.

Off Duty Sheriff Reports:

- See attached file for patrol details.

Gym Equipment/Playground/Pool Safety Checks:

- Playground safety inspection performed May 3rd. Loose railing discovered and subsequently repaired.

Facilities Usage:

- Bridgewater CDD met in the clubhouse lobby on May 5th, 1pm.
- Country Walk CDD met in clubhouse lobby for their regular monthly meeting on May 12th, 6pm.
- Soccer Shots ran their weekly soccer clinic on May 3rd and 10th, 5pm.
- Girl Scouts met in the clubhouse lobby on May 19th and 31st, 6:45pm.
- MahJong group met in the clubhouse lobby May 4th, 4:30pm.
- 5 Private parties held in the clubhouse.
- 4 Private parties held at the pavilion.
- 5 Private parties held at the pool bar.



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Resident Payment Log:

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

Upcoming Events:

- Paint & Sip event, July 15th @ 6:30pm.

Board of Supervisor's Requests & Updates:

- None to report.

Resident Requests:

- To add landscaping to the common area near 4318 English Turn Way.
- To add two 6' benches along Country Point Blvd. for residents to utilize while out on walks through the community. Proposal executed.



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Exhibits:

Door Closers (Before):



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After:



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Pool Bar Area Sink (Before):



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After:



Rizzetta & Company

Stonework on Bridge at Fresh Meadow Way (Before):



Rizzetta & Company

After:

PENDING



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Broken Window Sill in Fitness Center Bathroom (Before):



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Rizzetta & Company

After:

PENDING



Rizzetta & Company

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** July 14, 2022, at 6:00pm
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seats):** Term 11/18 – 11/22 (Seat 4- George); Term 11/18-11/22 (Seat 5- Luanne)
- **Election Registration:** June 13th at noon through June 17th noon

District Manager's Report

June 9

2022

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FINANCIAL SUMMARY

4/30/2022

General Fund Cash &
Investment Balance:

\$1,050,414

Reserve Fund Cash &
Investment Balance:

\$1,488,172

Debt Service Fund
Investment Balance:

\$673,563

**Total Cash and Investment
Balances:**

\$3,212,149

**General Fund Expense
Variance: \$51,350**

**Over
Budget**



Supervisor Request Updates

Budget- The General Fund is over budget by \$51,350. Items from line-items Sidewalk Repair & Maintenance & Lake/Pond Bank Maintenance will be coded to the reserves. Overall, the District is under Budget for the year.

Supervisor Requests

- Accounting- Accounting started a new accounting software starting June 1, 2022. With this new software the Board of Supervisors will have the ability to look up invoices and accounts for District.
- Budget- I created a Budget with the Board recommendations and included an increase in the Capital Improvements. The Board will have the opportunity to approve or modify the budget at the next meeting.
- Dead Tree Proposals- I reached out to Steadfast and they're working on a proposal to provide to the Board. This will be under separate cover.
- District Manager Training-Prevention Training on 5-13-22. I will provide an update at the meeting.
- Resident's concerns- We had a couple of residents concern about the ponds and landscape of the community. I reached out the aquatics team to investigate the area and provided feedback to the resident. Also, I informed the resident of the enhancement proposal that the Board approved.
- Survival Swim Lesson-I did reach out to Survival Swim Rays and informed them that the Board didn't move forward with their request.

Tab 7



Rizzetta & Company

Country Walk Community Development District

**Financial Statements
(Unaudited)**

April 30, 2022

Prepared by: Rizzetta & Company, Inc.

countrywalkcdd.org
rizzetta.com

Country Walk Community Development District

Balance Sheet

As of 4/30/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	275,013	0	0	275,013	0	0
Investments	775,401	0	673,563	1,448,964	0	0
Investments - Reserves	0	1,488,172	0	1,488,172	0	0
Accounts Receivable	5,287	0	2,524	7,812	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	15,437	0	0	15,437	0	0
Due From Other Funds	0	0	13,009	13,009	0	0
Due From Others	0	0	0	0	0	0
Amount Available-Debt Service Fund	0	0	0	0	0	689,097
Amount To Be Provided-Debt Service	0	0	0	0	0	4,310,904
Fixed Assets	0	0	0	0	6,072,546	0
Total Assets	1,071,138	1,488,172	689,097	3,248,406	6,072,546	5,000,000
Liabilities						
Accounts Payable	23,642	0	0	23,642	0	0
Sales Tax Payable	50	0	0	50	0	0
Accrued Expenses Payable	18,234	0	0	18,234	0	0
Other Current Liabilities	0	0	0	0	0	0
Due To Other Funds	13,009	0	0	13,009	0	0
Rental Deposits	2,775	0	0	2,775	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	5,000,000
Total Liabilities	57,709	0	0	57,709	0	5,000,000
Fund Equity & Other Credits						
Beginning Fund Balance	641,431	1,494,218	401,523	2,537,171	6,072,546	0
Net Change in Fund Balance	371,998	(6,046)	287,573	653,526	0	0
Total Fund Equity & Other Credits	1,013,428	1,488,172	689,097	3,190,697	6,072,546	0
Total Liabilities & Fund Equity	1,071,138	1,488,172	689,097	3,248,406	6,072,546	5,000,000

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 4/30/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	35	35	0.00%
Special Assessments					
Tax Roll	1,028,000	1,028,000	1,031,544	3,544	(0.34)%
Other Miscellaneous Revenues					
Miscellaneous	0	0	7,508	7,508	0.00%
Total Revenues	1,028,000	1,028,000	1,039,086	11,086	(1.08)%
Expenditures					
Legislative					
Supervisor Fees	13,000	7,583	7,600	(17)	41.53%
Financial & Administrative					
Administrative Services	6,120	3,570	3,570	0	41.66%
District Management	36,225	21,131	21,131	0	41.66%
District Engineer	18,000	10,500	28,798	(18,298)	(59.98)%
Disclosure Report	1,600	1,600	1,500	100	6.25%
Trustees Fees	6,000	1,886	1,886	0	68.57%
Tax Collector/Property Appraiser Fees	150	0	0	0	100.00%
Financial & Revenue Collections	5,355	3,124	3,124	0	41.66%
Accounting Services	22,440	13,090	13,090	0	41.66%
Auditing Services	3,500	0	3,629	(3,629)	(3.68)%
Arbitrage Rebate Calculation	500	0	0	0	100.00%
Assessment Roll	5,355	5,355	5,355	0	0.00%
Public Officials Liability Insurance	4,500	4,500	4,274	226	5.02%
Supervisors Workers Comp Insurance	1,000	1,000	0	1,000	100.00%
Legal Advertising	2,000	1,167	416	751	79.20%
Miscellaneous Mailings	1,000	583	0	583	100.00%
Dues, Licenses & Fees	1,000	838	954	(116)	4.60%
Website Hosting, Maintenance, Backup (and Email)	3,640	2,763	2,763	1	24.10%
Legal Counsel					
District Counsel	20,000	11,667	24,880	(13,214)	(24.40)%
Law Enforcement					
Deputy	30,000	17,500	6,060	11,440	79.80%
Electric Utility Services					
Utility Services	30,000	17,500	13,998	3,502	53.34%

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 4/30/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Street Lights	80,000	46,667	41,387	5,279	48.26%
Garbage/Solid Waste Control Services					
Garbage-Recreation Facility	750	438	552	(114)	26.42%
Solid Waste Assessment	1,000	1,000	991	9	0.94%
Water-Sewer Combination Services					
Utility Services	7,250	4,229	4,224	5	41.73%
Stormwater Control					
Aquatic Maintenance	23,000	13,417	11,536	1,881	49.84%
Lake/Pond Bank Maintenance	1,500	875	12,000	(11,125)	(700.00)%
Fountain Service Repair & Maintenance	2,000	1,167	750	417	62.50%
Stormwater Assessment	2,250	2,250	1,933	317	14.06%
Other Physical Environment					
Field Operations	7,800	4,550	4,550	0	41.66%
Landscape Replacement Plants, Shrubs, Trees	25,000	14,583	14,610	(27)	41.56%
Property Insurance	16,117	16,117	15,384	733	4.54%
General Liability Insurance	4,289	4,289	4,094	195	4.54%
Rust Prevention	6,000	3,500	2,370	1,130	60.50%
Entry & Walls Maintenance	2,500	1,458	1,243	216	50.29%
Landscape Maintenance	135,780	79,205	93,764	(14,559)	30.94%
Tree Trimming Services	5,000	2,917	2,912	4	41.75%
Irrigation Repairs	18,000	10,500	15,922	(5,422)	11.54%
Holiday Decorations	17,000	17,000	13,500	3,500	20.58%
Landscape Mulch	30,800	17,967	23,884	(5,917)	22.45%
Annual Flower Rotation	25,100	14,642	12,550	2,092	50.00%
Top Choice Ant Treatment	6,300	3,675	0	3,675	100.00%
Stormwater Pond Cutbacks	9,000	5,250	6,245	(995)	30.61%
Multi-Purpose Field Maintenance	11,500	6,708	0	6,708	100.00%
Road & Street Facilities					
Street Light Decorative Light Maintenance	2,500	1,458	0	1,458	100.00%
Sidewalk Repair & Maintenance	2,000	1,167	35,045	(33,878)	(1,652.25)%
Common Areas Pressure Washing	16,000	9,333	7,400	1,933	53.75%
Parking Lot Repair & Maintenance	2,500	1,458	0	1,458	100.00%
Parks & Recreation					
Management Contract	18,000	10,500	10,500	0	41.66%

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 4/30/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Payroll Reimbursement -Onsite Staff	175,620	102,445	95,668	6,777	45.52%
Maintenance & Repair	30,000	17,500	28,934	(11,434)	3.55%
Telephone, Fax, Internet	4,300	2,508	1,911	598	55.56%
Clubhouse - Facility Janitorial Service	7,400	4,317	4,600	(283)	37.83%
Computer Support, Maintenance & Repair	1,000	583	460	123	54.00%
Office Supplies	2,500	1,458	1,857	(399)	25.70%
Clubhouse - Facility Janitorial Supplies	8,500	4,958	2,378	2,580	72.01%
Furniture Repair/Replacement	3,000	1,750	1,171	579	60.96%
Dog Waste Station Supplies	2,800	1,633	1,629	4	41.82%
Athletic/Park Court/Field Repairs	4,000	2,333	2,034	299	49.15%
Pool Service Contract	12,000	7,000	6,300	700	47.50%
Pool Repairs	5,000	2,917	0	2,917	100.00%
Playground Equipment & Maintenance	3,459	2,018	2,406	(388)	30.44%
Security System Monitoring & Maintenance	6,500	3,792	12,812	(9,021)	(97.11)%
Special Events					
Special Events	15,000	8,750	13,284	(4,534)	11.44%
Contingency					
Wildlife Management Services	15,600	9,100	9,100	0	41.66%
Fitness Equipment Repair & Maintenance	1,000	583	2,171	(1,588)	(117.09)%
Pavilion Drain Cleaning	5,000	0	0	0	100.00%
Capital Improvements	35,000	20,417	0	20,417	100.00%
Total Expenditures	<u>1,028,000</u>	<u>615,738</u>	<u>667,089</u>	<u>(51,350)</u>	<u>35.11%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>412,262</u>	<u>371,998</u>	<u>(40,264)</u>	<u>0.00%</u>
Exc. of Rev/Other Sources Over/(Under) Exp/Other Uses	<u>0</u>	<u>412,262</u>	<u>371,998</u>	<u>(40,264)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	641,431	641,431	0.00%
Fund Balance, End of Period	<u>0</u>	<u>412,262</u>	<u>1,013,428</u>	<u>601,167</u>	<u>0.00%</u>

See Notes to Unaudited Financial Statements

Country Walk Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2021 Through 4/30/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percentage Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	86	86	0.00%
Total Revenues	0	86	86	0.00%
Expenditures				
Contingency				
Capital Reserve	0	6,132	(6,132)	0.00%
Total Expenditures	0	6,132	(6,132)	0.00%
Excess of Revenues Over (Under) Expenditures	0	(6,046)	(6,046)	0.00%
Exc. of Rev/Other Sources Over/(Under) Exp/Other Uses	0	(6,046)	(6,046)	0.00%
Fund Balance, Beginning of Period	0	1,494,218	1,494,218	0.00%
Fund Balance, End of Period	0	1,488,172	1,488,172	0.00%

Country Walk Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2021 Through 4/30/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percentage Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	73	73	0.00%
Special Assessments				
Tax Roll	491,393	492,498	1,105	0.22%
Total Revenues	491,393	492,570	1,178	0.24%
Expenditures				
Debt Service				
Interest	216,393	104,997	111,396	51.47%
Principal	275,000	100,000	175,000	63.63%
Total Expenditures	491,393	204,997	286,396	58.28%
Excess of Revenues Over (Under) Expenditures	0	287,573	287,573	0.00%
Exc. of Rev/Other Sources Over/(Under) Exp/Other Uses	0	287,573	287,573	0.00%
Fund Balance, Beginning of Period	0	401,523	401,523	0.00%
Fund Balance, End of Period	0	689,097	689,097	0.00%

Country Walk CDD
Investment Summary
April 30, 2022

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2022</u>
The Bank of Tampa	Money Market	\$ 105,108
	Subtotal	105,108
The Bank of Tampa ICS - Bond Excess		
Bremer Bank, National Association	Money Market	\$ 106,466
Western Alliance Bank	Money Market	1
	Subtotal	106,467
The Bank of Tampa ICS - Operating		
Bangor Savings Bank	Money Market	\$ 248,353
First United Bank and Trust Company	Money Market	143,824
Pacific Western Bank	Money Market	171,648
Western Alliance Bank	Money Market	1
	Subtotal	563,826
	Total General Fund Investments	\$ 775,401
The Bank of Tampa ICS - Cap Reserve		
Bremer Bank, National Association	Money Market	\$ 141,884
City National Bank of Florida	Money Market	248,352
Customers Bank	Money Market	248,350
First United Bank and Trust Company	Money Market	104,526
Pacific Western Bank	Money Market	2
Park National Bank	Money Market	2
Pinnacle Bank	Money Market	248,352
Umpqua Bank	Money Market	248,352
United Bank	Money Market	248,352
	Total Reserve Fund Investments	\$ 1,488,172
US Bank Series 2015 Prepayment	First American Treasury Obligation Fund Class Z	\$ 4,230
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	487,596
US Bank Series 2015 Reserve A1	First American Treasury Obligation Fund Class Z	166,122
US Bank Series 2015 Reserve A2	First American Treasury Obligation Fund Class Z	15,613
	Total Debt Service Fund Investments	\$ 673,563

Country Walk Community Development District

Summary A/R Ledger

001 - General Fund

From 4/1/2022 Through 4/30/2022

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Pasco County Tax Collector	FY21-22	<u>5,287.31</u>
		Total 001 - General Fund	5,287.31

Country Walk Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 4/1/2022 Through 4/30/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Pasco County Tax Collector	FY21-22	2,524.37
		Total 200 - Debt Service Fund	2,524.37
Report Balance			7,811.68

Country Walk Community Development District

Aged Payables by Invoice Date

Aging Date - 4/1/2022

001 - General Fund

From 4/1/2022 Through 4/30/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Spectrum	4/11/2022	0034122118-01 04/22	30400 Country Point Blvd TV 04/22	8.99
Stellar Electrical Services LLC	4/21/2022	04152022001	Electrical Work In Gym Clubhouse 04/22	487.10
Juniper Landscaping of Florida LLC	4/21/2022	159634	Fertilize Turf 04/22	1,350.00
Roto-Rooter Services Company	4/22/2022	186-22536879	Clean Out Sewer Pipe 04/22	1,750.00
Alfonso Flores	4/25/2022	AF042522	Board of Supervisor Meeting Budget Workshop 04/25/22	200.00
Funez Drywall And Painting LLC	4/25/2022	24	Tennis Court and Fitness Center Repairs 04/22	500.00
George O'Connor	4/25/2022	GO042522	Board of Supervisor Meeting Budget Workshop 04/25/22	200.00
Jami Dock Rekar	4/25/2022	JR042522	Board of Supervisor Meeting Budget Workshop 04/25/22	200.00
Louis V Pagliuca	4/25/2022	LP042522	Board of Supervisor Meeting Budget Workshop 04/25/22	200.00
Luanne Dennis	4/25/2022	LD042522	Board of Supervisor Meeting Budget Workshop 04/25/22	200.00
Pasco County Utilities Services Branch	4/25/2022	16514006	Acct #0489145 30400 Country Point Blvd 03/22	490.55
Poop 911 Tampa	4/26/2022	5426383	Dog Park Waste Removal 04/22	232.70
Juniper Landscaping of Florida LLC	4/27/2022	160210	Removal Of Fire Bush 04/22	11,912.73
Rizzetta & Company, Inc.	4/29/2022	INV0000068080	Personnel Reimbursement 04/29/22	5,909.75
Total 001 - General Fund				23,641.82
Report Total				23,641.82

Country Walk Community Development District
Notes to Unaudited Financial Statements
April 30, 2022

Balance Sheet

1. Trust statement activity has been recorded through 04/30/22.
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 FY21-22 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 8



Rizzetta & Company

Country Walk Community Development District

www.Countrywalkcdd.org

**Proposed Budget
for
Fiscal Year 2022/2023**

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Rizzetta & Company

Proposed Budget
Country Walk Community Development District
General Fund
2022/2023 Budget

	Chart of Accounts Classification	Actual YTD through 02/28/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 18	\$ 18	\$ -	\$ 18	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll	\$ 1,031,439	\$ 1,031,439	\$ 1,028,000	\$ 3,439	\$ 1,111,592	\$ 83,592	
8	Other Miscellaneous Revenues							
9	Miscellaneous Revenues	\$ 5,249	\$ 5,249	\$ -	\$ 5,249	\$ -	\$ -	
10								
11	TOTAL REVENUES	\$ 1,036,705	\$ 1,036,706	\$ 1,028,000	\$ 8,706	\$ 1,111,592	\$ 83,592	
12	Balance Fund Forward	\$ -	\$ -	\$ -	\$ -	\$ 160,000	\$ 160,000	Carry fund monies
13								
14	TOTAL REVENUES AND BALANCE FORWARD	\$ 1,036,705	\$ 1,036,706	\$ 1,028,000	\$ 8,706	\$ 1,271,592	\$ 243,592	
15								
16	EXPENDITURES - ADMINISTRATIVE							
17								
18	Legislative							
19	Supervisor Fees	\$ 4,600	\$ 11,040	\$ 13,000	\$ 1,960	\$ 13,000	\$ -	
20	Financial & Administrative		\$ -					
21	Administrative Services	\$ 2,550	\$ 6,120	\$ 6,120	\$ -	\$ 6,120	\$ -	Price stays the same
22	District Management	\$ 15,094	\$ 36,225	\$ 36,225	\$ -	\$ 36,225	\$ -	Price stays the same
23	District Engineer	\$ 14,383	\$ 34,519	\$ 18,000	\$ (16,519)	\$ 33,000	\$ 15,000	2020-\$29,423 and 2021-\$35,690. Avg of the 3.
24	Disclosure Report	\$ 1,500	\$ 1,600	\$ 1,600	\$ -	\$ 1,600	\$ -	
25	Trustees Fees	\$ 1,886	\$ 4,526	\$ 6,000	\$ 1,474	\$ 6,000	\$ -	
26	Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ 150	\$ 150	\$ 150	\$ -	
27	Financial & Revenue Collections	\$ 2,231	\$ 5,355	\$ 5,355	\$ -	\$ 5,355	\$ -	Price stays the same
28	Accounting Services	\$ 9,350	\$ 22,440	\$ 22,440	\$ -	\$ 22,440	\$ -	Price stays the same
29	Auditing Services	\$ 3,629	\$ 3,629	\$ 3,500	\$ (129)	\$ 3,500	\$ -	
30	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
31	Assessment Roll	\$ 5,355	\$ 5,355	\$ 5,355	\$ -	\$ 5,355	\$ -	Price stays the same
32	Public Officials Liability Insurance	\$ 4,274	\$ 4,274	\$ 4,500	\$ 226	\$ 5,129	\$ 629	Estimated cost by EGIS
33	Workers Comp Ins. for Board members	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	
34	Legal Advertising	\$ 318	\$ 763	\$ 2,000	\$ 1,237	\$ 2,000	\$ -	
35	Miscellaneous Mailings	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	
36	Dues, Licenses & Fees	\$ 757	\$ 1,817	\$ 1,000	\$ (817)	\$ 1,000	\$ -	
37	Website Hosting, Maintenance, Backup (and Email)	\$ 2,413	\$ 5,791	\$ 3,640	\$ (2,151)	\$ 3,813	\$ 173	Increase in contract
38	Legal Counsel		\$ -					
39	District Counsel	\$ 16,285	\$ 39,084	\$ 20,000	\$ (19,084)	\$ 32,000	\$ 12,000	Trend averaging \$2,670 per month
40								
41	Administrative Subtotal	\$ 84,625	\$ 182,539	\$ 151,385	\$ (33,154)	\$ 179,187	\$ 27,802	
42								
43	EXPENDITURES - FIELD OPERATIONS							
44								
45	Law Enforcement							
46	Off-Duty Sheriff Deputy	\$ 5,340	\$ 12,816	\$ 30,000	\$ 17,184	\$ 20,000	\$ (10,000)	lower to \$20,00 based on Trent; last FY 20/21 we spent
47	Police Liability and Workers Compensation							
48	Electric Utility Services							
49	Utility Services	\$ 9,229	\$ 22,150	\$ 30,000	\$ 7,850	\$ 30,000	\$ -	
50	Street Lights	\$ 28,620	\$ 68,688	\$ 80,000	\$ 11,312	\$ 80,000	\$ -	
51	Garbage/Solid Waste Control Services							
52	Garbage - Recreation Facility	\$ 314	\$ 754	\$ 750	\$ (4)	\$ 750	\$ -	
53	Solid Waste Assessment	\$ 991	\$ 991	\$ 1,000	\$ 9	\$ 1,000	\$ -	
54	Water-Sewer Combination Services							
55	Utility Services	\$ 3,210	\$ 7,704	\$ 7,250	\$ (454)	\$ 7,250	\$ -	
56	Stormwater Control							
57	Aquatic Maintenance	\$ 8,240	\$ 19,776	\$ 23,000	\$ 3,224	\$ 23,000	\$ -	Recommend to keep same
58	Lake/Pond Bank Maintenance	\$ 12,000	\$ 28,800	\$ 1,500	\$ (27,300)	\$ 1,500	\$ -	
59	Fountain Service Repairs & Maintenance	\$ 360	\$ 864	\$ 2,000	\$ 1,136	\$ 2,000	\$ -	
60	Stormwater Assessment	\$ 1,933	\$ 1,933	\$ 2,250	\$ 317	\$ 2,250	\$ -	
61	Other Physical Environment							
62	Landscape Inspection Services	\$ 3,250	\$ 7,800	\$ 7,800	\$ -	\$ 7,800	\$ -	Price stays the same
63	Landscape Replacement Plants, Shrubs, Trees	\$ 2,697	\$ 6,473	\$ 25,000	\$ 18,527	\$ 50,000	\$ 25,000	Board directions
64	Property Insurance	\$ 15,384	\$ 15,384	\$ 16,117	\$ 733	\$ 18,461	\$ 2,344	Estimated cost by EGIS
65	General Liability Insurance	\$ 4,094	\$ 4,094	\$ 4,289	\$ 195	\$ 4,913	\$ 624	Estimated cost by EGIS
66	Rust Prevention	\$ 1,975	\$ 4,740	\$ 6,000	\$ 1,260	\$ 6,000	\$ -	
67	Entry & Walls Maintenance	\$ 283	\$ 679	\$ 2,500	\$ 1,821	\$ 2,500	\$ -	
68	Landscape Maintenance	\$ 65,204	\$ 156,490	\$ 135,780	\$ (20,710)	\$ 180,000	\$ 44,220	
69	Tree Trimming Services	\$ 2,912	\$ 6,989	\$ 5,000	\$ (1,989)	\$ 5,000	\$ -	

Proposed Budget
Country Walk Community Development District
General Fund
2022/2023 Budget

	Chart of Accounts Classification	Actual YTD through 02/28/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
70	Irrigation Repairs	\$ 9,000	\$ 21,600	\$ 18,000	\$ (3,600)	\$ 25,285	\$ 7,285	Avg. 2021 \$32,568
71	Holiday Decorations	\$ 13,500	\$ 13,500	\$ 17,000	\$ 3,500	\$ 17,000	\$ -	
72	Mulching	\$ 22,500	\$ 54,000	\$ 30,800	\$ (23,200)	\$ 30,800	\$ -	
73	Annuals Flower Rotation	\$ 6,275	\$ 15,060	\$ 25,100	\$ 10,040	\$ 25,100	\$ -	Same base off contract and Josh
74	Top Choice Ant treatment	\$ -	\$ -	\$ 6,300	\$ 6,300	\$ 6,300	\$ -	Same/Josh
75	Stormwater Pond Cutbacks (33)	\$ 2,373	\$ 5,695	\$ 9,000	\$ 3,305	\$ 9,000	\$ -	
76	Multi-Purpose Field maintenance	\$ -	\$ -	\$ 11,500	\$ -	\$ 11,500	\$ -	
77	Road & Street Facilities							
78	Street Light Decorative Light Maintenance	\$ -	\$ -	\$ 2,500	\$ -	\$ 2,500	\$ -	
79	Sidewalk Repair & Maintenance	\$ 24,025	\$ 57,660	\$ 2,000	\$ (55,660)	\$ 2,000	\$ -	
80	Common area pressure washing community wide	\$ 7,400	\$ 17,760	\$ 16,000		\$ 16,000	\$ -	
81	Parking Lot Repair & Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
82	Parks & Recreation							
83	Management Contract	\$ 7,500	\$ 18,000	\$ 18,000	\$ -	\$ 18,000	\$ -	No increase in management.
84	Payroll Reimbursement -onsite staff	\$ 62,168	\$ 149,203	\$ 175,620	\$ 26,417	\$ 220,937	\$ 45,317	•The increase is based on an increase in inflation to
85	Amenity Maintenance & Repair	\$ 20,334	\$ 48,802	\$ 30,000	\$ (18,802)	\$ 30,000	\$ -	
86	Telephone Fax, Internet	\$ 1,585	\$ 3,804	\$ 4,300	\$ 496	\$ 4,300	\$ -	
87	Clubhouse - Facility Janitorial Service	\$ 3,200	\$ 7,680	\$ 7,400	\$ (280)	\$ 8,400	\$ 1,000	New contract-\$700 per month. Signed on 12-6-21
88	Computer Support, Maintenance & Repair	\$ 156	\$ 374	\$ 1,000	\$ 626	\$ 1,000	\$ -	
89	Office Supplies	\$ 1,453	\$ 3,487	\$ 2,500	\$ (987)	\$ 2,500	\$ -	
90	Clubhouse - Facility Janitorial Supplies	\$ 1,788	\$ 4,291	\$ 8,500	\$ 4,209	\$ 8,500	\$ -	
91	Furniture Repair/Replacement	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	
92	Dog Waste Station Supplies	\$ 1,164	\$ 2,794	\$ 2,800	\$ 6	\$ 2,800	\$ -	
93	Athletic/Park Court/Field Repairs	\$ 1,369	\$ 3,286	\$ 4,000	\$ 714	\$ 4,000	\$ -	
94	Pool Service Contract	\$ 4,500	\$ 10,800	\$ 12,000	\$ 1,200	\$ 12,000	\$ -	
95	Pool Repairs	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
96	Playground Equipment and Maintenance	\$ 1,006	\$ 2,414	\$ 3,459	\$ 1,045	\$ 3,459	\$ -	
97	Security System Monitoring & Maintenance	\$ 11,999	\$ 28,798	\$ 6,500	\$ (22,298)	\$ 6,500	\$ -	
98	Special Events							
99	Special Events	\$ 10,934	\$ 10,934	\$ 15,000	\$ 4,066	\$ 15,000	\$ -	
100	Contingency							
101	Wildlife Management Services	\$ 6,500	\$ 15,600	\$ 15,600	\$ -	\$ 15,600	\$ -	
102	Capital Improvements	\$ -	\$ -	\$ 35,000	\$ 35,000	\$ 135,000	\$ 100,000	
103	Miscellaneous Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
104	Fitness Equipment Repair & Maintenance	\$ 371	\$ 890	\$ 1,000	\$ 110	\$ 1,000	\$ -	
105	Pavilion Drain Cleaning	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
106	Field Operations Subtotal	\$ 387,136	\$ 863,556	\$ 876,615	\$ 819	\$ 1,092,405	\$ 215,790	
107								
108	Contingency for County TRIM Notice							
109								
110	TOTAL EXPENDITURES	\$ 471,761	\$ 1,046,095	\$ 1,028,000	\$ (32,335)	\$ 1,271,592	\$ 243,592	
111								
112	EXCESS OF REVENUES OVER	\$ 564,944	\$ (9,389)	\$ -	\$ 41,041	\$ -	\$ -	

\$ 1,111,592

**Adopted Budget
Country Walk Community Development District
Reserve Fund
2022/2023 Budget**

	Chart of Accounts Classification	Actual YTD through 02/28/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Comments
1							
2	REVENUES						
3	Interest Earnings						
	Interest Earnings	\$ 61	\$ 61	\$ -	\$ 61	\$ -	
4	Special Assessments						
5	Tax Roll*	\$ -	\$ -	\$ -	\$ -	\$ -	Board to transfer excess to Reserves at end of FY
13	TOTAL REVENUES	\$ 61	\$ 61	\$ -	\$ 61	\$ -	
16							
17	TOTAL REVENUES AND BALANCE	\$ 61	\$ 61	\$ -	\$ 61	\$ -	
18							
21	EXPENDITURES						
23	Contingency						
24	Capital Reserves	\$ 6,132	\$ 6,132	\$ -	\$ (6,132)	\$ -	
27	TOTAL EXPENDITURES	\$ 6,132	\$ 6,132	\$ -	\$ (6,132)	\$ -	
28							
29	EXCESS OF REVENUES OVER	\$ (6,071)	\$ (6,071)	\$ -	\$ (6,071)	\$ -	

Budget Template
Country Walk (Meadow Woods) Community Development District
Debt Service
2022/2023 Budget

Chart of Accounts Classification	Series 2015	2022/2023 Budget
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$491,392.63	\$491,392.63
TOTAL REVENUES	\$491,392.63	\$491,392.63
EXPENDITURES		
Administrative		
Debt Service Obligation	\$491,392.63	\$491,392.63
Administrative Subtotal	\$491,392.63	\$491,392.63
TOTAL EXPENDITURES	\$491,392.63	\$491,392.63
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

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

6.00%

Gross assessments

\$522,313.59

Notes:

y y

Budgeted net of tax roll assessments. See Assessment Table.

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

COUNTRY WALK (MEADOW WOODS) COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2022/2023 O&M Budget		\$1,111,592.00
Collection Costs @	2%	\$23,650.89
Early Payment Discount @	4%	\$47,301.79
2022/2023 Total Budget		<u>\$1,182,544.68</u>

2021/2022 O&M Budget	\$1,028,000.00
2022/2023 O&M Budget	\$1,111,592.00

Total Difference:	<u>\$83,592.00</u>
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	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2021/2022</u>	<u>2022/2023</u>	<u>\$</u>	<u>%</u>
Series 2015 Debt Service - Single Family 50'	\$623.88	\$623.88	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$1,179.79	\$1,275.72	\$95.93	8.13%
Total	\$1,803.67	\$1,899.60	\$95.93	5.32%
<hr/>				
Series 2015 Debt Service - Single Family 65'	\$698.75	\$698.75	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$1,321.36	\$1,428.81	\$107.45	8.13%
Total	\$2,020.11	\$2,127.56	\$107.45	5.32%

COUNTRY WALK (MEADOW WOODS) COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,111,592.00
COLLECTION COSTS @	2.0%	\$23,650.89
EARLY PAYMENT DISCOUNT @	4.0%	\$47,301.79
TOTAL O&M ASSESSMENT		<u>\$1,182,544.68</u>

LU	LOT SIZE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
		O&M	SERIES 2015 DEBT SERVICE ^{(1) (2)}	EAU FACTOR	TOTAL	% TOTAL	TOTAL	O&M	2015 DEBT	TOTAL ⁽⁴⁾
					EAU's	EAU's	O&M BUDGET		SERVICE ⁽³⁾	
0										
50	SINGLE FAMILY 50	582	518	1.25	727.50	62.79%	\$742,471.09	\$1,275.72	\$623.88	\$1,899.60
65	SINGLE FAMILY 65	308	285	1.40	431.20	37.21%	\$440,073.59	\$1,428.81	\$698.75	\$2,127.56
		890	803		1158.70	100.00%	\$1,182,544.68			

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%): (\$70,952.68)

Net Revenue to be Collected: \$1,111,592.00

⁽¹⁾ Reflects six (6) prepayments for previous Series 2004A and eighty-one (81) Series 2015 prepayments.

⁽²⁾ Reflects the number of total lots with Series 2015 debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2015 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽⁴⁾ Annual assessment that will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

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

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

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

EXPENDITURES – ADMINISTRATIVE:

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



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

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

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

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

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

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

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

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

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

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

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

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



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

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

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

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

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

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

EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Office Supplies: The District may have an office in its facilities which require various office related supplies.

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

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

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

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

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

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

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

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



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

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

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



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RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

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

REVENUES:

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

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

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

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

EXPENDITURES:

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

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



Rizzetta & Company

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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



Rizzetta & Company

Tab 9

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTRY WALK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Country Walk Community Development District (“**District**”) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 11, 2022

HOUR: _____

LOCATION: Country Walk Clubhouse
30400 Country Piont Blvd.
Wesley Chapel, FL 33543

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 12, 2022.

Attest:

**Country Walk Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2022/2023

Tab 10



Proposal

Proposal No.: 160013

Proposed Date: 05/06/22

PROPERTY:	FOR:
Country Walk CDD Jason Liggett 30400 Country Point Blvd Wesley Chapel, FL 33543	Reduce Bed Size - Sod



Reduce bed space and install sod in this area where there are no plants.



Reduce bed space and install sod in this area where there are no plants.



Remove flowers and relocate to another area. Install sod in this area to eliminate flowers completely. Leave a ring of mulch around the sign for protection of lawn equipment.



Rake out mulch and install potting mix for flowers. Relocate flowers from in front of sign to this bed.

ITEM	QTY	UOM	TOTAL
Plant Material			\$1,175.00
Floritam Saint Augustine, 01 Square Foot	125.00	01SF	
Maintenance Division Labor	10.00	HR	
Irrigation Enhancement			\$1,100.00
Misc Irrigation Parts	1.00	EA	
Maintenance Division Labor	10.00	HR	
Fuel Surcharge 3.0%			\$68.25

Fuel Surcharge

2275.00

EA

Total: \$2,343.25

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

Darryl Adams
Signature (Owner/Property Manager)

5/6/2022
Date

Darryl Adams District Manager
Printed Name (Owner/Property Manager)

Signature - Representative

Date

Tab 11

April 23, 2022

Rizzetta & Company

I regret to inform the Board this letter serves as notification that the June CDD Board meeting will be my last meeting as Country Walk CDD Board Chair. I have taken on extra responsibilities at work and can no longer attend the morning meetings thus leaving me no other choice but to resign.

I have served on the board 13+ years now and loved every minute serving as a Board Supervisor and the last 6 months as Board Chair. I've also shown great interest in our community, having served Country Walks Maintenance free community Colony Park HOA Board President for 7 years. Early on in this role I started to take an interest in our CDD in how it relates to the HOA. So, I started attending meetings and later accepted a position on the Board.

Being part of the Board has been educational, frustration at times, dealing with change, but mostly successes. I enjoyed working with the Board over the years and especially learned a lot from our long time District Manager Matt Huber. I also can't say enough good things about Stacey Gillis & Rizzetta and Company.

I thoroughly enjoyed working with our last Board, and although not always in agreement, I felt we eventually came together making the right fiscal decisions for Country Walk.

I wish the current Board every success in continuing to make good decisions for CW.

Sincerely,

Luanne Dennis
Seat 5

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, May 12, 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:

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

Also present were:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Stephen Brletic	District Engineer, JMT
Sean Craft	Clubhouse Manager
Gregg Gruhl	Amenities Manager
Vanessa Steinerts	DC; Straley & Robin
Josh Burton	Juniper Landscape

Audience	Audience in Attendance
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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 audience comments regarding use of an open lot for a bounce house on 12/10/2022. Ms. Steinerts will look into the legalities of this and get back to the resident.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Report

The Board reviewed the Steadfast Aquatics Report.

Mr. O'Connor requested Steadfast to provide a proposal to remove trees.

B. Field Services Report

Mr. Jason Liggett presented his report to the Board.

The Board requested that Juniper's response to the Field Inspection Report be made available on the Supervisor Shared drive for review.

Juniper will provide a warranty on the bushes by the lift station.

C. Landscape Response to April Field Inspection Report

The Board had no questions regarding the response to the Field Inspection Report.

Mr. Burton presented the June Annuals proposal in the amount of \$6,275.00.

On a motion from Mr. O'Connor, seconded by Ms. Flores, the Board approved the Juniper June Annuals Proposal in the amount of \$6,275.00 for the Country Walk Community Development District.

Mr. Burton presented a proposal for Viburnum & Oleander Installation in the amount of \$145,802.68. The Board would like the irrigation to be included in this installation as well and asked that the money for this be taken out of the Duke Energy funds.

The Board asked that an email blast be sent to the residents to let them know when this project will be complete.

On a motion from Mr. Flores, seconded by Ms. Dennis, the Board approved the Juniper proposal for Viburnum & Oleander Installation in the amount of \$145,802.68 for the Country Walk Community Development District.

Mr. Burton presented a proposal for a pump motor replacement in the amount of \$11,275.00.

On a motion from Mr. Pagliuca, seconded by Mr. O'Connor, the Board approved the Juniper proposal for a pump motor replacement in the amount of \$11,275.00 for the Country Walk Community Development District.

Mr. Burton presented a proposal to cut down lop/scatter dead trees in the amount of \$7,055.50. After a brief discussion, the Board agreed they would like to see another proposal from Steadfast and tabled this item to the next Board meeting.

Mr. Burton presented a proposal to remove a dead pine tree in the amount of \$1,081.50. The Board requested a new proposal to remove and replace the pine tree. This item was tabled.

Mr. Burton presented a proposal to replace the beds damaged by Duke Energy in the amount of \$10,263.57. The Board agreed to table this proposal to the next Board meeting.

D. District Engineer

Mr. Brletic presented his report for the Board.

It was brought to Mr. Brletic's attention that there is an area of sidewalks that holds water. He will go on site during the rainy season to look at this area.

E. Clubhouse Manager

Mr. Craft presented his monthly report to the Board.

The Board asked that the garage sale be held before Easter and asked that it be advertised in the newspaper.

F. District Counsel

Ms. Steinerts gave the Board an update and the Board had no questions or comments.

The Discussion of Parking Signs & Current District Policies has been put on hold until the Board is ready to discuss.

G. District Manager

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

Mr. Adams reminded the Board of their next regular scheduled meeting to be held on June 9, 2022, at 9:30 a.m.

Ms. Dennis requested that the time for the June 9, 2022 meeting be changed from 9:30 a.m. to 6:00 p.m. so that she can attend since it will be her last meeting as a Supervisor. The Board agreed to change the time.

On a motion from Ms. Rekar, seconded by Mr. Flores, the Board agreed to change the June 9, 2022 meeting time from 9:30 a.m. to 6:00 p.m. for the Country Walk Community Development District.

Mr. Adams requested that the time for the Public Hearing meeting on August 11, 2022 be changed from 9:30 a.m. to 6:00 p.m. The Board agreed to change the time.

On a motion from Mr. Pagliuca, seconded by Ms. Rekar, the Board agreed to change the August 11, 2022 public hearing meeting time from 9:30 a.m. to 6:00 p.m. for the Country Walk Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Gotcha Wildlife Proposal to Remove Osprey Nest

The Board reviewed this proposal and agreed to approve it not to exceed \$3,834.00.

On a motion from Mr. O'Connor, seconded by Ms. Dennis, the Board approved the Gotcha Wildlife Proposal to Remove Osprey Nests not to exceed \$3,834 for the Country Walk Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Poop 911 Proposals

The Board reviewed two Poop 911 Proposals. The first proposal is to add two new waste stations in the amount of \$750.00 and the second is for monthly maintenance in the amount of \$309.99. The Board approved both proposals.

On a motion from Mr. Flores, seconded by Mr. Pagliuca, the Board approved the Poop 911 Proposals for two new waste stations (\$750.00) and for monthly maintenance (\$309.99) for the Country Walk Community Development District.

SIXTH ORDER OF BUSINESS

Discussion of Habitual Fishing on Waterville Ave

After a brief discussion, the Board asked that Mr. Brletic look at the permits for the existing signs in the water and asked that a no fishing sign be added to all ponds. The Board would also like an email blast to be sent to the residents to remind that that fishing in the ponds is prohibited.

SEVENTH ORDER OF BUSINESS

Consideration of Minutes of Supervisors Meeting held on April 14, 2022

On a motion from Ms. Dennis, seconded by Ms. Rekar, the Board approved the Minutes from the Board of Supervisors Meeting on April 14, 2022, as presented, for the Country Walk Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for March 2022

The Board was presented with the Operation and Maintenance Expenditures for March 2022 in the amount of \$96,761.42.

On a motion from Mr. O'Connor, seconded by Mr. Flores, with all in favor, the Board approved to ratify the Operation and Maintenance Expenditures for March 2022 in the amount of \$96,761.42 for the Country Walk Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests at this time.

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 Ms. Dennis, seconded by Mr. Flores, with all in favor, the Board agreed to adjourn the meeting at 8:32 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

April 2022

For Board Approval

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

The total items being presented: **\$93,561.46**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Commercial	008507	144603742	Monitoring Services 04/22	\$ 165.23
Alfonso Flores	008518	AF041422	Board of Supervisor Meeting 04/14/22	\$ 200.00
Clean Sweep Supply Co., Inc.	008529	3496	Janitorial Supplies 04/22	\$ 416.25
Construction Management Services LLC	008499	1018	Carpentry/Painting In Gym 03/22	\$ 518.00
Disclosure Services LLC	008516	5	Amortization Schedule Series 2015A-1	\$ 100.00
Fitness Logic	008530	106654	Replace Console On Precor Recumbent Bike 04/22	\$ 880.00
FITREV	008500	24986	Balance For Moving Gym Equipment 02/22	\$ 400.00
Florida Dept of Revenue	008508	61-8015817296-8 03/22	Sales & Use Tax 03/22	\$ 108.02
George O'Connor	008521	GO041422	Board of Supervisor Meeting 04/14/22	\$ 200.00
Jami Dock Rekar	008524	JR041422	Board of Supervisor Meeting 04/14/22	\$ 200.00
Jerry Richardson	008534	1617	Wildlife Removal Service 04/22	\$ 1,300.00
Johnson, Mirmiran & Thompson, Inc.	008519	6-190082	Engineer Services 03/22	\$ 6,555.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 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	008501	155880	Irrigation Repairs 03/22	\$ 1,641.71
Juniper Landscaping of Florida LLC	008501	155893	Playground Mulch 03/22	\$ 1,384.00
Juniper Landscaping of Florida LLC	008501	156404	March Annual Flowers 03/22	\$ 6,275.00
Juniper Landscaping of Florida LLC	008501	156408	Palm Tree Testing 03/22	\$ 1,305.00
Juniper Landscaping of Florida LLC	008501	156411	Irrigation Repairs 03/22	\$ 2,280.11
Juniper Landscaping of Florida LLC	008520	157547	Monthly Landscape & Irrigation Maintenance 04/22	\$ 12,815.00
Louis V Pagliuca	008522	LP041422	Board of Supervisor Meeting 04/14/22	\$ 200.00
Luanne Dennis	008515	LD041422	Board of Supervisor Meeting 04/14/22	\$ 200.00
Pasco County Utilities Services Branch	008502	16373118	Acct #0489145 30400 Country Point Blvd 03/22	\$ 523.63
Pasco Sheriff's Office	008509	I-2/2/2022-06890	Off Duty Detail 03/22	\$ 720.00
PC Consultants	008510	107758	Remote Assistance-Printer Not Working 02/22	\$ 24.00
PC Consultants	008531	107772	One-Year Renewal (3) Email Accounts 04/22	\$ 280.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Poop 911 Tampa	008511	5302949	Dog Park Waste Removal 03/22	\$ 232.70
Rizzetta & Company, Inc.	008503	INV0000066743	Personnel Reimbursement 03/18/22	\$ 5,838.09
Rizzetta & Company, Inc.	008503	INV0000067093	District Management Fees 04/22	\$ 6,670.00
Rizzetta & Company, Inc.	008512	INV0000067148	General Management & Oversight 04/01/22	\$ 7,431.50
Rizzetta & Company, Inc.	008523	INV0000067264	Out of Pocket Expenses 03/22	\$ 78.32
Rizzetta & Company, Inc.	008532	INV0000067671	Personnel Reimbursement 04/15/22	\$ 5,775.36
Security Lock Systems of Tampa, Inc	008525	1813	Monthly Maintenance Service for Monitoring System 04/22	\$ 324.21
Spectrum	20220401-01	048209801031322	30400 Country Point Blvd TV 03/22	\$ 307.93
Steadfast Environmental, LLC	008526	SE-20680	Aquatic Maintenance 04/22	\$ 1,648.00
Straley Robin Vericker	008504	21285	Legal Services 03/22	\$ 3,561.90
Strictly Entertainment, Inc	008513	033122 Strictly	Balance Due For 2022 Easter Party 03/22	\$ 850.00
Suncoast Pool Service	008527	8154	Monthly Pool Maintenance 04/22	\$ 900.00

Country Walk Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Superior Sealers, LLC	008505	INV-25	Sidewalk Repairs 03/22	\$ 8,725.00
Superior Sealers, LLC	008535	INV-27	Sidewalk Repairs 04/22	\$ 800.00
Superior Sealers, LLC	008535	INV-29	Sidewalk Repairs 04/22	\$ 1,495.00
Times Publishing Company	008533	0000220430 04/13/22	Legal Advertising 04/22	\$ 97.60
United Building Maintenance, Inc.	008506	348	Cleaning Services 04/22	\$ 700.00
Valerie Wilkins	008536	041122 Wilkins	Refund of Clubhouse Rental Canceled Event 04/22	\$ 125.00
Waste Management Inc. of Florida	20220415-01	0738196-1568-0	Waste Disposal Services 04/22	\$ 168.96
Welch Tennis Courts, Inc	008528	66123	Shady Court Replacement Canvas 03/22	\$ 404.99
Withlacoochee River Electric Cooperative, Inc	20220422-01	10270434 03/22	Summary Billing 03/22	<u>\$ 8,735.95</u>
Report Total				<u>\$ 93,561.46</u>